414 E. 12th Street
Kansas City, MO 64106

Kansas City

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, September 16, 2025 **1:30 PM** **26th Floor, Council Chamber**

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

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

Any closed session may be held via teleconference.

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

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

Public Testimony is Limited to 2 Minutes

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

250794 Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Director of City Planning & Development

250795 Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00036)

Director of City Planning & Development

250796 Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

END OF CONSENTS

Lucas

250715 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

HEALTH DEPARTMENT

Director of Health

250784 Sponsor: Director of Health Department

Accepting and approving a one-year $190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of $190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Director of Health

250785 Sponsor: Director of Health Department

Accepting and approving a one-year $83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of $83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Director of Health

250788 Sponsor: Director of Health Department

Accepting and approving a one-year $130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of $130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Director of Health

250789 Sponsor: Director of Heath Department

Accepting and approving a one-year $125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program; estimating and appropriating the sum of $125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Director of Health

250790 Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of $2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $2,474,669.00; and recognizing this ordinance as having an accelerated effective date

Director of Health

250792 Sponsor: Director of Health Department

Accepting and approving a one-year $166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of $166,690.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Director of Health

250806 Sponsor: Director of Health Department

Accepting and approving a one-year $71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating $71,149.00 in the Governmental Grants Fund; and recognizing this ordinance as having an accelerated effective date.

CITY PLANNING AND DEVELOPMENT

Director of City Planning & Development

250798 Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Director of City Planning & Development

250802 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR to District DX-5 and approving a development plan to allow for a school, entertainment venue, and spectator sports and sports and recreation, participant uses. (CD-CPC-2025-00060 & CD-CPC-2025-00059)

Director of City Planning & Development

250803 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to District DR-1. (CD-CPC-2025-00106)

Director of City Planning & Development

250804 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

Director of City Planning & Development

250805 Sponsor: Director of City Planning and Development Department

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

HELD IN COMMITTEE

Director of City Planning & Development

250536 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

Director of City Planning & Development

250537 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

Director of City Planning & Development

250668 Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Director of City Planning & Development

250674 Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

ADDITIONAL BUSINESS

1. Land Development Division Update

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

3. 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.

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

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

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

Adjournment

File #: 250794

ORDINANCE NO. 250794

Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of KCI Logistics Parks Third Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

_____

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

CITY PLAN COMMISSION

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

kcmo.gov/planning

August 25, 2025

Nelson Willoughby
Olsson
1301 Burlington St, 100
North Kansas City, MO 64116

Re: **CLD-FnPlat-2025-00025** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for an industrial development.

Dear Nelson Willoughby:

At its meeting on August 20, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

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

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

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

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

Sincerely,

Matthew Barnes
Lead Planner

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

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00025.

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

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

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

4. 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.

5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

6. 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.

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

8. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

9. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

10. 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.

11. The developer shall dedicate right of way [and provide easements] for N. Mexico City Ave and NW 136th St as required by the approved MPD Plan so as to provide an 80 foot minimum corridor along those areas being platted. The developer shall also dedicate additional right of way [and provide easements] for N Winan Road as required by the approved MPD Development Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.

12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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

13. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits

14. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting

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

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

16. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits

18. The developer shall submit a Preliminary Stream Buffer plan prior to approval of MPD final plan for in accordance with the Section 88-415 requirements

19. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities

20. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5901
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code.

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

Fiscal Impact

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

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

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

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

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

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

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

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

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

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

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

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

☐ Create a solutions-oriented culture to foster a more welcoming business environment.
☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
☐

Prior Legislation

CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Case No. CD-AA-2024-00029 – Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 – Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 – Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

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

   No(Press tab after selecting)

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

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

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, **(Property)** more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], **(Plat)**, in accordance with Chapter ~~66~~88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ___ to the limits prescribed by the Kansas City Code of Ordinances.

f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]

g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];

b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];

c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

_____
City Clerk

KANSAS CITY, MISSOURI

By: _____
Director of City Planning and Development

Approved as to form:

_____
Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ___ day of _____, 2_____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My Commission Expires:_____

OWNER
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

I hereby certify that I have authority to execute this document on behalf of Owner.
By: _____

Title:_____

Date:_____

Check one:
( ) Sole Proprietor
( ) Partnership
( ) Corporation
( ) Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2____, before me, the undersigned notary public in and for the county and state aforesaid, came _____, to me personally known, who being by me duly sworn did say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president, or member(s)] of [insert name of business], and that said instrument was signed on behalf of said [proprietorship, partnership, corporation or LLC] by authority of **its** [for partnerships, corporations, or LLCs, add one of the following respective descriptions partners, Board of Directors or members] and acknowledged said instrument to be the free act and deed of said [proprietorship, partnership, corporation or LLC].

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

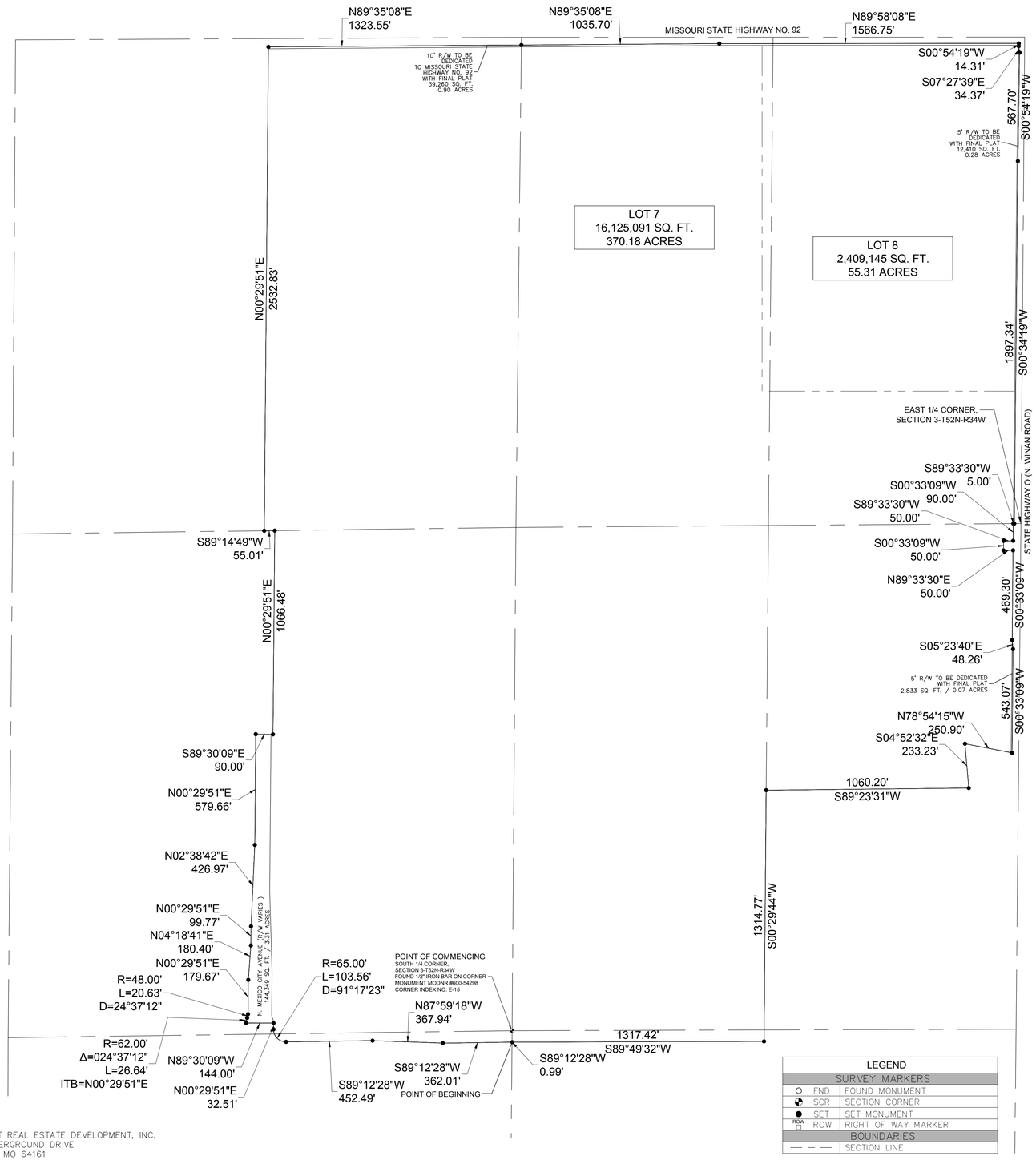
My commission expires:_____

EXHIBIT “A”

EXHIBIT “B”

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

PLAT DEDICATION: KCI 29 LOGISTICS PARK THIRD PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	



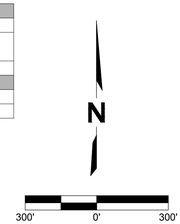
LEGEND	
SURVEY MARKERS	
FND	FOUND MONUMENT
SCR	SECTION CORNER
SET	SET MONUMENT
ROW	RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

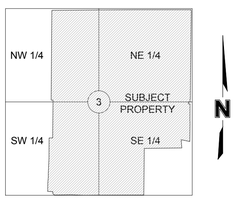
PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 3 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 10, ALL BEING IN TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°28'01" WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTHERLY LINE OF KCI 29 LOGISTICS PARK SECOND PLAT, A SUBDIVISION OF LAND IN SAID PLATTE COUNTY RECORDED AS INSTRUMENT NUMBER 2024011073 IN BOOK 23 AT PAGE 142 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE ON SAID NORTHERLY LINE FOR THE FOLLOWING SIX CALLS SOUTH 89°12'28" WEST, 362.01 FEET; THENCE NORTH 87°59'18" WEST, 367.94 FEET; THENCE SOUTH 89°12'28" WEST, 452.49 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 91°17'23" AND AN ARC DISTANCE OF 103.56 FEET; THENCE NORTH 00°29'51" EAST, 32.51 FEET; THENCE NORTH 89°30'09" WEST, 144.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARINGS OF NORTH 00°29'51" EAST, WITH A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 024°37'12", AN ARC DISTANCE OF 26.64 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 24°37'12" AND ARC DISTANCE OF 20.63 FEET; THENCE NORTH 00°29'51" EAST, 179.67 FEET; THENCE NORTH 04°18'41" EAST, 180.40 FEET; THENCE NORTH 00°29'51" EAST, 99.77 FEET; THENCE NORTH 02°38'42" EAST, 426.97 FEET; THENCE NORTH 00°29'51" EAST, 579.66 FEET; THENCE SOUTH 89°30'09" EAST, 90.00 FEET; THENCE NORTH 00°29'51" EAST, 1,066.48 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'49" WEST ON SAID NORTH AND SOUTH LINES, 55.01 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°29'51" EAST ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2,532.83 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 92; THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 1,323.55 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE WHICH IS 40.00 FEET SOUTHERLY AND PARALLEL TO THE CENTERLINE OF SAID MISSOURI STATE HIGHWAY NO. 92 ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSE DOCUMENT RECORDED NOVEMBER 10, 1931 IN BOOK 3 AT PAGE 68 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,035.70 FEET TO A POINT 40.00 FEET SOUTH OF CENTERLINE STATION 181+00; THENCE NORTH 89°58'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,566.75 FEET TO A POINT 40.00 FEET WEST OF STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE ESTABLISHED BY BOOK 195 AT PAGE 394 RECORDED OF DEEDS OFFICE; THENCE SOUTH 00°54'19" WEST BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, A DISTANCE OF 14.31 FEET TO A POINT 40.00 FEET WEST OF CENTERLINE STATION 0+41.00; THENCE SOUTH 07°27'39" EAST, ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY O (N. WINAN ROAD), ESTABLISHED BY SAID BOOK 195 AT PAGE 394, A DISTANCE OF 34.37 FEET TO A POINT BEING 35.00 FEET WEST OF CENTERLINE STATION 0+75; THENCE SOUTH 00°54'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 567.70 FEET TO A POINT 35.00 FEET WEST OF CENTERLINE STATION 6+42.6; THENCE SOUTH 00°34'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 1,897.34 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSES DOCUMENT RECORDED JUNE 4, 1956 AS DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE IN BOOK 195 AT PAGE 394, SOUTH 89°33'30" WEST ON SAID SOUTH LINE, SAID NORTH LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH LINE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 40.00 FEET WESTERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING 40.00 FEET WESTERLY AND PARALLEL TO STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 90.00 FEET TO A POINT ON THE EASTERLY LINE OF GENERAL WARRANTY DEED RECORDED NOVEMBER 11, 2013, AS INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87, ALSO BEING A POINT ON THE NORTH LINE OF GENERAL WARRANTY DEED RECORDED APRIL 15, 1995 AS DOCUMENT NUMBER 0003711 IN BOOK 826 AT PAGE 687 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89°33'30" WEST ON SAID EASTERLY LINE AND SAID NORTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET; THENCE SOUTH 00°33'09" WEST ON SAID EASTERLY LINE ALSO BEING THE WEST LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK 826 AT PAGE 687, BEING 50.00 FEET WESTERLY AND PARALLEL TO THE SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING 90.00 FEET WESTERLY TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID CENTERLINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) 50.00 FEET; THENCE NORTH 89°33'30" EAST ON SAID EASTERLY LINE, ALSO BEING THE SOUTH LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK AT PAGE 687, PARALLEL WITH SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID CENTERLINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) 469.30 FEET TO A POINT 40.00 FEET WEST OF SAID CENTERLINE STATION 31+69; THENCE SOUTH 05°23'40" EAST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 48.26 FEET TO A POINT 35.00 FEET WEST OF CENTERLINE STATION 32+17; THENCE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 543.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GENERAL WARRANTY DEED INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 78°54'15" WEST ON SAID SOUTHERLY LINE, 250.90 FEET; THENCE SOUTH 04°52'32" EAST ON SAID SOUTHERLY LINE, 233.23 FEET; THENCE SOUTH 89°23'31" WEST ON SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION 1,060.20 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF, ALSO BEING THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°29'44" WEST ON SAID WEST AND EAST LINES, 1,314.77 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID KCI 29 LOGISTICS PARK SECOND PLAT; THENCE SOUTH 89°49'32" WEST ON SAID NORTHERLY LINE, 1,317.42 FEET; THENCE SOUTH 89°12'28" WEST ON SAID NORTHERLY LINE, 0.99 FOOT TO THE POINT OF BEGINNING. ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK, OR IN AREAS WHERE THE WINTERSET LEDGE IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE AND IN ALL OTHER AREAS WHERE NO LEDGE IS PRESENT, LYING ABOVE THE ELEVATION 720 (NAVD 88). CONTAINING 18,733,088 SQUARE FEET OR 430.05 ACRES, MORE OR LESS.

LAND DATA	AREA
TOTAL LAND AREA	430.05 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	4.56 ACRES±
NET LAND AREA	425.49 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



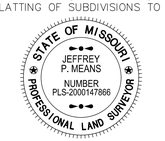
SCALE IN FEET
1" = 300'



LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by:	JSR/NRW
surveyed by:	AH-RN-TG
checked by:	JPM
approved by:	JPM
project no.:	D24-02292
file:	V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
1 of 4

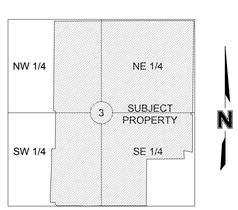
DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:40PM
USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

NORTH LINE, NW 1/4, SECTION 3-T52N-R34W
N89°42'32"E 1323.61'
N89°42'32"E 2647.23'
40.0'
SOUTHERLY R/W LINE N89°42'32"E 1323.61'
NW CORNER, NE 1/4, & NE CORNER, NW 1/4, (AKA NORTH 1/4 CORNER) SECTION 3-T52N-R34W RE-ESTABLISHED BY TIES MONUMENT MODNR #600-54285 CORNER INDEX NO. A-15
N89°35'08"E 1323.55'
N89°35'08"E 2359.37' NORTHERLY LINE LOT 7
NORTH LINE, NE 1/4, SECTION 3-T52N-R34W
N89°58'37"E 1316.38'
40.0'
MISSOURI STATE HIGHWAY NO. 92 N89°58'37"E 1316.38'
STATE HIGHWAY 92 EAST END OF BOOK 3, PAGE 68 R/W C/L STA 196+97.7 IS 7.0' NORTH OF NE CORNER SECTION 3
NE CORNER, NE 1/4, SECTION 3-T52N-R34W RE-ESTABLISHED BY TIES MONUMENT MODNR #600-69940 & PER PREVIOUS SURVEY WHERE FOUND 1/2 BAR WAS FOUND ON CORNER BELOW ALPHALT SURFACE. CORNER INDEX NO. A-17
STATE RTE "O" C/L STA.0+00 IS 7'S & 9.6'E OF NE COR. SECTION 3
N89°35'08"E 1035.70'
10' R/W TO BE DEDICATED TO MISSOURI STATE HIGHWAY NO. 92 WITH FINAL PLAT 39,260 SQ. FT. 0.90 ACRES
N89°58'37"E 223.67' NORTHERLY LINE LOT 7
N89°58'08"E 1566.75'
N89°58'08"E 1342.89' NORTHERLY LINE LOT 8
S00°54'19"W 14.31'
S07°27'39"E 34.37'
S00°54'19"W 601.72' EASTERLY LINE LOT 8
S00°54'19"W 567.70'
35.0'
5' R/W TO BE DEDICATED WITH FINAL PLAT 12,410 SQ. FT. 0.27 ACRES
State Highway 92 C/L is 6.0' South of NW Corner Section 3
NW CORNER, NW 1/4, SECTION 3-T52N-R34W RE-ESTABLISHED BY TIES MONUMENT MODNR #600-54284 CORNER INDEX NO. A-13
R/W LINE (STATE HWY CONVEYANCE) STATE HIGHWAY 92 (40' SOUTH OF C/L, C/L NOT CENTERED ON SECTION LINE - EAST END OF BOOK 3, PAGE 68 R/W C/L STA 196+97.7 IS 7.0' NORTH OF NE CORNER SECTION 3) BOOK 3, PAGE 68
S00°00'00"E 1809.78'
15' U.E.
R/W LINE (STATE HWY CONVEYANCE) STATE ROUTE O (N WINAN ROAD) (35' WEST OF C/L & 40' AT NORTH END, C/L NOT CENTERED ON SECTION LINE) (C/L STA 0+00 STATE ROUTE "O" IS 7' SOUTH & 9.6' EAST OF SECTION CORNER) BK 195, PG 394
S00°28'16"W 2546.08'
EAST LINE, NE 1/4, SECTION 3-T52N-R34W
S00°34'19"W 1204.62' EASTERLY LINE LOT 8
RIGHT-OF-WAY N WINAN ROAD BK.195-PG.394
S00°34'19"W 1897.34'
STATE HIGHWAY O (N. WINAN ROAD)
UNPLATTED NW 1/4 OF SECTION 2-T52N-R34W
N90°00'00"W 1321.29'
EASTERLY LINE LOT 8
5' R/W TO BE DEDICATED WITH FINAL PLAT 12,410 SQ. FT. 0.27 ACRES
15' U.E.
R/W LINE (STATE HWY CONVEYANCE) DOC 28600 BK 195 PG 323
35.0'
S00°34'19"W 692.78' EASTERLY LINE LOT 7
N89°33'30"E 35.0'
EAST 1/4 CORNER, SECTION 3-T52N-R34W, FOUND 1/2" IRON BAR BELOW ASPHALT SURFACE, (NOTED ON PREVIOUS SURVEYS) MONUMENT MODNR #600-69942 CORNER INDEX NO. C-17
S89°33'30"W 5.00'
S00°33'09"W 90.00'
S89°33'30"W 50.00'
S00°33'09"W 50.00'
N89°33'30"E 50.00'
EASTERLY LINE WD BK 1221 PG 87 OWNERSHIP MISSOURI PUBLIC SERVICE CO. NOW KNOWN AS EVERGY MISSOURI WEST INC. BK. 826 PG. 687 PARCEL 17-2.0-03-000-000-006.001
R/W LINE (STATE HWY CONVEYANCE) DOC 28600 BK 195 PG 323 FROM STA 25+59 TO STA 31+69 WESTERLY R/W LINE IS 40' WEST OF EAST LINE OF SE 1/4 SEC 3, T52N, R34W C/L CENTERED ON SECTION LINE
SOUTH LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W S89°33'30"W 1286.15'
NORTH LINE, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W
NE CORNER, WEST 1/2, SE 1/4 & NW CORNER, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W, AS SET ON 1/2 SPLIT BETWEEN NW CORNER, SE 1/4 OF SECTION 3 & NE CORNER, SE 1/4 OF SECTION 3. FOUND BAR WITH LS 1989 CAP 0.1' SOUTH & 16.1' EAST OF CORNER & FOUND BAR WITH UNREADABLE CAP 3.6' NORTH & 15.68 ' WEST.
SOUTH LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W S89°33'30"W 1321.16'
NORTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W
CENTER OF SECTION 3-T52N-R34W FOUND 1/2" IRON BAR WITH UNREADABLE CAP ON CORNER CORNER INDEX NO. C-15
S89°14'49"W 1262.13'
SW CORNER, EAST 1/2, NW 1/4, SECTION 3-T52N-R34W,
SOUTH LINE, NW 1/4, SECTION 3-T52N-R34W S89°14'49"W 1317.14'
NORTH LINE, SW 1/4, SECTION 3-T52N-R34W
S89°14'49"W 55.01'
NW CORNER, SW 1/4, & SW CORNER, NW 1/4 SECTION 3-T52N-R34W; AND NE CORNER, SE 1/4, & SE CORNER, NE 1/4, SECTION 4-T52N-R34W NO MODNR MONUMENT FOUND, FOUND LARGE CORNER POST IN SMALL CREEK AT INTERSECTION OF NORTH-SOUTH & EAST-WEST FENCE. (BOTTOM OF FENCE WAS DETERIORATED) CORNER INDEX NO. C-13
N00°20'59"E 2566.52'
WEST LINE, NW 1/4, SECTION 3-T52N-R34W
WEST 1/2 OF NW 1/4, SECTION 3-T52N-R34W
CURRENT OWNER: FROST, WHITNEY DAE PARCEL ID: 17-2.0-03-000-000-004.000
N00°29'51"E 2532.83'
EAST LINE, NW 1/4, SECTION 3-T52N-R34W S00°38'46"W 2565.47'
WEST LINE, NE 1/4, SECTION 3-T52N-R34W
EAST LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W S00°32'36"W 2655.81'
WEST LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W
LOT 7 16,125,091 SQ. FT. 370.18 ACRES
LOT 8 2,409,145 SQ. FT. 55.31 ACRES

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
◔ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW □ ROW	RIGHT OF WAY MARKER
BOUNDARIES	
— — —	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT

N
200' 0' 200'
SCALE IN FEET
1" = 200'



LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JPM
approved by: JPM
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET 2 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:42PM
USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

SW CORNER, EAST 1/2, NW 1/4, SECTION 3-T52N-R34W,

SOUTH LINE, NW 1/4, SECTION 3-T52N-R34W
S89°14'49"W 1317.14'
NORTH LINE, SW 1/4, SECTION 3-T52N-R34W

NW CORNER, SW 1/4,
& SW CORNER, NW 1/4
SECTION 3-T52N-R34W;
AND NE CORNER, SE 1/4,
& SE CORNER, NE 1/4,
SECTION 4-T52N-R34W
NO MODNR MONUMENT FOUND,
FOUND LARGE CORNER POST IN SMALL
CREEK AT INTERSECTION OF NORTH-SOUTH
& EAST-WEST FENCE. (BOTTOM OF
FENCE WAS DETERIORATED)
CORNER INDEX NO. C-13

S89°14'49"W 1262.13'

S89°14'49"W
55.01'

N00°29'51"E
1066.48'

CENTER OF
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR WITH
UNREADABLE CAP ON CORNER
CORNER INDEX NO. C-15

SOUTH LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1321.16'
NORTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W

NE CORNER, WEST 1/2, SE 1/4
& NW CORNER, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W, AS SET ON 1/2 SPLIT
BETWEEN NW CORNER, SE 1/4 OF SECTION 3
& NE CORNER, SE 1/4 OF SECTION 3.
FOUND BAR WITH LS 1989 CAP 0.1' SOUTH
& 16.1' EAST OF CORNER & FOUND BAR WITH
UNREADABLE CAP 3.6' NORTH & 15.68 ' WEST.

LOT 7
16,125,091 SQ. FT.
370.18 ACRES

S00°34'19"W 692.78'
EASTERLY LINE LOT 7

N89°33'30"E 35.0'

EAST 1/4 CORNER,
SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR BELOW ASPHALT
SURFACE, (NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69942
CORNER INDEX NO. C-17

SOUTH LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1286.15'
NORTH LINE, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W

S89°33'30"W
5.00'
S00°33'09"W
90.00'
S89°33'30"W
50.00'
S00°33'09"W
50.00'
N89°33'30"E
50.00'

EASTERLY LINE WD
BK 1221 PG 87
OWNERSHIP
MISSOURI PUBLIC SERVICE CO.
NOW KNOWN AS
EVERGY MISSOURI WEST INC.
BK. 826 PG. 687
PARCEL
17-2.0-03-000-000-006.001

R/W LINE (STATE HWY CONVEYANCE)
DOC 28600 BK 195 PG 323
FROM STA 25+59 TO STA 31+69
WESTERLY R/W LINE
IS 40' WEST OF EAST LINE OF SE 1/4
SEC 3 T52N, R34W
C/L CENTERED ON SECTION LINE

S00°33'09"W
469.30'
S05°23'40"E
48.26'
S00°33'09"W 129.42'
EASTERLY LINE LOT 7

15' U.E.
S00°33'09"W 460.71'
EASTERLY LINE LOT 7

S00°33'09"W
543.07'
5' R/W TO BE DEDICATED
WITH FINAL PLAT
2,833 SQ. FT. / 0.07 ACRES
N78°54'15"W
250.90'
S04°52'32"E
233.23'
SOUTHERLY
LINE
WD
BK 1221 PG 87

N00°29'44"E 1385.90'

S00°33'09"W 2646.86'
EAST LINE, SE 1/4, SECTION 3-T52N-R34W

1060.20'
S89°23'31"W

SOUTHERLY LINE WD
BK 1221 PG 87 &
ITS WESTERLY EXTENSION

CURRENT OWNER:
JONES, HOWARD & CYNTHIA
PARCEL ID:
17-2.0-03-000-000-006.000

R/W LINE
(STATE HWY CONVEYANCE)
DOC 28600
BK 195 PG 323
R/W C/L STA 25+59 TO
STA 50+00
IS EAST LINE OF SE 1/4
SEC 3, T52N, R34W

EAST LINE, SW 1/4, SECTION 3-T52N-R34W
N00°26'19"E 2634.48'
WEST LINE, SE 1/4, SECTION 3-T52N-R34W

SW 1/4,
SECTION 3-T52N-R34W

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-03-000-000-005.000

S89°30'09"E
90.00'
80.00'
10.00'

N00°29'51"E
579.66'

N00°29'51"E 818.97'
WESTERLY LINE LOT 7

N02°38'42"E
426.97'

N00°29'51"E
99.77'

N01°39'01"W 426.97'
WESTERLY LINE LOT 7

N04°18'41"E
180.40'

15' W.E.

N00°29'51"E
179.67'
R=48.00'
L=20.63'
D=24°37'12"

N00°29'51"E 221.23'
WESTERLY LINE LOT 7

N89°30'09"W
144.00'
R=48.00'
L=21.12'
R=57.00'
L=25.08'

WESTERLY
LINE LOT 7

N. MEXICO CITY AVENUE (R/W VARIES)
± 144,349 SQ. FT. / 3.31 ACRES

SW CORNER, SECTION 3-T52N-R34W,
NO MONUMENT FOUND,
ESTABLISHED CORNER PER PRO-RATION
USING ADJOINING MONUMENTS.
CORNER INDEX NO. E-13

R=62.00'
Δ=024°37'12"
L=26.64'
ITB=N00°29'51"E

POINT OF COMMENCING
SOUTH 1/4 CORNER,
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR ON CORNER
MONUMENT MODNR #600-54298
CORNER INDEX NO. E-15

42.00'
60.00'
60.00'
60.00'
60.00'

SOUTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W
N89°49'32"E 1318.45'

SOUTH LINE, SW 1/4, SECTION 3-T52N-R34W
N89°12'28"E 2636.90'
NORTH LINE, NE 1/4, SECTION 10-T52N-R34W

452.49'
S89°12'28"W
367.94'
N87°59'18"W
362.01'
S89°12'28"W
S00°28'01"W 60.01'
1317.42'
S89°49'32"W
15' U.E.
S89°12'28"W
0.99'

S89°49'32"W 1318.45'
NORTH LINE, NE 1/4, SECTION 10-T52N-R34W

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-002.000

N00°29'51"E
32.51'
R=65.00'
L=103.56'
D=91°17'23"

POINT OF BEGINNING

EAST LINE, NW 1/4,
SECTION 10-T52N-R34W
S00°28'01"W 2648.03'
WEST LINE, NE 1/4,
SECTION 10-T52N-R34W

1314.77'
S00°29'44"W
WEST LINE, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W

CURRENT OWNER:
AIMEE BRITT HILTON
PARCEL ID:
17-2.0-03-000-000-007.000

STATE HIGHWAY O (N. WINAN ROAD)

SE CORNER, SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR ON CORNER,
(NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69944
CORNER INDEX NO. E-17

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-001.000

KCI 29 LOGISTICS PARK SECOND PLAT
INST. #2024011073
BK. 23, PG. 142

N39°27'26"E
3,422.99

N: 351428.572
E: 831252.851

MO-DNR
MONUMENT
PL-12

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
SCR	SECTION CORNER
● SET	SET MONUMENT
ROW □ ROW	RIGHT OF WAY MARKER
BOUNDARIES	
— — —	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT

N

200' 0' 200'
SCALE IN FEET
1" = 200'

NW 1/4 | NE 1/4
SW 1/4 | SE 1/4
3 SUBJECT PROPERTY
N

LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JP
approved by: JSR
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
3 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:45PM
USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

IN WITNESS WHEREOF:

MC WINAN ROAD, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

MC WINAN ROAD, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC
A KENTUCKY LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ITS SOLE MEMEBER

BY: _____
VINCENT T. JOHNSTON, SENIOR VICE PRESIDENT

STATE OF _____ SS:

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VINCENT T. JOHNSTON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC, A SOLE MEMBER OF BLANKENBAKER LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID VINCENT T. JOHNSTON, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2025-00025

PUBLIC WORKS:

_____
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, _____.

_____ _____
MAYOR CITY CLERK
QUINTON LUCAS MARILYN SANDERS

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	1152981.864	2727198.059
2	1155624.606	2729373.261
3	1155650.383	2729379.121
4	1155670.340	2729383.658
5	1155849.995	2729385.217
6	1156029.874	2729398.778
7	1156129.632	2729399.644
8	1156556.120	2729419.346
9	1157135.724	2729424.378
10	1157134.942	2729514.370
11	1158201.320	2729523.627
12	1158200.597	2729468.621
13	1160733.197	2729490.607
14	1160742.771	2730814.052
15	1160750.263	2731849.663
16	1160751.116	2733416.330
17	1160736.806	2733416.104
18	1160702.733	2733420.566
19	1160135.133	2733411.598
20	1158237.997	2733392.664
21	1158237.958	2733387.663
22	1158147.965	2733386.796
23	1158147.579	2733336.795
24	1158097.584	2733336.313
25	1158097.970	2733386.314
26	1157628.714	2733381.790
27	1157580.671	2733386.326
28	1157037.660	2733381.091
29	1157085.943	2733134.896
30	1156853.569	2733154.718
31	1156842.317	2732094.634
32	1155527.663	2732083.262
33	1155523.655	2730770.917
34	1155523.641	2730764.922
35	1155518.635	2730402.970
36	1155531.550	2730035.276
37	1155525.293	2729582.858
38	1155590.848	2729516.965
39	1155623.356	2729517.247

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

KCI 29 LOGISTICS PARK THIRD PLAT

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC250209, WITH A REVISION DATE OF JUNE 25, 2025 AND A COMMITMENT DATE OF JUNE 20, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

STREET GRADES:

STREET GRADES FOR A PORTION OF N. WINAN AVENUE WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADES FOR A PORTION OF N. MEXICO CITY AVENUE AND NW 136TH STREET WERE ESTABLISHED BY KCI 29 LOGISTICS PARK SECOND PLAT ORDINANCE 240521 PASSING JULY 18, 2024.

N. MEXICO CITY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
_____	____	____	____

N. WINAN AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
_____	____	____	____

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THEREBE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

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

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095000035G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

RIGHT OF ENTRANCE:

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

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. FOR THE AVOIDANCE OF DOUBT, SUCH RIGHTS-OF-WAY HEREBY DEDICATED ARE NOT WITHIN THE BOUNDARIES OF LOT 7 OR LOT 8.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JP
approved by: JSR
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
4 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:46PM
USER: nwilloughby

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00025

KCI 29 Logistics Park Third Plat

August 20, 2025

Docket # C10

Request
Final Plat

Applicant
Nelson Willoughby
Olsson

Owner
Aaron Schmidt
Hunt Midwest

Site Information

Location	14000 N Winan Ave
Area	430 Acres
Zoning	MPD
Council District	1st
County	Platte
School District	Platte County

Surrounding Land Uses
North: Residential, AG-R
South: Undeveloped, MPD
East: Agricultural, AG-R
West: Residential, AG-R

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

Major Street Plan
North Winan Road is identified as a Thoroughfare at this location.

Approval Process

Overview
The applicant seeks to gain approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for an industrial development.

Existing Conditions
The subject site is currently undeveloped. It is within the existing KCI 29 Industrial Development. There is an associated regulated stream on the eastern side of subject site.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

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

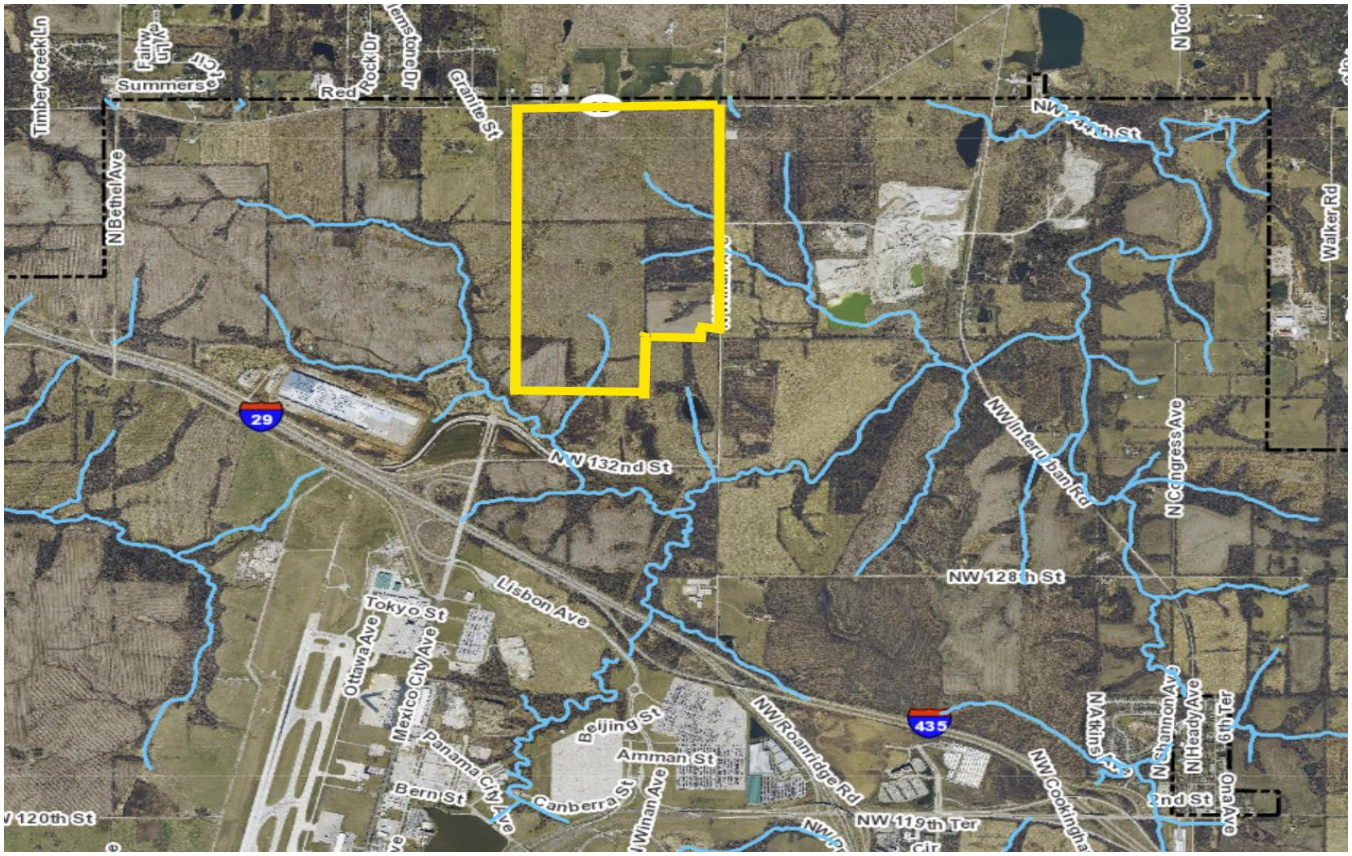
Controlling Case
CD-AA-2025-00067 – Approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Project Timeline
The application for the subject request was filed on July 11, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #C10 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP



RELATED CASES

Case No. CD-AA-2024-00029 – Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 – Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 – Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	The proposed Final Plat meets the lot standards placed by the controlling MPD Plan.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

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

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

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

ATTACHMENTS

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

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

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00025

Project: KCI 29 Logistics Park Third Plat

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

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00025.

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

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

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

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

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

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

6. 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.

7. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

8. 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.

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

10. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

11. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

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

13. The developer shall dedicate right of way [and provide easements] for N. Mexico City Ave and NW 136th St as required by the approved MPD Plan so as to provide an 80 foot minimum corridor along those areas being platted. The developer shall also dedicate additional right of way [and provide easements] for N Winan Road as required by the approved MPD Development Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.

14. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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

15. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits

16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting

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

18. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

19. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits

20. The developer shall submit a Preliminary Stream Buffer plan prior to approval of MPD final plan for in accordance with the Section 88-415 requirements

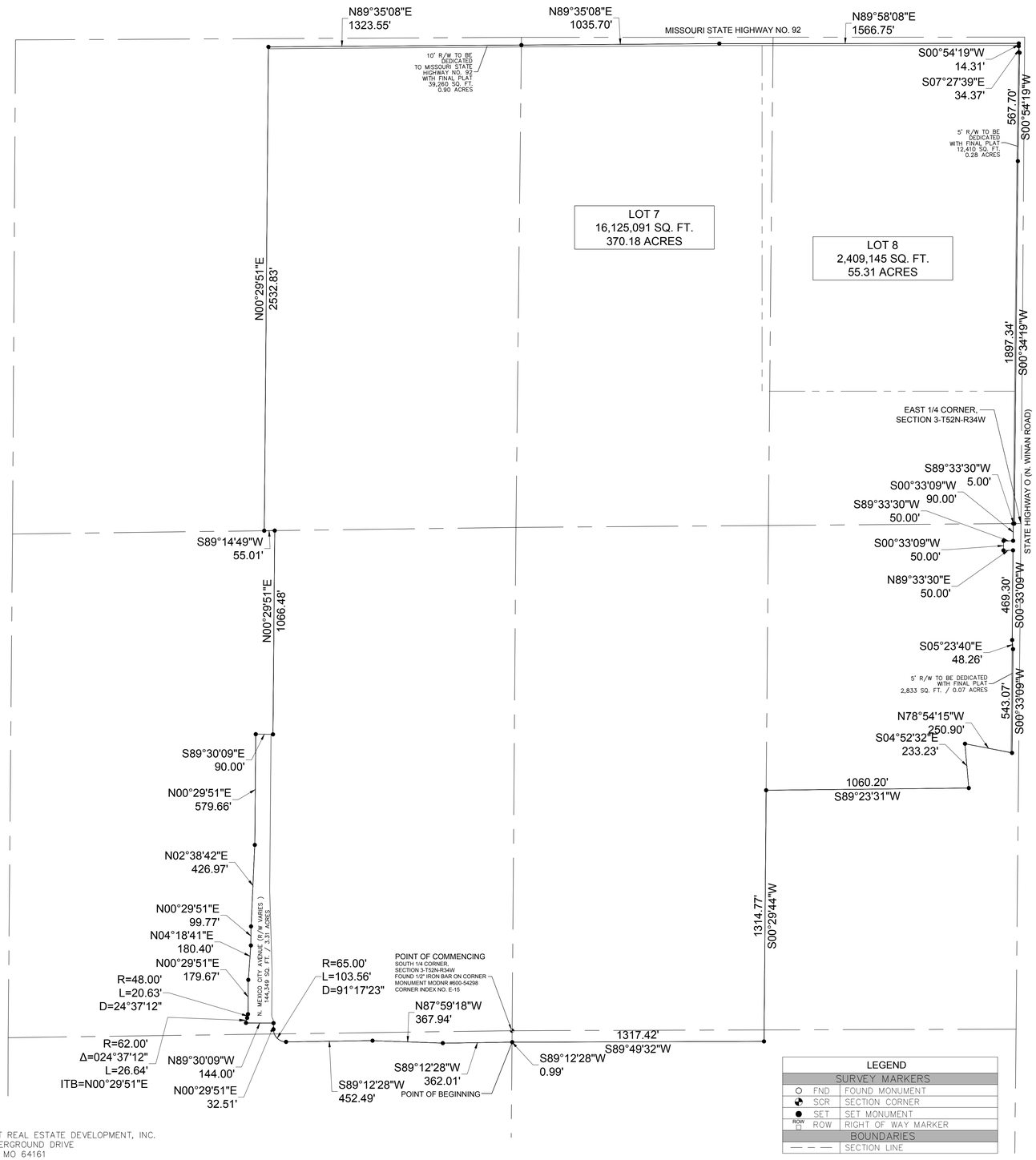
21. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities

22. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

23. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

PLAT DEDICATION: KCI 29 LOGISTICS PARK THIRD PLAT	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	



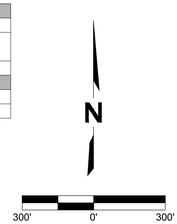
DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

LEGEND	
SURVEY MARKERS	
FND	FOUND MONUMENT
SCR	SECTION CORNER
SET	SET MONUMENT
ROW	RIGHT OF WAY MARKER
BOUNDARIES	
	SECTION LINE

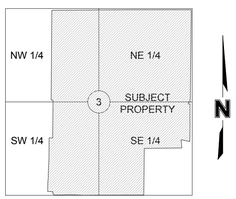
PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 3 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 10, ALL BEING IN TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°28'01" WEST ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 60.01 FEET TO A POINT ON THE NORTHERLY LINE OF KCI 29 LOGISTICS PARK SECOND PLAT, A SUBDIVISION OF LAND IN SAID PLATTE COUNTY RECORDED AS INSTRUMENT NUMBER 2024011073 IN BOOK 23 AT PAGE 142 IN THE PLATTE COUNTY RECORDER OF DEEDS OFFICE ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE ON SAID NORTHERLY LINE FOR THE FOLLOWING SIX CALLS SOUTH 89°12'28" WEST, 362.01 FEET; THENCE NORTH 87°59'18" WEST, 367.94 FEET; THENCE SOUTH 89°12'28" WEST, 452.49 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 91°17'23" AND AN ARC DISTANCE OF 103.56 FEET; THENCE NORTH 00°29'51" EAST, 32.51 FEET; THENCE NORTH 89°30'09" WEST, 144.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARINGS OF NORTH 00°29'51" EAST, WITH A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 024°37'12", AN ARC DISTANCE OF 26.64 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 24°37'12" AND ARC DISTANCE OF 20.63 FEET; THENCE NORTH 00°29'51" EAST, 179.67 FEET; THENCE NORTH 04°18'41" EAST, 180.40 FEET; THENCE NORTH 00°29'51" EAST, 99.77 FEET; THENCE NORTH 02°38'42" EAST, 426.97 FEET; THENCE NORTH 00°29'51" EAST, 579.66 FEET; THENCE SOUTH 89°30'09" EAST, 90.00 FEET; THENCE NORTH 00°29'51" EAST, 1,066.48 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°14'49" WEST ON SAID NORTH AND SOUTH LINES, 55.01 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°29'51" EAST ON THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 2,532.83 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 92; THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 1,323.55 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE WHICH IS 40.00 FEET SOUTHERLY AND PARALLEL TO THE CENTERLINE OF SAID MISSOURI STATE HIGHWAY NO. 92 ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSE DOCUMENT RECORDED NOVEMBER 10, 1931 IN BOOK 3 AT PAGE 68 IN SAID PLATTE COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°35'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,035.70 FEET TO A POINT 40.00 FEET SOUTH OF CENTERLINE STATION 181+00; THENCE NORTH 89°58'08" EAST ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET SOUTHERLY AND PARALLEL TO SAID CENTERLINE, 1,566.75 FEET TO A POINT 40.00 FEET WEST OF STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE ESTABLISHED BY BOOK 195 AT PAGE 394 RECORDED OF DEEDS OFFICE; THENCE SOUTH 00°54'19" WEST BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, A DISTANCE OF 14.31 FEET TO A POINT 40.00 FEET WEST OF CENTERLINE STATION 0+41.00; THENCE SOUTH 07°27'39" EAST, ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY O (N. WINAN ROAD), ESTABLISHED BY SAID BOOK 195 AT PAGE 394, A DISTANCE OF 34.37 FEET TO A POINT BEING 35.00 FEET WEST OF CENTERLINE STATION 0+75; THENCE SOUTH 00°54'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 567.70 FEET TO A POINT 35.00 FEET WEST OF CENTERLINE STATION 6+42.6; THENCE SOUTH 00°34'19" WEST, ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID CENTERLINE, 1,897.34 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) ESTABLISHED BY CONVEYANCE FOR STATE HIGHWAY PURPOSES DOCUMENT RECORDED JUNE 4, 1956 AS DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE IN BOOK 195 AT PAGE 394, SOUTH 89°33'30" WEST ON SAID SOUTH LINE, SAID NORTH LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE DOCUMENT NUMBER 28600 IN BOOK 195 AT PAGE 323, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID SOUTH LINE AND SAID NORTH LINE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 40.00 FEET WESTERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING 40.00 FEET WESTERLY AND PARALLEL TO STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 90.00 FEET TO A POINT ON THE EASTERLY LINE OF GENERAL WARRANTY DEED RECORDED NOVEMBER 11, 2013, AS INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87, ALSO BEING A POINT ON THE NORTH LINE OF GENERAL WARRANTY DEED RECORDED APRIL 15, 1995 AS DOCUMENT NUMBER 0003711 IN BOOK 826 AT PAGE 687 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE SOUTH 89°33'30" WEST ON SAID EASTERLY LINE AND SAID NORTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET; THENCE SOUTH 00°33'09" WEST ON SAID EASTERLY LINE ALSO BEING THE WEST LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK 826 AT PAGE 687, BEING 50.00 FEET WESTERLY AND PARALLEL TO THE SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING 90.00 FEET WESTERLY TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID CENTERLINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) 50.00 FEET; THENCE NORTH 89°33'30" EAST ON SAID EASTERLY LINE, ALSO BEING THE SOUTH LINE OF SAID GENERAL WARRANTY DEED DOCUMENT NUMBER 003711 IN BOOK AT PAGE 687, PARALLEL WITH SAID NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 40.00 FEET WESTERLY AND PARALLEL TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID CENTERLINE OF SAID STATE HIGHWAY O (N. WINAN ROAD) 469.30 FEET TO A POINT 40.00 FEET WEST OF SAID CENTERLINE STATION 31+69; THENCE SOUTH 05°23'40" EAST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 48.26 FEET TO A POINT 35.00 FEET WEST OF CENTERLINE STATION 32+17; THENCE SOUTH 00°33'09" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET WESTERLY AND PARALLEL TO SAID EAST LINE OF SAID SOUTHEAST QUARTER AND SAID STATE HIGHWAY O (N. WINAN ROAD) CENTERLINE, 543.07 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GENERAL WARRANTY DEED INSTRUMENT NUMBER 2013017415 IN BOOK 1221 AT PAGE 87; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 78°54'15" WEST ON SAID SOUTHERLY LINE, 250.90 FEET; THENCE SOUTH 04°52'32" EAST ON SAID SOUTHERLY LINE, 233.23 FEET; THENCE SOUTH 89°23'31" WEST ON SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION 1,060.20 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF, ALSO BEING THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°29'44" WEST ON SAID WEST AND EAST LINES, 1,314.77 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID KCI 29 LOGISTICS PARK SECOND PLAT; THENCE SOUTH 89°49'32" WEST ON SAID NORTHERLY LINE, 1,317.42 FEET; THENCE SOUTH 89°12'28" WEST ON SAID NORTHERLY LINE, 0.99 FOOT TO THE POINT OF BEGINNING. ALL LYING ABOVE THE WINTERSET LEDGE OF LIMESTONE ROCK, OR IN AREAS WHERE THE WINTERSET LEDGE IS ABSENT, LYING ABOVE THE BETHANY FALLS LEDGE AND IN ALL OTHER AREAS WHERE NO LEDGE IS PRESENT, LYING ABOVE THE ELEVATION 720 (NAVD 88). CONTAINING 18,733,088 SQUARE FEET OR 430.05 ACRES, MORE OR LESS.

LAND DATA	AREA
TOTAL LAND AREA	430.05 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	4.56 ACRES±
NET LAND AREA	425.49 ACRES±
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



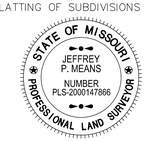
SCALE IN FEET
1" = 300'



LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by:	JSR/NRW
surveyed by:	AH-RN-TG
checked by:	JPM
approved by:	JPM
project no.:	D24-02292
file:	V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
1 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:40PM
USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

NW CORNER, NW 1/4,
SECTION 3-T52N-R34W
RE-ESTABLISHED BY TIES
MONUMENT MODNR #600-54284
CORNER INDEX NO. A-13

State Highway 92
C/L is 6.0' South
of NW Corner Section 3

NORTH LINE, NW 1/4,
SECTION 3-T52N-R34W

N89°42'32"E 1323.61'

N89°42'32"E 2647.23'

40.0'

SOUTHERLY R/W LINE N89°42'32"E 1323.61'

NW CORNER, NE 1/4,
& NE CORNER, NW 1/4,
(AKA NORTH 1/4 CORNER)
SECTION 3-T52N-R34W
RE-ESTABLISHED BY TIES
MONUMENT MODNR #600-54285
CORNER INDEX NO. A-15

N89°35'08"E
1323.55'

N89°35'08"E 2359.37'
NORTHERLY LINE LOT 7

NORTH LINE, NE 1/4,
SECTION 3-T52N-R34W

N89°58'37"E 1316.38'

40.0'

MISSOURI STATE HIGHWAY NO. 92 N89°58'37"E 1316.38'

N89°35'08"E
1035.70'

10' R/W TO BE
DEDICATED
TO MISSOURI STATE
HIGHWAY NO. 92
WITH FINAL PLAT
39,260 SQ. FT.
0.90 ACRES

N89°58'08"E 223.67'
NORTHERLY LINE LOT 7

N89°58'08"E
1566.75'

N89°58'08"E 1342.89'
NORTHERLY LINE LOT 8

STATE HIGHWAY 92
EAST END OF BOOK 3, PAGE 68
R/W C/L STA 196+97.7 IS 7.0'
NORTH OF NE CORNER SECTION 3

NE CORNER, NE 1/4,
SECTION 3-T52N-R34W
RE-ESTABLISHED BY TIES
MONUMENT MODNR #600-69940
& PER PREVIOUS SURVEY WHERE
FOUND 1/2 BAR WAS FOUND ON
CORNER BELOW ALPHALT SURFACE.
CORNER INDEX NO. A-17

STATE RTE "O"
C/L STA.0+00
IS 7'S & 9.6'E
OF NE COR.
SECTION 3

S00°54'19"W
14.31'

S07°27'39"E
34.37'

S00°54'19"W 601.72'
EASTERLY LINE LOT 8

S00°54'19"W
567.70'

5' R/W TO BE
DEDICATED
WITH FINAL PLAT
12,410 SQ. FT.
0.27 ACRES

R/W LINE
(STATE HWY CONVEYANCE)
STATE HIGHWAY 92
(40' SOUTH OF C/L, C/L NOT
CENTERED ON SECTION LINE -
EAST END OF BOOK 3, PAGE 68
R/W C/L STA 196+97.7 IS 7.0'
NORTH OF NE CORNER SECTION 3)
BOOK 3, PAGE 68

S00°00'00"E 1809.78'

15' U.E.

R/W LINE
(STATE HWY CONVEYANCE)
STATE ROUTE O (N WINAN ROAD)
(35' WEST OF C/L & 40' AT NORTH END,
C/L NOT CENTERED ON SECTION LINE)
(C/L STA 0+00 STATE ROUTE "O" IS
7' SOUTH & 9.6' EAST OF SECTION CORNER)
BK 195, PG 394

S00°28'16"W 2546.08'
EAST LINE, NE 1/4, SECTION 3-T52N-R34W

S00°34'19"W 1204.62'
EASTERLY LINE LOT 8

RIGHT-OF-WAY
N WINAN ROAD
BK.195-PG.394

S00°34'19"W
1897.34'

STATE HIGHWAY O (N. WINAN ROAD)

UNPLATTED
NW 1/4 OF
SECTION
2-T52N-R34W

LOT 7
16,125,091 SQ. FT.
370.18 ACRES

LOT 8
2,409,145 SQ. FT.
55.31 ACRES

N00°20'59"E 2566.52'
WEST LINE, NW 1/4, SECTION 3-T52N-R34W

WEST 1/2 OF NW 1/4,
SECTION 3-T52N-R34W

CURRENT OWNER:
FROST, WHITNEY DAE
PARCEL ID:
17-2.0-03-000-000-004.000

N00°29'51"E
2532.83'

EAST LINE, NW 1/4, SECTION 3-T52N-R34W
S00°38'46"W 2565.47'
WEST LINE, NE 1/4, SECTION 3-T52N-R34W

EAST LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W
S00°32'36"W 2555.81'
WEST LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W

N90°00'00"W 1321.29'

EASTERLY LINE LOT 8

5' R/W TO BE
DEDICATED
WITH FINAL PLAT
12,410 SQ. FT.
0.27 ACRES

15' U.E.

R/W LINE (STATE HWY CONVEYANCE)
DOC 28600 BK 195 PG 323

35.0'

S00°34'19"W 692.78'
EASTERLY LINE LOT 7

N89°33'30"E 35.0'

EAST 1/4 CORNER,
SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR BELOW ASPHALT
SURFACE, (NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69942
CORNER INDEX NO. C-17

S89°33'30"W
5.00'

S00°33'09"W
90.00'

S89°33'30"W
50.00'

S00°33'09"W
50.00'

N89°33'30"E
50.00'

EASTERLY LINE WD
BK 1221 PG 87
OWNERSHIP
MISSOURI PUBLIC SERVICE CO.
NOW KNOWN AS
EVERGY MISSOURI WEST INC.
BK. 826 PG. 687
PARCEL
17-2.0-03-000-000-006.001

R/W LINE (STATE HWY CONVEYANCE)
DOC 28600 BK 195 PG 323
FROM STA 25+59 TO STA 31+69
WESTERLY R/W LINE
IS 40' WEST OF EAST LINE OF SE 1/4
SEC 3, T52N, R34W
C/L CENTERED ON SECTION LINE

SW CORNER, EAST 1/2, NW 1/4,
SECTION 3-T52N-R34W,

SOUTH LINE, NW 1/4, SECTION 3-T52N-R34W
S89°14'49"W 1317.14'
NORTH LINE, SW 1/4, SECTION 3-T52N-R34W

S89°14'49"W 1262.13'

S89°14'49"W
55.01'

NW CORNER, SW 1/4,
& SW CORNER, NW 1/4
SECTION 3-T52N-R34W;
AND NE CORNER, SE 1/4,
& SE CORNER, NE 1/4,
SECTION 4-T52N-R34W
NO MODNR MONUMENT FOUND,
FOUND LARGE CORNER POST IN SMALL
CREEK AT INTERSECTION OF NORTH-SOUTH
& EAST-WEST FENCE. (BOTTOM OF
FENCE WAS DETERIORATED)
CORNER INDEX NO. C-13

CENTER OF
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR WITH
UNREADABLE CAP ON CORNER
CORNER INDEX NO. C-15

SOUTH LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1321.16'
NORTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W

NE CORNER, WEST 1/2, SE 1/4
& NW CORNER, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W, AS SET ON 1/2 SPLIT
BETWEEN NW CORNER, SE 1/4 OF SECTION 3
& NE CORNER, SE 1/4 OF SECTION 3.
FOUND BAR WITH LS 1989 CAP 0.1' SOUTH
& 16.1' EAST OF CORNER & FOUND BAR WITH
UNREADABLE CAP 3.6' NORTH & 15.68 ' WEST.

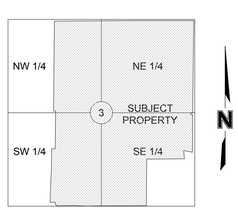
SOUTH LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1286.15'
NORTH LINE, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
◔ SCR	SECTION CORNER
● SET	SET MONUMENT
ROW □ ROW	RIGHT OF WAY MARKER
BOUNDARIES	
— — —	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

N

200' 0' 200'
SCALE IN FEET
1" = 200'



LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147666
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JPM
approved by: JPM
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
2 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:42PM
USER: nwilloughby

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

SOUTH LINE, NW 1/4, SECTION 3-T52N-R34W
S89°14'49"W 1317.14'
NORTH LINE, SW 1/4, SECTION 3-T52N-R34W

NW CORNER, SW 1/4,
& SW CORNER, NW 1/4
SECTION 3-T52N-R34W;
AND NE CORNER, SE 1/4,
& SE CORNER, NE 1/4,
SECTION 4-T52N-R34W
NO MODNR MONUMENT FOUND,
FOUND LARGE CORNER POST IN SMALL
CREEK AT INTERSECTION OF NORTH-SOUTH
& EAST-WEST FENCE. (BOTTOM OF
FENCE WAS DETERIORATED)
CORNER INDEX NO. C-13

SW CORNER, EAST 1/2, NW 1/4,
SECTION 3-T52N-R34W,

S89°14'49"W 1262.13'

S89°14'49"W
55.01'

N00°29'51"E
1066.48'

CENTER OF
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR WITH
UNREADABLE CAP ON CORNER
CORNER INDEX NO. C-15

SOUTH LINE, WEST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1321.16'
NORTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W

NE CORNER, WEST 1/2, SE 1/4
& NW CORNER, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W, AS SET ON 1/2 SPLIT
BETWEEN NW CORNER, SE 1/4 OF SECTION 3
& NE CORNER, SE 1/4 OF SECTION 3.
FOUND BAR WITH LS 1989 CAP 0.1' SOUTH
& 16.1' EAST OF CORNER & FOUND BAR WITH
UNREADABLE CAP 3.6' NORTH & 15.68 ' WEST.

LOT 7
16,125,091 SQ. FT.
370.18 ACRES

S00°34'19"W 692.78'
EASTERLY LINE LOT 7

N89°33'30"E 35.0'

EAST 1/4 CORNER,
SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR BELOW ASPHALT
SURFACE, (NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69942
CORNER INDEX NO. C-17

S89°33'30"W
5.00'

S00°33'09"W
90.00'

S89°33'30"W
50.00'

S00°33'09"W
50.00'

N89°33'30"E
50.00'

EASTERLY LINE WD
BK 1221 PG 87

OWNERSHIP
MISSOURI PUBLIC SERVICE CO.
NOW KNOWN AS
EVERGY MISSOURI WEST INC.
BK. 826 PG. 687
PARCEL
17-2.0-03-000-000-006.001

15' U.E.

R/W LINE (STATE HWY CONVEYANCE)
DOC 28600 BK 195 PG 323
FROM STA 25+59 TO STA 31+69
WESTERLY R/W LINE
IS 40' WEST OF EAST LINE OF SE 1/4
SEC 3 T52N, R34W
C/L CENTERED ON SECTION LINE

S00°33'09"W
469.30'

S05°23'40"E
48.26'

S00°33'09"W 129.42'
EASTERLY LINE LOT 7

S00°33'09"W 460.71'
EASTERLY LINE LOT 7

S00°33'09"W
543.07'

5' R/W TO BE DEDICATED
WITH FINAL PLAT
2,833 SQ. FT. / 0.07 ACRES

N78°54'15"W
250.90'

S04°52'32"E
233.23'

SOUTHERLY LINE WD
BK 1221 PG 87

S00°33'09"W 2646.86'
EAST LINE, SE 1/4, SECTION 3-T52N-R34W

N00°29'44"E 1385.90'

1060.20'
S89°23'31"W

SOUTHERLY LINE WD
BK 1221 PG 87 &
ITS WESTERLY EXTENSION

CURRENT OWNER:
JONES, HOWARD & CYNTHIA
PARCEL ID:
17-2.0-03-000-000-006.000

R/W LINE
(STATE HWY CONVEYANCE)
DOC 28600
BK 195 PG 323
R/W C/L STA 25+59 TO
STA 50+00
IS EAST LINE OF SE 1/4
SEC 3, T52N, R34W

EAST LINE, WEST 1/2, SE 1/4,
SECTION 3-T52N-R34W

1314.77'
S00°29'44"W

WEST LINE, EAST 1/2, SE 1/4,
SECTION 3-T52N-R34W

STATE HIGHWAY O (N. WINAN ROAD)

CURRENT OWNER:
AIMEE BRITT HILTON
PARCEL ID:
17-2.0-03-000-000-007.000

SE CORNER, SECTION 3-T52N-R34W,
FOUND 1/2" IRON BAR ON CORNER,
(NOTED ON PREVIOUS SURVEYS)
MONUMENT MODNR #600-69944
CORNER INDEX NO. E-17

SOUTH LINE, EAST 1/2, NE 1/4, SECTION 3-T52N-R34W
S89°33'30"W 1286.15'
NORTH LINE, EAST 1/2, SE 1/4, SECTION 3-T52N-R34W

S89°30'09"E
90.00'

80.00'

10.00'

SW 1/4,
SECTION 3-T52N-R34W

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-03-000-000-005.000

N00°29'51"E
579.66'

N00°29'51"E 818.97'
WESTERLY LINE LOT 7

EAST LINE, SW 1/4, SECTION 3-T52N-R34W
N00°26'19"E 2634.48'
WEST LINE, SE 1/4, SECTION 3-T52N-R34W

N02°38'42"E
426.97'

N00°29'51"E
99.77'

N01°39'01"W 426.97'
WESTERLY LINE LOT 7

N04°18'41"E
180.40'

15' W.E.

N00°29'51"E
179.67'

N00°29'51"E 221.23'
WESTERLY LINE LOT 7

R=48.00'
L=20.63'
D=24°37'12"

N89°30'09"W
144.00'

R=62.00'
Δ=024°37'12"
L=26.64'
ITB=N00°29'51"E

R=48.00'
L=21.12'
R=57.00'
L=25.08'

WESTERLY
LINE LOT 7

N. MEXICO CITY AVENUE (R/W VARIES)
± 144,349 SQ. FT. / 3.31 ACRES

SW CORNER, SECTION 3-T52N-R34W,
NO MONUMENT FOUND,
ESTABLISHED CORNER PER PRO-RATION
USING ADJOINING MONUMENTS.
CORNER INDEX NO. E-13

POINT OF COMMENCING
SOUTH 1/4 CORNER,
SECTION 3-T52N-R34W
FOUND 1/2" IRON BAR ON CORNER
MONUMENT MODNR #600-54298
CORNER INDEX NO. E-15

SOUTH LINE, SW 1/4, SECTION 3-T52N-R34W
N89°12'28"E 2636.90'
NORTH LINE, NE 1/4, SECTION 10-T52N-R34W

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-002.000

N00°29'51"E
32.51'

R=65.00'
L=103.56'
D=91°17'23"

452.49'
S89°12'28"W

42.00'

367.94'
N87°59'18"W

60.01'

362.01'
S89°12'28"W

SOUTH LINE, WEST 1/2, SE 1/4, SECTION 3-T52N-R34W
N89°49'32"E 1318.45'

S00°28'01"W 60.01'

1317.42'
S89°49'32"W

S89°12'28"W
0.99'

S89°49'32"W 1318.45'
NORTH LINE, NE 1/4, SECTION 10-T52N-R34W

POINT OF BEGINNING

CURRENT OWNER:
MC WINAN ROAD LLC
PARCEL ID:
17-2.0-10-000-000-001.000

KCI 29 LOGISTICS PARK SECOND PLAT
INST. #2024011073
BK. 23, PG. 142

EAST LINE, NW 1/4
SECTION 10-T52N-R34W
S00°28'01"W 2648.03'
WEST LINE, NE 1/4
SECTION 10-T52N-R34W

N39°27'26"E
3,422.99

N: 351428.572
E: 831252.851

MO-DNR
MONUMENT
PL-12

LEGEND	
SURVEY MARKERS	
FND	FOUND MONUMENT
SCR	SECTION CORNER
SET	SET MONUMENT
ROW	RIGHT OF WAY MARKER
BOUNDARIES	
— — —	SECTION LINE
GENERAL	
ITB	INITIAL TANGENT BEARING
R	RADIUS
L	ARC LENGTH
D	CENTRAL ANGLE / DELTA
C/L	CENTRAL ANGLE
EASEMENTS	
S.B.E.	STREAM BUFFER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
W.E.	WATER EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES EASEMENT

N

200' 0' 200'
SCALE IN FEET
1" = 200'

NW 1/4 | NE 1/4
SW 1/4 | SE 1/4
3 SUBJECT PROPERTY
N

LOCATION MAP
SEC 3 - T.52N - R.34W
(N.T.S.)

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JP
approved by: JSR
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
3 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:45PM
USER: nwilloughby

IN WITNESS WHEREOF:

MC WINAN ROAD, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

MC WINAN ROAD, LLC
A MISSOURI LIMITED LIABILITY COMPANY

BY: BLANKENBAKER LOGISTICS LLC
A KENTUCKY LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
ITS SOLE MEMEBER

BY: _____
VINCENT T. JOHNSTON, SENIOR VICE PRESIDENT

STATE OF _____ SS:

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VINCENT T. JOHNSTON TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC, A SOLE MEMBER OF BLANKENBAKER LOGISTICS LLC, A KENTUCKY LIMITED LIABILITY COMPANY, A SOLE MEMBER OF MC WINAN ROAD, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID VINCENT T. JOHNSTON, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY PLAN COMMISSION:

APPROVED DATE: _____
CASE NUMBER: CLD-FnPlat-2025-00025

PUBLIC WORKS:

_____
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, _____.

_____ _____
MAYOR CITY CLERK
QUINTON LUCAS MARILYN SANDERS

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

FINAL PLAT OF
KCI 29 LOGISTICS PARK THIRD PLAT
SEC 3, T52N, R34W
NE 1/4 & NW 1/4, SEC 10, T52N, R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	1152981.864	2727198.059
2	1155624.606	2729373.261
3	1155650.383	2729379.121
4	1155670.340	2729383.658
5	1155849.995	2729385.217
6	1156029.874	2729398.778
7	1156129.632	2729399.644
8	1156556.120	2729419.346
9	1157135.724	2729424.378
10	1157134.942	2729514.370
11	1158201.320	2729523.627
12	1158200.597	2729468.621
13	1160733.197	2729490.607
14	1160742.771	2730814.052
15	1160750.263	2731849.663
16	1160751.116	2733416.330
17	1160736.806	2733416.104
18	1160702.733	2733420.566
19	1160135.133	2733411.598
20	1158237.997	2733392.664
21	1158237.958	2733387.663
22	1158147.965	2733386.796
23	1158147.579	2733336.795
24	1158097.584	2733336.313
25	1158097.970	2733386.314
26	1157628.714	2733381.790
27	1157580.671	2733386.326
28	1157037.660	2733381.091
29	1157085.943	2733134.896
30	1156853.569	2733154.718
31	1156842.317	2732094.634
32	1155527.663	2732083.262
33	1155523.655	2730770.917
34	1155523.641	2730764.922
35	1155518.635	2730402.970
36	1155531.550	2730035.276
37	1155525.293	2729582.858
38	1155590.848	2729516.965
39	1155623.356	2729517.247

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

KCI 29 LOGISTICS PARK THIRD PLAT

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. KCC250209, WITH A REVISION DATE OF JUNE 25, 2025 AND A COMMITMENT DATE OF JUNE 20, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-12" WITH A GRID FACTOR OF 0.9999034. ALL COORDINATES SHOWN ARE IN METERS.

STREET GRADES:

STREET GRADES FOR A PORTION OF N. WINAN AVENUE WERE UNAVAILABLE THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADES FOR A PORTION OF N. MEXICO CITY AVENUE AND NW 136TH STREET WERE ESTABLISHED BY KCI 29 LOGISTICS PARK SECOND PLAT ORDINANCE 240521 PASSING JULY 18, 2024.

N. MEXICO CITY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
_____	____	____	____

N. WINAN AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
_____	____	____	____

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THEREBE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

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

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095000035G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS SUBJECT PROPERTY LINES WITH FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

RIGHT OF ENTRANCE:

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

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. FOR THE AVOIDANCE OF DOUBT, SUCH RIGHTS-OF-WAY HEREBY DEDICATED ARE NOT WITHIN THE BOUNDARIES OF LOT 7 OR LOT 8.

THIS PLAT AND SURVEY OF KCI 29 LOGISTICS PARK THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF KCI 29 LOGISTICS PARK THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 5, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - For Client Review
07-10-2025 - For Client Review
07-11-2025 - 1st Submittal
07-18-2025 - 10' R/W for Hwy 92 Added
08-01-2025 - For Client Review
08-05-2025 - 2nd Submittal

drawn by: JSR/NRW
surveyed by: AH-RN-TG
checked by: JP
approved by: JSR
project no.: D24-02292
file: V_PPLAT_D2402292.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street TEL 816.361.1177 www.olsson.com
North Kansas City, MO 64116 FAX 816.361.1888

SHEET
4 of 4

DWG: F:\2024\02001-02500\024-02292-D\40-Design\Survey\SRVY\Sheets\V_PPLAT_D2402292.dwg
DATE: Aug 5, 2025 12:46PM
USER: nwilloughby

File #: 250795

ORDINANCE NO. 250795

Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00036)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Trails at Ambassador- First Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

_____

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5902
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00036)

Discussion

The request is to consider approval of a Final Plat in District B4-3 on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

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

This use was approved in Case No. CD-CPC-2024-00106 which served as the Preliminary Plat. The Preliminary Plat proposed to develop four lots on a private drive. The applicant is proposing only one entrance to this development from North Ambassador Drive. Additionally, this final plat dedicates the required 50’ easement for the Rapid Transit Corridor, which is proposed to follow Ambassador Drive.

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

Fiscal Impact

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

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

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

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

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

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

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

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

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

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

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

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.

☐ Create a solutions-oriented culture to foster a more welcoming business environment.
☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
☐

Prior Legislation

CD-CPC-2024-00106 & CD-CPC-2024-00130 – Ordinance 241042, rezoned an area of about 19 acres from District B3-3 to District B4-3 generally located at N. Ambassador Drive and N. Polo Drive and approved a development plan that also served as a preliminary plat to allow for commercial uses, approved on December 12, 2024.

Service Level Impacts

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

Other Impacts

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

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

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

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

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

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

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

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

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the subdivision of private land

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

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, **(Property)** more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], **(Plat)**, in accordance with Chapter ~~66~~88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ___ to the limits prescribed by the Kansas City Code of Ordinances.

f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]

g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];

b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];

c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

_____
City Clerk

KANSAS CITY, MISSOURI

By: _____
Director of City Planning and Development

Approved as to form:

_____
Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ___ day of _____, 2_____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My Commission Expires:_____

OWNER
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

I hereby certify that I have authority to execute this document on behalf of Owner.
By: _____

Title:_____

Date:_____

Check one:
( ) Sole Proprietor
( ) Partnership
( ) Corporation
( ) Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2____, before me, the undersigned notary public in and for the county and state aforesaid, came _____, to me personally known, who being by me duly sworn did say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president, or member(s)] of [insert name of business], and that said instrument was signed on behalf of said [proprietorship, partnership, corporation or LLC] by authority of **its** [for partnerships, corporations, or LLCs, add one of the following respective descriptions partners, Board of Directors or members] and acknowledged said instrument to be the free act and deed of said [proprietorship, partnership, corporation or LLC].

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My commission expires:_____

EXHIBIT “A”

EXHIBIT “B”

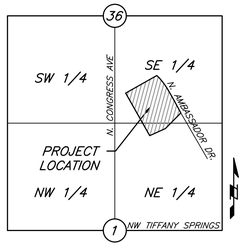
FINAL PLAT

TRAILS AT AMBASSADOR - FIRST PLAT

SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

COUNTY RECORDING INFORMATION

Plat Dedication: TRAILS AT AMBASSADOR – FIRST PLAT	Reserved for County Recording Stamp
Private Open Space Dedication: N/A	
Recorded As: Plat	



VICINITY MAP
SEC. 36–52–34
SEC. 1–51–34
N.T.S.

PROPERTY DESCRIPTION:
A tract in the Southeast Quarter of Section 36, Township 52 North, Range 34 West, and the Northeast Quarter of Section 1, Township 51 North, Range 34 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on August 12, 2024, by John B. Young, PLS–2006016647:

Commencing at the Southeast corner of said Southeast Quarter; Thence South 89°49'07" West along the South line of said Southeast Quarter, 746.05 feet to the West Right–of–Way line of N. Ambassador Drive, as now established; Thence North 28°19'04" West along said West Right–of–Way line, 244.20 feet to the Point of Beginning; Thence South 44°36'39" West, 458.23 feet; Thence South 65°44'23" West, 360.61 feet to the East Right–of–Way line of Interstate Highway No. 29, as now established; Thence North 29°28'46" West along said East Right–of–Way line, 1020.85 feet to the Southwest corner of EXECUTIVE HILLS NORTH BLOCKS 12 & 26, a subdivision in said Kansas City, Jackson County, Missouri; Thence North 60°30'20" East along the South line of said EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 feet to the West Right–of–Way line of said N. Ambassador Drive; Thence along said West Right–of–Way line the following four courses: Thence South 46°18'31" East, 58.09 feet; Thence on a curve to the right, having an initial tangent bearing South 42°56'08" East, a radius of 1461.00 feet and an arc length of 288.54 feet; Thence on a curve to the right, having an initial tangent bearing South 31°37'12" East, a radius of 4945.01 feet and an arc length of 284.99 feet; Thence South 28°19'04" East, 302.35 feet to the Point of Beginning. Contains 806,341 square feet or 18.51 acres more or less.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"TRAILS AT AMBASSADOR – FIRST PLAT"

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PARKLAND DEDICATION:
No parkland or fees in–lieu–of are being proposed with this plat.

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

ACCESS EASEMENT:
An access easement is being granted to the public and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

SEWER EASEMENT:
A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

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

EASEMENT VACATION:
DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1236 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 15 feet Storm drainage easement, recorded in Book 1260 at Page 360, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 20 feet surface drainage easement, recorded in Book 1260 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1260 at Page 361, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

MAINTENANCE OF TRACT:
Tract A within this Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the Trails at ambassador, First Plat, recorded simultaneously with this plat.

IN WITNESS WHEREOF:
TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2024.

TRAILS AT AMBASSADOR, LLC,
A MISSOURI CORPORATION

_____ _____
_____ _____, MANAGING MEMBER

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID _____, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CITY PLAN COMMISSION

Approved: _____

PUBLIC WORKS

_____
Director of Public Works
Michael J. Shaw

COUNCIL

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

_____ _____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

CLIENT:
Haythem Dawlett
TRAILS AT AMBASSADOR LLC

PROPERTY LOCATION:
The Subject property is North of NW Old Tiffany Springs, West of Ambassador, South of Pole Drive, and East of I–29.

GENERAL SURVEY NOTES:
1.) The plat of SARAH GLASS PLACE is recorded in Plat Book 3 at Page 33 in the Recorder of Deeds Office in Platte County, Missouri.

2.) The plat of LOTS 12H–1 & 12H–2 EXECUTIVE HILLS NORTH BLOCKS 12 & 26 is recorded in Plat Book 21 at Page 235 in the Recorder of Deeds Office in Platte County, Missouri.

3.) Title Report # NCS–1189866–KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company, was provided by client.

4.) Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0043G, effective January 20, 2017.

RAPID TRANSIT CORRIDOR (RTC) EASEMENT DEDICATION:
Grantor hereby grants to KCATA for the use and benefit of KCATA, its successors and assigns, a non–exclusive easement over, under, and across. Grantor agrees that KCATA may, in their discretion, construct a transit system, including but not limited to light rail, bus rapid transit, or other appropriate transit system improvement to be determined by the KCATA which may in part use railway tracks located across the easement. KCATA shall provide Grantor six months (180 calendar days) notice in writing prior to beginning construction (the "construction notice"). KCATA shall use the RTC easement for the following purposes: the construction, operation and maintenance of transit service infrastructure, including but not limited to stops, stations, guideways, special street lanes, track, overhead electrification, and any other infrastructure needed for the appropriate transit technology, as determined by the KCATA; for repair, modification or upgrading of the transit infrastructure whenever necessary to keep the system in a good condition; for ingress and egress to and from public streets or rights of way; and for the construction of such other facilities and uses reasonably necessary for the construction, operation and maintenance of the transit system. Grantor covenants that at no time shall Grantor interfere with, in any way restrict, impair or impede the use of the RTC easement by KCATA, provided that in the event of the construction and operation of the transit system, Grantor reserves the right to participate in matters of public participation wherein the KCATA and/or local government determines the appropriate standards and requirements for transit use, such as any appropriate adjacent buffer to the transit use. Grantor may grant overlapping easements on the RTC easement for utilities and for other public purposes that do not unreasonably interfere with KCATA's use of this RTC easement. Grantor may also construct, and maintain, private improvements (parking stalls, curbs, pavements, utilities, and landscaping, etc.) so long as permanent features (buildings) do not interfere or overlap with the RTC easement.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of October, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI ★ MISSOURI ★ JOHN B. YOUNG NUMBER PLS-2006016647 ★ PROFESSIONAL LAND SURVEYOR ★

7–22–25
Date

John B. Young PLS–2006016647

1	INITIAL SUBMITTAL	08–13–24
2	REVISED PER COMMENTS	09–09–24
3	REVISED PROPOSED EASEMENTS	09–23–24
4	REVISED PROPOSED EASEMENTS	11–13–24
5	REVISED LOTS AND EASEMENTS	04–15–25
6	REVISED PER CITY COMMENTS	05–28–25
7	ADD RAPID TRANSIT LANGUAGE	07–22–25

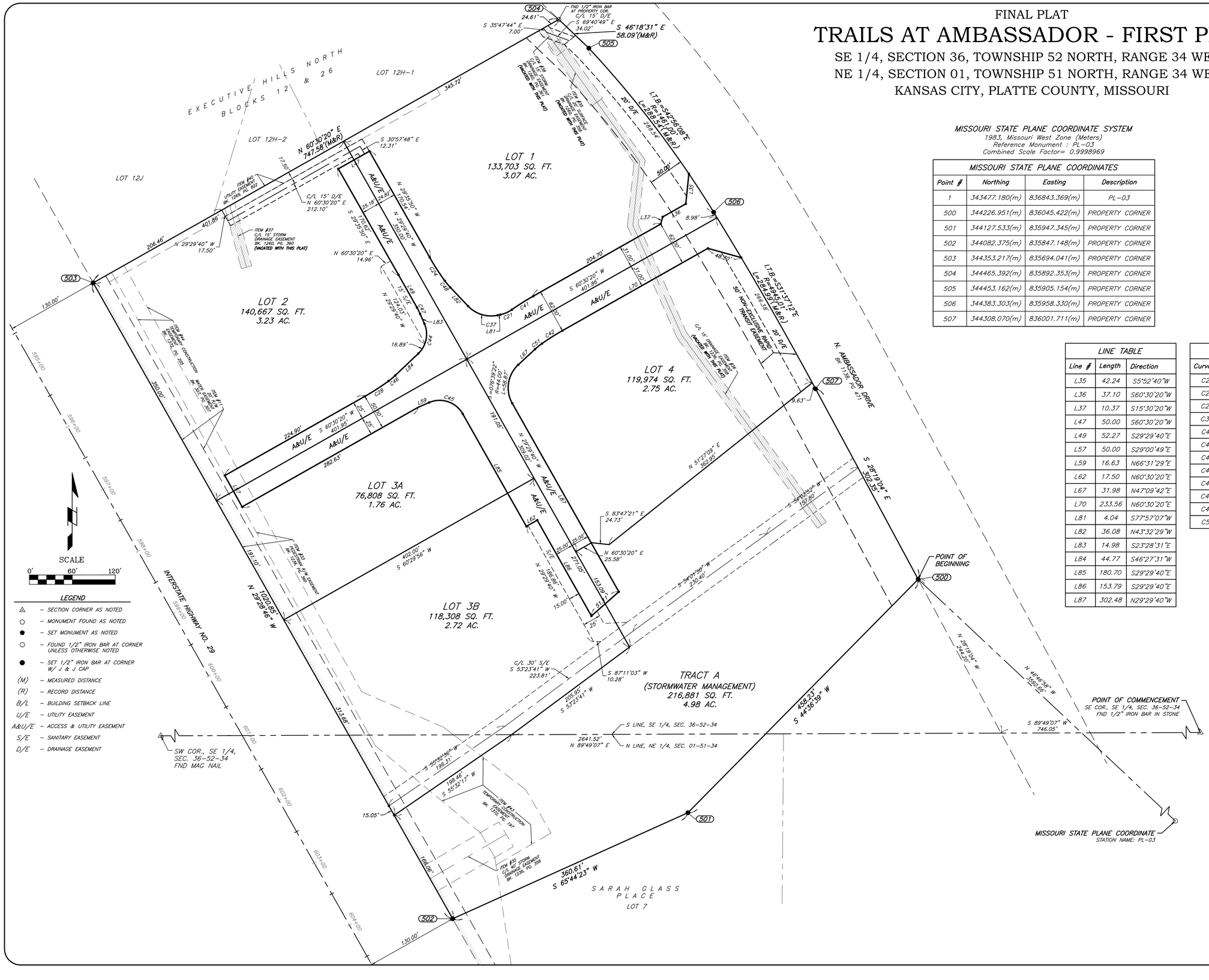
Location: S:\23.362 – Tiffany Square West\DRAWINGS\2025.07.22–FINAL PLAT REV 6\23.362FPLAT.dwg–Jul 22, 2025–10:15am

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

FINAL PLAT

TRAILS AT AMBASSADOR - FIRST PLAT

SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri West Zone (Meters)
Reference Monument : PL-03
Combined Scale Factor= 0.9998969

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	343477.180(m)	836843.369(m)	PL-03
500	344226.951(m)	836045.422(m)	PROPERTY CORNER
501	344127.533(m)	835947.345(m)	PROPERTY CORNER
502	344082.375(m)	835847.148(m)	PROPERTY CORNER
503	344353.217(m)	835694.041(m)	PROPERTY CORNER
504	344465.392(m)	835892.353(m)	PROPERTY CORNER
505	344453.162(m)	835905.154(m)	PROPERTY CORNER
506	344383.303(m)	835958.330(m)	PROPERTY CORNER
507	344308.070(m)	836001.711(m)	PROPERTY CORNER

LINE TABLE		
Line #	Length	Direction
L35	42.24	S5°52'40"W
L36	37.10	S60°30'20"W
L37	10.37	S15°30'20"W
L47	50.00	S60°30'20"W
L49	52.27	S29°29'40"E
L57	50.00	S29°00'49"E
L59	16.63	N66°31'29"E
L62	17.50	N60°30'20"E
L67	31.98	N47°09'42"E
L70	233.56	N60°30'20"E
L81	4.04	S77°57'07"W
L82	36.08	N43°32'29"W
L83	14.98	S23°28'31"E
L84	44.77	S46°27'31"W
L85	180.70	S29°29'40"E
L86	153.79	S29°29'40"E
L87	302.48	N29°29'40"W

CURVE TABLE		
Curve #	Length	Radius
C21	17.67	44.00
C24	38.96	337.00
C28	39.35	337.00
C37	44.93	44.00
C41	35.24	363.00
C42	33.83	337.00
C44	45.16	37.00
C45	54.23	37.02
C46	12.07	94.00
C47	9.88	94.00
C48	12.18	94.00
C51	12.46	94.00

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of October, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI ★ NOTARIAL SEAL ★
JOHN B. YOUNG
NUMBER PLS-2006016647
PROFESSIONAL LAND SURVEYOR

7-22-25
Date

John B. Young PLS-2006016647

Location: S:\23.362 - Tiffany Square West\DRAWINGS\2025.07.22-FINAL PLAT REV 6\23.362FPLAT.dwg-Jul 22, 2025-10:15am

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

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5	REVISED LOTS AND EASEMENTS	04-15-25
6	REVISED PER CITY COMMENTS	05-28-25
7	ADD RAPID TRANSIT LANGUAGE	07-22-25

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2024-00036

The Trails at Ambassador Final Plat

August 20, 2025

Docket # C5

Request
Final Plat

Applicant
Kaitlin Raynor
Kimley Horn

Owner
Haythem Dawlett
LOF Tiffany Springs LLC

Site Information

Location	9400 N Ambassador Dr
Area	18 Acres
Zoning	B4-3
Council District	1st
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Commercial/Office, B3-3
South: Undeveloped, B3-3
East: Undeveloped, MPD
West: Interstate 29

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

Major Street Plan
North Ambassador Drive is identified as a throughfare at this location.

Approval Process

Overview
The applicant seeks to gain approval of a Final Plat in District B4-3 (Commercial) on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

Existing Conditions
The subject site is currently undeveloped. There is an associated regulated stream on the south side of subject site.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

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

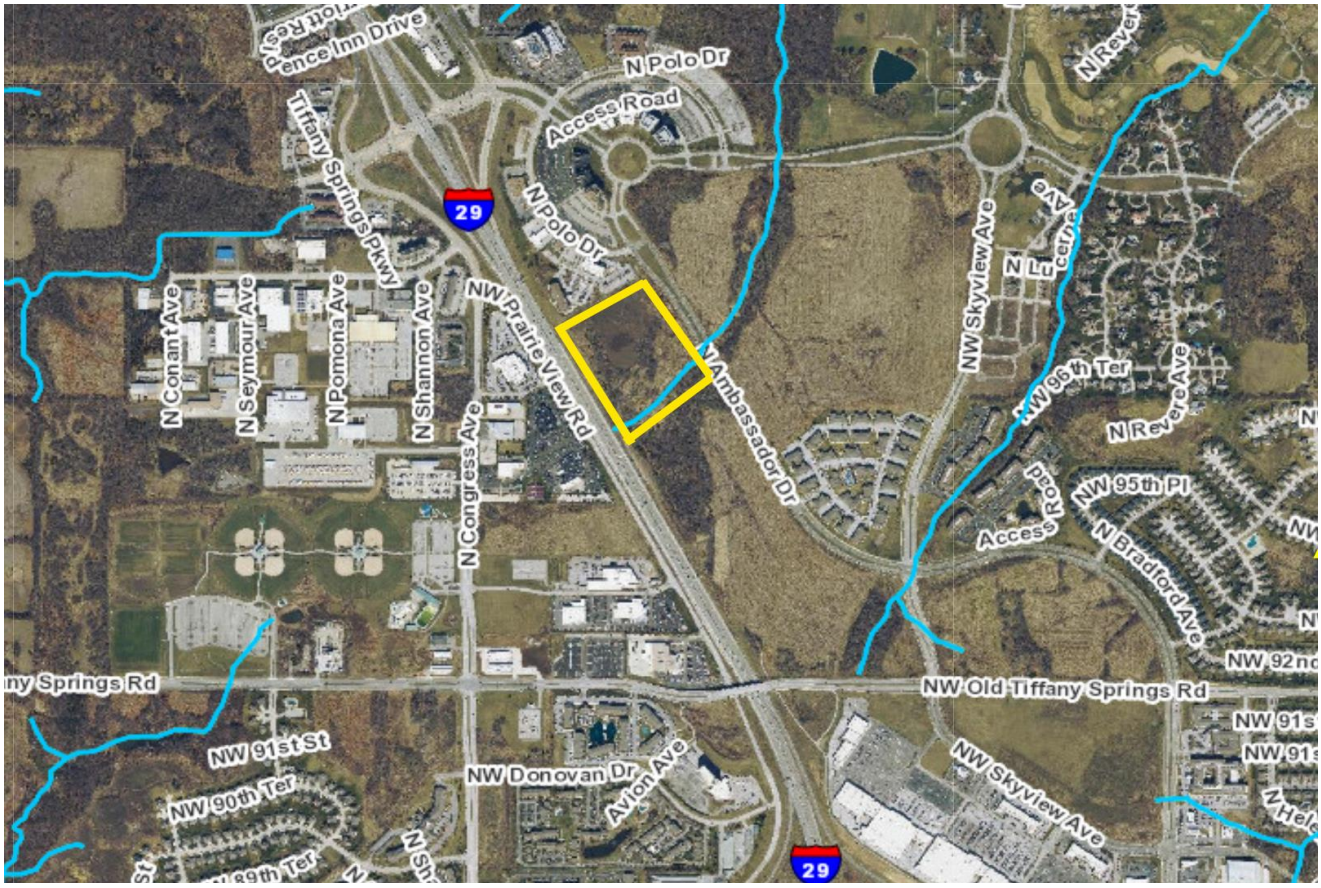
Controlling Case
CD-CPC-2024-00106 & CD-CPC-2024-00130 – Ordinance 241042, rezoned an area of about 19 acres from District B3-3 to District B4-3 generally located at N. Ambassador Drive and N. Polo Drive and approved a development plan that also served as a preliminary plat to allow for commercial uses, approved on December 12, 2024.

Project Timeline
The application for the subject request was filed on November 13, 2024. Scheduling deviations have occurred due to revisions needed by the applicant on the application.

Professional Staff Recommendation
Docket #C5 Approval Subject to Conditions

KANSAS CITY Planning & Dev

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District B4-3 on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

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

This use was approved in Case No. CD-CPC-2024-00106 which served as the Preliminary Plat. The Preliminary Plat proposed to develop four lots on a private drive. The applicant is proposing only one entrance to this development from North Ambassador Drive. Additionally, this final plat dedicates the required 50' easement for the Rapid Transit Corridor, which is proposed to follow Ambassador Drive.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Submitted Final Plat meets standards set by controlling Preliminary Plat.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

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

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

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

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2024-00036

Project: Trails at Ambassador First Plat

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved on the approved plan have been preserved in accordance with the plan prior to Certificate of Occupancy.

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

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

3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00036.

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

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

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

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

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

7. The developer shall submit construction plans in compliance with adopted standards for public improvements for N. Ambassador Dr, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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 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.

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

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

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

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

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

13. Water main extension plans for the new public fire hydrant along Ambassador Drive (M-25-23) shall be approved and under contract (permitted) prior to recording of this plat.

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

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, as amended, commonly known as the Development Regulations.

15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

17. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

19. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

20. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

21. The developer must subordinate to KC Water all private interest in the areas where the public sewers cross the private drive as required by KC Water, prior to issuance of any construction permits within said private drive, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

24. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

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

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

26. The developer shall provide Covenants to Maintain Private Water Main acceptable to KC Water for any private water mains prior to the issuance of any building permits.

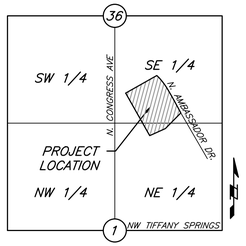
FINAL PLAT

TRAILS AT AMBASSADOR - FIRST PLAT

SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

COUNTY RECORDING INFORMATION

Plat Dedication: *TRAILS AT AMBASSADOR – FIRST PLAT*	*Reserved for County Recording Stamp*
Private Open Space Dedication: *N/A*	
Recorded As: *Plat*	



VICINITY MAP
SEC. 36–52–34
SEC. 1–51–34
N.T.S.

IN WITNESS WHEREOF:

TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2024.

TRAILS AT AMBASSADOR, LLC,
A MISSOURI CORPORATION

_____ _____
_____ _____, *MANAGING MEMBER*

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGING MEMBER OF TRAILS AT AMBASSADOR, LLC, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID _____, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

_____ _____
NOTARY PUBLIC *MY COMMISSION EXPIRES*

CITY PLAN COMMISSION

Approved: _____

PUBLIC WORKS

_____
Director of Public Works
Michael J. Shaw

COUNCIL

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

_____ _____
Mayor *City Clerk*
Quinton Lucas *Marilyn Sanders*

CLIENT:
Haythem Dawlett
TRAILS AT AMBASSADOR LLC

PROPERTY LOCATION:
The Subject property is North of NW Old Tiffany Springs, West of Ambassador, South of Pole Drive, and East of I–29.

GENERAL SURVEY NOTES:

1.) The plat of SARAH GLASS PLACE is recorded in Plat Book 3 at Page 33 in the Recorder of Deeds Office in Platte County, Missouri.

2.) The plat of LOTS 12H–1 & 12H–2 EXECUTIVE HILLS NORTH BLOCKS 12 & 26 is recorded in Plat Book 21 at Page 235 in the Recorder of Deeds Office in Platte County, Missouri.

3.) Title Report # NCS–1189866–KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company, was provided by client.

4.) Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0043G, effective January 20, 2017.

RAPID TRANSIT CORRIDOR (RTC) EASEMENT DEDICATION:
Grantor hereby grants to KCATA for the use and benefit of KCATA, its successors and assigns, a non–exclusive easement over, under, and across. Grantor agrees that KCATA may, in their discretion, construct a transit system, including but not limited to light rail, bus rapid transit, or other appropriate transit system improvement to be determined by the KCATA which may in part use railway tracks located across the easement. KCATA shall provide Grantor six months (180 calendar days) notice in writing prior to beginning construction (the "construction notice"). KCATA shall use the RTC easement for the following purposes: the construction, operation and maintenance of transit service infrastructure, including but not limited to stops, stations, guideways, special street lanes, track, overhead electrification, and any other infrastructure needed for the appropriate transit technology, as determined by the KCATA; for repair, modification or upgrading of the transit infrastructure whenever necessary to keep the system in a good condition; for ingress and egress to and from public streets or rights of way; and for the construction of such other facilities and uses reasonably necessary for the construction, operation and maintenance of the transit system. Grantor covenants that at no time shall Grantor interfere with, in any way restrict, impair or impede the use of the RTC easement by KCATA, provided that in the event of the construction and operation of the transit system, Grantor reserves the right to participate in matters of public participation wherein the KCATA and/or local government determines the appropriate standards and requirements for transit use, such as any appropriate adjacent buffer to the transit use. Grantor may grant overlapping easements on the RTC easement for utilities and for other public purposes that do not unreasonably interfere with KCATA's use of this RTC easement. Grantor may also construct, and maintain, private improvements (parking stalls, curbs, pavements, utilities, and landscaping, etc.) so long as permanent features (buildings) do not interfere or overlap with the RTC easement.

PROPERTY DESCRIPTION:
A tract in the Southeast Quarter of Section 36, Township 52 North, Range 34 West, and the Northeast Quarter of Section 1, Township 51 North, Range 34 West, in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on August 12, 2024, by John B. Young, PLS–2006016647:

Commencing at the Southeast corner of said Southeast Quarter; Thence South 89°49'07" West along the South line of said Southeast Quarter, 746.05 feet to the West Right–of–Way line of N. Ambassador Drive, as now established; Thence North 28°19'04" West along said West Right–of–Way line, 244.20 feet to the Point of Beginning; Thence South 44°36'39" West, 458.23 feet; Thence South 65°44'23" West, 360.61 feet to the East Right–of–Way line of Interstate Highway No. 29, as now established; Thence North 29°28'46" West along said East Right–of–Way line, 1020.85 feet to the Southwest corner of EXECUTIVE HILLS NORTH BLOCKS 12 & 26, a subdivision in said Kansas City, Jackson County, Missouri; Thence North 60°30'20" East along the South line of said EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 feet to the West Right–of–Way line of said N. Ambassador Drive; Thence along said West Right–of–Way line the following four courses: Thence South 46°18'31" East, 58.09 feet; Thence on a curve to the right, having an initial tangent bearing South 42°56'08" East, a radius of 1461.00 feet and an arc length of 288.54 feet; Thence on a curve to the right, having an initial tangent bearing South 31°37'12" East, a radius of 4945.01 feet and an arc length of 284.99 feet; Thence South 28°19'04" East, 302.35 feet to the Point of Beginning. Contains 806,341 square feet or 18.51 acres more or less.

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"TRAILS AT AMBASSADOR – FIRST PLAT"

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PARKLAND DEDICATION:
No parkland or fees in–lieu–of are being proposed with this plat.

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

ACCESS EASEMENT:
An access easement is being granted to the public and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

SEWER EASEMENT:
A sewer easement (S/E) for the location, construction, reconstruction, maintenance, operation and repair of sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through land lying, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. By the granting of this easement, it shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

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

EASEMENT VACATION:
DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1236 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 15 feet Storm drainage easement, recorded in Book 1260 at Page 360, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 20 feet surface drainage easement, recorded in Book 1260 at Page 358, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

DRAINAGE EASEMENT: A 15 feet drainage easement, recorded in Book 1260 at Page 361, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

MAINTENANCE OF TRACT:
Tract A within this Plat is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the Trails at ambassador, First Plat, recorded simultaneously with this plat.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of October, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI ★ MISSOURI ★ JOHN B. YOUNG NUMBER PLS-2006016647 ★ PROFESSIONAL LAND SURVEYOR ★

7–22–25
Date

John B. Young PLS–2006016647

1	*INITIAL SUBMITTAL*	*08–13–24*
2	*REVISED PER COMMENTS*	*09–09–24*
3	*REVISED PROPOSED EASEMENTS*	*09–23–24*
4	*REVISED PROPOSED EASEMENTS*	*11–13–24*
5	*REVISED LOTS AND EASEMENTS*	*04–15–25*
6	*REVISED PER CITY COMMENTS*	*05–28–25*
7	*ADD RAPID TRANSIT LANGUAGE*	*07–22–25*

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\23.362 – Tiffany Square West\DRAWINGS\2025.07.22–FINAL PLAT REV 6\23.362FPLAT.dwg–Jul 22, 2025–10:15am

FINAL PLAT

TRAILS AT AMBASSADOR - FIRST PLAT

SE 1/4, SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST
NE 1/4, SECTION 01, TOWNSHIP 51 NORTH, RANGE 34 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE SYSTEM
1983, Missouri West Zone (Meters)
Reference Monument : PL-03
Combined Scale Factor= 0.9998969

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
1	343477.180(m)	836843.369(m)	PL-03
500	344226.951(m)	836045.422(m)	PROPERTY CORNER
501	344127.533(m)	835947.345(m)	PROPERTY CORNER
502	344082.375(m)	835847.148(m)	PROPERTY CORNER
503	344353.217(m)	835694.041(m)	PROPERTY CORNER
504	344465.392(m)	835892.353(m)	PROPERTY CORNER
505	344453.162(m)	835905.154(m)	PROPERTY CORNER
506	344383.303(m)	835958.330(m)	PROPERTY CORNER
507	344308.070(m)	836001.711(m)	PROPERTY CORNER

LINE TABLE		
Line #	Length	Direction
L35	42.24	S5°52'40"W
L36	37.10	S60°30'20"W
L37	10.37	S15°30'20"W
L47	50.00	S60°30'20"W
L49	52.27	S29°29'40"E
L57	50.00	S29°00'49"E
L59	16.63	N66°31'29"E
L62	17.50	N60°30'20"E
L67	31.98	N47°09'42"E
L70	233.56	N60°30'20"E
L81	4.04	S77°57'07"W
L82	36.08	N43°32'29"W
L83	14.98	S23°28'31"E
L84	44.77	S46°27'31"W
L85	180.70	S29°29'40"E
L86	153.79	S29°29'40"E
L87	302.48	N29°29'40"W

CURVE TABLE		
Curve #	Length	Radius
C21	17.67	44.00
C24	38.96	337.00
C28	39.35	337.00
C37	44.93	44.00
C41	35.24	363.00
C42	33.83	337.00
C44	45.16	37.00
C45	54.23	37.02
C46	12.07	94.00
C47	9.88	94.00
C48	12.18	94.00
C51	12.46	94.00

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of October, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI ★ NOTARIAL SEAL ★ JOHN B. YOUNG NUMBER PLS-2006016647 ★ PROFESSIONAL LAND SURVEYOR ★

7-22-25
Date

John B. Young PLS-2006016647

SCALE
0' 60' 120'

LEGEND
- ⚠ – SECTION CORNER AS NOTED
- ⬠ – MONUMENT FOUND AS NOTED
- ⬟ – SET MONUMENT AS NOTED
- ○ – FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- ● – SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (M) – MEASURED DISTANCE
- (R) – RECORD DISTANCE
- B/L – BUILDING SETBACK LINE
- U/E – UTILITY EASEMENT
- A&U/E – ACCESS & UTILITY EASEMENT
- S/E – SANITARY EASEMENT
- D/E – DRAINAGE EASEMENT

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\23.362 – Tiffany Square West\DRAWINGS\2025.07.22-FINAL PLAT REV 6\23.362FPLAT.dwg-Jul 22, 2025-10:15am

1	INITAL SUBMITTAL	08-13-24
2	REVISED PER COMMENTS	09-09-24
3	REVISED PROPOSED EASEMENTS	09-23-24
4	REVISED PROPOSED EASEMENTS	11-13-24
5	REVISED LOTS AND EASEMENTS	04-15-25
6	REVISED PER CITY COMMENTS	05-28-25
7	ADD RAPID TRANSIT LANGUAGE	07-22-25

CITY PLAN COMMISSION

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

kcmo.gov/planning

August 25, 2025

Kaitlin Raynor
Kimley Horn
805 Pennsylvania Ave Suite 150, STE 150
Kansas City, MO 64105

Re: **CLD-FnPlat-2024-00036** - A request to approve a Final Plat in District B4-3 (Commercial) on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

Dear Kaitlin Raynor:

At its meeting on August 20, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

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

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

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

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

Sincerely,

Matthew Barnes
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved on the approved plan have been preserved in accordance with the plan prior to Certificate of Occupancy.

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

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

3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00036.

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

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

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

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

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

7. The developer shall submit construction plans in compliance with adopted standards for public improvements for N. Ambassador Dr, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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 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.

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

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

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

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

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

13. Water main extension plans for the new public fire hydrant along Ambassador Drive (M-25-23) shall be approved and under contract (permitted) prior to recording of this plat.

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

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, as amended, commonly known as the Development Regulations.

15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

17. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

19. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

20. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

21. The developer must subordinate to KC Water all private interest in the areas where the public sewers cross the private drive as required by KC Water, prior to issuance of any construction permits within said private drive, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

23. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

24. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

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

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

26. The developer shall provide Covenants to Maintain Private Water Main acceptable to KC Water for any private water mains prior to the issuance of any building permits.

File #: 250796

ORDINANCE NO. 250796

Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Chatham Avenue Self Storage, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

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

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

Section 3. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Private Storm Sewer Main Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 20, 2025.

..end

_____

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

CITY PLAN COMMISSION

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

kcmo.gov/planning

August 25, 2025

Nelson Willoughby
Olsson
1301 Burlington St, 100
North Kansas City, MO 64116

Re: **CLD-FnPlat-2025-00023** - A request to approve a Final Plat in District B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue, creating 2 lots and 2 tracts for a self storage building.

Dear Nelson Willoughby:

At its meeting on August 20, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

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

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

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

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

Sincerely,

Matthew Barnes
Lead Planner

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. That Ordinance No. __250203___, including all conditions provided therein, shall remain in full force and effect.

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

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

3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXXX.

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

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

5. Controlling plan conditions shall be followed.

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

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

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

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

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

9. 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.

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

10. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

12. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

13. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

14. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

16. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

17. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to KC Water for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the city's G.I.S. mapping within the subject parcels.

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5903
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self storage building; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00023)

Discussion

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels.

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

Fiscal Impact

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

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

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

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

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

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

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

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

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

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

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

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

Prior Legislation

CD-CPC-2024-00196 & 00197 – Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

Service Level Impacts

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

Other Impacts

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

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

3. How does this legislation contribute to a sustainable Kansas City?
   Click or tap here to enter text.

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

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

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

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

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

   No(Press tab after selecting)

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

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

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, **(Property)** more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], **(Plat)**, in accordance with Chapter ~~66~~88, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ___ to the limits prescribed by the Kansas City Code of Ordinances.

f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]

g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];

b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];

c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

_____
City Clerk

KANSAS CITY, MISSOURI

By: _____
Director of City Planning and Development

Approved as to form:

_____
Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ___ day of _____, 2_____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
Notary Public

My Commission Expires:_____

OWNER
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

I hereby certify that I have authority to execute this document on behalf of Owner.
By: _____

Title:_____

Date:_____

Check one:
( ) Sole Proprietor
( ) Partnership
( ) Corporation
( ) Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2____, before me, the undersigned notary public in and for the county and state aforesaid, came _____, to me personally known, who being by me duly sworn did say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president, or member(s)] of [insert name of business], and that said instrument was signed on behalf of said [proprietorship, partnership, corporation or LLC] by authority of **its** [for partnerships, corporations, or LLCs, add one of the following respective descriptions partners, Board of Directors or members] and acknowledged said instrument to be the free act and deed of said [proprietorship, partnership, corporation or LLC].

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

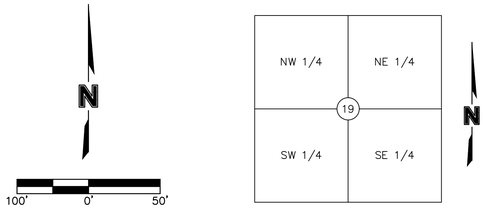
_____
Notary Public

My commission expires:_____

EXHIBIT “A”

EXHIBIT “B”

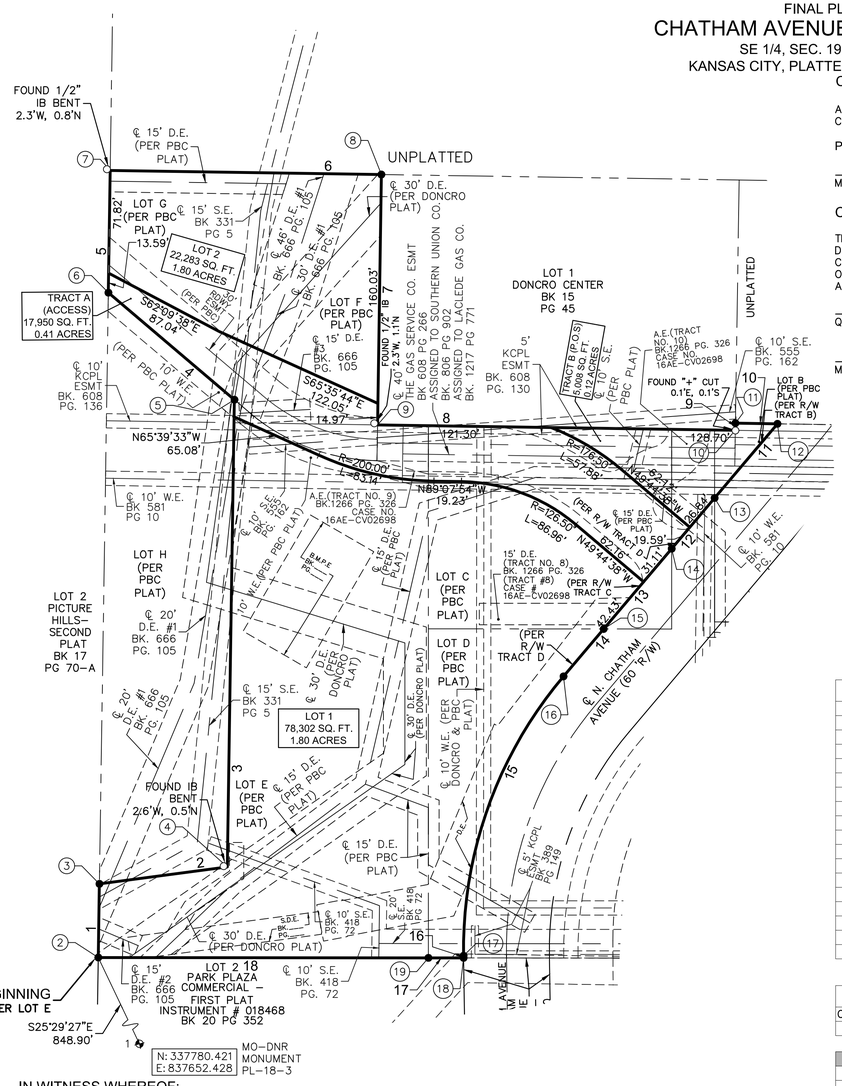
FINAL PLAT OF
CHATHAM AVENUE SELF STORAGE
SE 1/4, SEC. 19, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP
SECTION 19, T51N, R33W
(N.T.S.)

PROPERTY DESCRIPTION:

PART OF LOTS B, C AND D AND ALL OF LOTS E, F AND G, PRAIRIE VIEW CENTER A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, PLATTE COUNTY, MISSOURI RECORDED JANUARY 15, 1988 IN PLAT BOOK 17 AT PAGE 250 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866, UNDER THE AUTHORITY OF OLSSON C.L.S. 366 AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT E; THENCE NORTH 00°52'06" E, ALONG THE WESTERLY LINE OF SAID LOT E, 51.48 FEET TO THE SOUTHWEST CORNER OF LOT H OF SAID PRAIRIE VIEW CENTER; THENCE NORTH 82°26'59" EAST ALONG SAID WESTERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID LOT H, 90.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT H; THENCE NORTH 00°52'06" EAST ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT H, 326.55 FEET TO THE NORTHWEST CORNER OF SAID LOT E, ALSO BEING THE NORTHEAST CORNER OF SAID LOT H, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT G AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT F; THENCE NORTH 49°37'55" WEST, ALONG THE NORTHERLY LINE OF SAID LOT H, ALSO BEING THE SOUTHERLY LINE OF SAID LOT G, 115.60 FEET TO THE NORTHWEST CORNER OF SAID LOT H AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT G; THENCE NORTH 00°52'06" EAST ALONG THE WEST LINE OF SAID LOT G, 85.41 FEET TO THE NORTHWEST CORNER OF SAID LOT G; THENCE SOUTH 89°07'54" EAST, ALONG THE NORTH LINE OF SAID LOT G AND ALONG THE NORTH LINE OF SAID LOT E, 189.47 FEET TO THE NORTHEAST CORNER OF SAID LOT F; THENCE SOUTH 00°52'06" WEST, ALONG THE EAST LINE OF SAID LOT F, 175.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT E; THENCE SOUTH 89°07'54" EAST ALONG SAID NORTHERLY LINE OF SAID LOT E, ALSO ALONG THE NORTH LINE OF SAID LOT C, ALSO ALONG THE NORTH LINE OF SAID LOT D AND ALSO ALONG THE NORTHERLY LINE OF SAID LOT B, 250.00 FEET; THENCE NORTH 00°52'06" EAST, ALONG SAID NORTHERLY LINE OF SAID LOT B, 5.00 FEET; THENCE SOUTH 89°07'54" EAST, ALONG SAID NORTHERLY LINE OF SAID LOT B, 29.38 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. CHATHAM AVENUE, ESTABLISHED BY ORDINANCE NUMBER 140109 RECORDED MAY 26, 2015 AS INSTRUMENT NUMBER 2015006706 IN BOOK 1244 AT PAGE 388, AMENDED BY ORDINANCE NUMBER 160496 RECORDED AUGUST 24, 2016 AS INSTRUMENT NUMBER 2016011538 IN BOOK 1266 AT PAGE 326 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI AND REPORT OF COMMISSIONERS CONDEMNATION PROCEEDINGS IN PLATTE COUNTY CIRCUIT COURT CASE NO. 16AE-CV02698 FILED JUNE 27, 2017; THENCE SOUTH 40°15'22" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 67.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT B, ALSO BEING THE NORTHERLY LINE OF SAID LOT D; THENCE LEAVING SAID WEST LINE AND LEAVING SAID NORTHERLY LINE, SOUTH 40°15'22" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 46.42 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID LOT D, ALSO BEING A POINT ON THE EAST LINE OF SAID LOT C; THENCE LEAVING SAID NORTHERLY LINE AND LEAVING SAID EAST LINE, SOUTH 40°15'22" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 73.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT C, ALSO BEING THE NORTHERLY LINE OF SAID LOT D; THENCE LEAVING SAID SOUTH LINE AND LEAVING SAID NORTHERLY LINE, SOUTH 40°15'22" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 43.46 FEET; THENCE SOUTHERLY ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 41°08'36", AND AN ARC DISTANCE OF 211.84 FEET; THENCE SOUTH 00°53'14" EAST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 1.54 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT D; THENCE LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, NORTH 89°56'15" WEST, ALONG SAID SOUTH LINE, 24.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT D, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH 89°56'15" WEST, ALONG THE SOUTH LINE OF SAID LOT E, 230.66 FEET TO THE POINT OF BEGINNING. CONTAINING 123,543 SQUARE FEET OR 2.84 ACRES, MORE OF LESS.


FOUND 1/2" IB BENT 2.3'W, 0.8'N
UNPLATTED
LOT G (PER PBC PLAT) 13.59'
LOT 2 22,283 SQ. FT. 1.80 ACRES
TRACT A (ACCESS) 17,950 SQ. FT. 0.41 ACRES
LOT F (PER PBC PLAT)
LOT 1 DONCRO CENTER BK 15 PG 45
UNPLATTED
LOT H (PER PBC PLAT)
LOT 2 PICTURE HILLS-SECOND PLAT BK 17 PG 70-A
LOT C (PER PBC PLAT)
LOT D (PER PBC PLAT)
LOT 1 78,302 SQ. FT. 1.80 ACRES
LOT E (PER PBC PLAT)
FOUND IB BENT 2'6'W, 0.5'N
LOT 2 18 PARK PLAZA COMMERCIAL - FIRST PLAT INSTRUMENT # 018468 BK 20 PG 352
LOT B (PER PBC PLAT) (PER R/W TRACT B)
N. CHATHAM AVENUE (80' R/W)
LAVERNE AVE
POINT OF BEGINNING SW CORNER LOT E
S25°29'27"E 848.90'
N: 337780.421 E: 837652.428 MO-DNR MONUMENT PL-18-3
S65°09'38"E 67.04'
S65°35'44"E 122.05'
14.97'
N65°39'33"W 65.08'
R=200.00' L=83.14'
N89°07'54"W 19.23'
R=126.50' L=66.96' N49°44'56"W
R=176.50' L=57.89' S52°44'27"W
126.58'
128.70'
19.59'
42.46'
S40°15'22"W 67.94'
S40°15'22"W 46.42'
S40°15'22"W 73.54'
S40°15'22"W 43.46'
S00°53'14"E 1.54'
N89°56'15"W 24.59'
N89°56'15"W 230.66'
71.82'
160.03'
21.30'
FOUND 1/2" IB 2.3'W, 1.1'N
FOUND "+" CUT 0.1'E, 0.1'S
FOUND "+" CUT 0.1'E, 0.1'N
FOUND "+" CUT 0.1'W, 0.1'S
FOUND "+" CUT 0.1'W, 0.1'N
FOUND "+" CUT 0.1'E, 0.1'N
FOUND "+" CUT 0.1'W, 0.1'S
FOUND "+" CUT 0.1'W, 0.1'N
FOUND "+" CUT 0.1'E, 0.1'S

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00023

Chatham Self Storage Final Plat

August 20, 2025

Docket # C9

Request
Final Plat

Applicant
Nelson Willoughby
Olsson

Owner
Daniel Gregory
Arium

Site Information

Location	6550 N Chatham Ave
Area	3 Acres
Zoning	B4-3
Council District	2
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Commercial, B3-2
South: Commercial, B3-2
East: Commercial, B3-2
West: Commercial, B3-2

Land Use Plan
The Line Creek Area Plan recommends Commercial for this location. This application type is not reviewed for alignment with the area plan.

Major Street Plan
North Chatham Avenue is identified as a Throughfare at this location.

Approval Process

Overview
The applicant seeks approval of a Final Plat in District B4-3 (Commercial) on about 3 acres which would create 2 lots and 2 tracts for a self storage building.

Existing Conditions
The subject site is undeveloped and generally slopes to the southwestern corner of the site. There was previously a stream crossing on the western side of the site but it has been removed with the controlling development plan.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

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

Controlling Case
CD-CPC-2024-00196 & 00197 – Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

Project Timeline
The application was filed on June 27, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #C9 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP

RELATED CASES

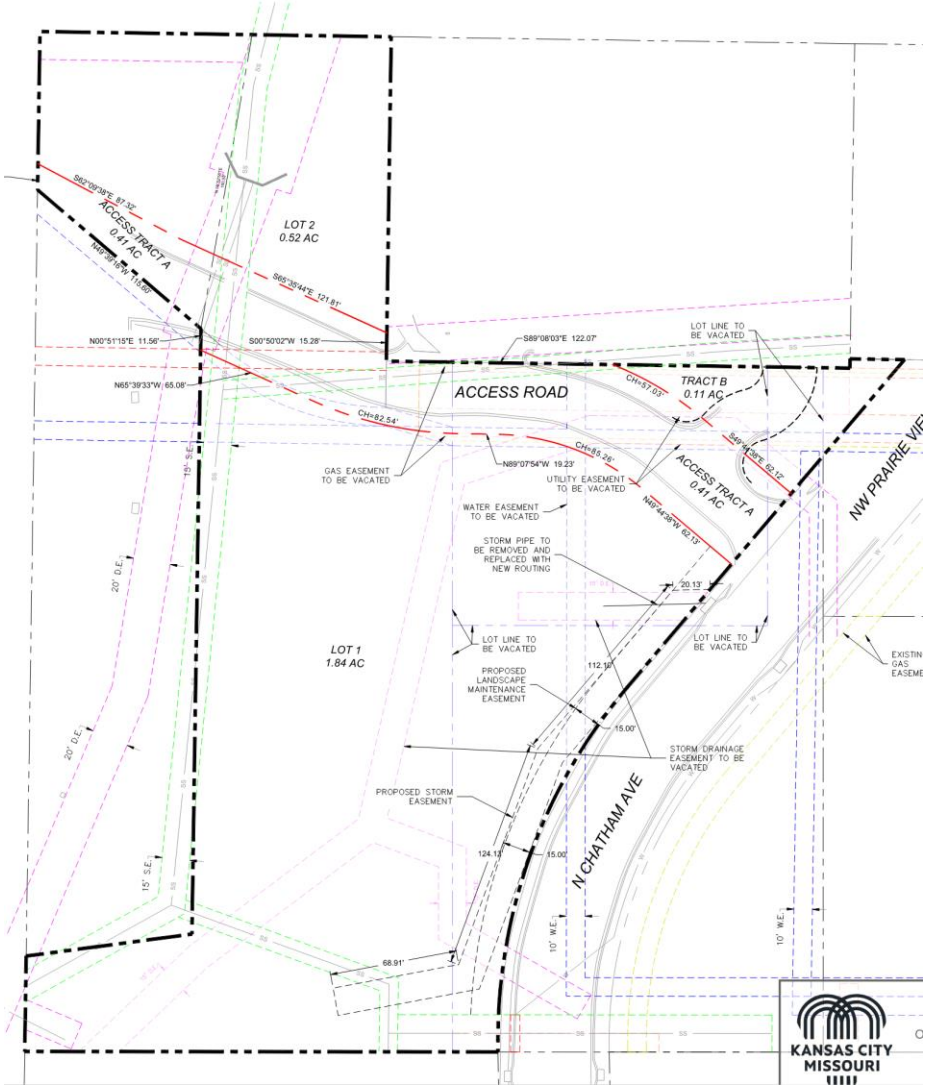
CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

PLAT REVIEW

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64th Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels. See image below for the preliminary plat:



PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Proposed Final Plat meets the Lot and Building Standards as set in the controlling Preliminary Plat

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

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

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

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

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CLD-FnPlat-2025-00023

Project: Chatham Ave Self Storage

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. That Ordinance No. __250203___, including all conditions provided therein, shall remain in full force and effect.

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

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

3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXXX.

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

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

5. Controlling plan conditions shall be followed.

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

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

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

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

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

9. 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.

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

10. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

12. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

13. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

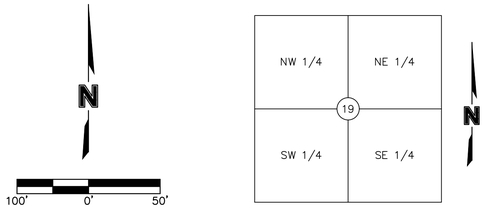
14. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

16. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

17. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to KC Water for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the city's G.I.S. mapping within the subject parcels.

FINAL PLAT OF
CHATHAM AVENUE SELF STORAGE
SE 1/4, SEC. 19, T51N, R33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



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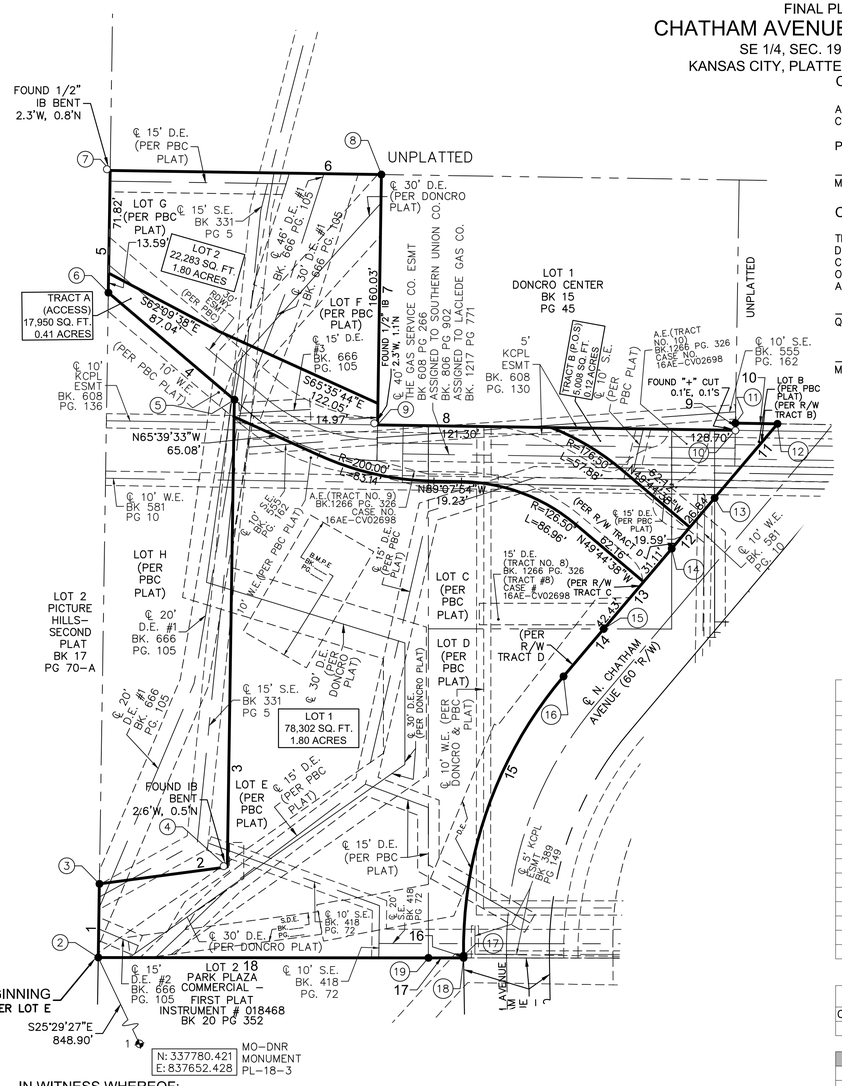

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	337780.421	837652.428
2	338013.967	837541.079
3	338029.655	837541.317
4	338033.266	837568.560
5	338132.782	837570.069
6	338155.601	837543.226
7	338181.630	837543.620
8	338180.755	837601.361
9	338127.424	837600.553
10	338126.269	837676.740
11	338127.793	837676.763
12	338127.657	837685.717
13	338111.855	837672.337
14	338101.057	837663.193
15	338083.952	837648.710
16	338073.844	837640.151
17	338014.351	837618.868
18	338013.882	837618.875
19	338013.890	837611.380

IN WITNESS WHEREOF:

64TH LAND, LLC A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20__.

64TH LAND, LLC
A MISSOURI LIMITED LIABILITY COMPANY

_____
NAME TITLE

STATE OF _____ SS:

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS _____ OF 64TH LAND, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID _____, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

DEVELOPER:
ARIUM
551 DELAWARE STREET
KANSAS CITY, MO 64105
PHONE: 816.617.5307

CITY PLAN COMMISSION:

APPROVED: _____
CASE NUMBER: CLD-FnPlat-2025-00023

PUBLIC WORKS DEPARTMENT

_____
MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____ 20__

_____
QUINTON LUCAS MAYOR

_____
MARILYN SANDERS CITY CLERK

LINE BOUNDARY TABLE		
LINE ID	BEARING	DISTANCE
1	N00°52'06"E	51.48'
2	N82°26'59"E	90.17'
3	N00°52'06"E	326.55'
4	N49°37'55"W	115.60'
5	N00°52'06"E	85.41'
6	S89°07'54"E	189.47'
7	S00°52'06"W	175.00'
8	S89°07'54"E	250.00'
9	N00°52'06"E	5.00'
10	S89°07'54"E	29.38'
11	S40°15'22"W	67.94'
12	S40°15'22"W	46.42'
13	S40°15'22"W	73.54'
14	S40°15'22"W	43.46'
16	S00°53'14"E	1.54'
17	N89°56'15"W	24.59'
18	N89°56'15"W	230.66'

CURVE BOUNDARY TABLE			
CURVE ID	RADIUS	DELTA	LENGTH
15	295.00'	41°08'36"	211.84'

LAND DATA	AREA
TOTAL LAND AREA	2.84 ACRES±
LAND AREA FOR PROPOSED OR EXISTING RIGHT-OF-WAY	0.00 ACRES±
NET LAND AREA	2.84 ACRES±
PLAT DATA	**COUNT**
NUMBER OF LOTS	2
NUMBER OF TRACTS	2

LEGEND	
SURVEY MARKERS	
O FND	FOUND MONUMENT
◔ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT
W.E.	WATER EASEMENT
GENERAL	
℄	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

PLAT DEDICATION: CHATHAM AVENUE SELF STORAGE	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CHATHAM AVENUE SELF STORAGE

DRAINAGE EASEMENT – A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

MAINTENANCE OF TRACTS: TRACTS A (0.41 ACRES) ARE TO BE USED FOR ACCESS, AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

MAINTENANCE OF TRACTS: TRACTS B (0.12 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANT, CONDITIONS, RESTRICTION AND EASEMENTS.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ACCORDING TO THE PLATTE COUNTY FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0109G MAP REVISED JANUARY 20, 2017.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE IS HEREBY GRANTED BY GRANTED BY DOCUMENT NUMBER 000385 BOOK 713 PAGE 382.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1663545, REVISION NUMBER: 2 – UPDATED (REVISED ON MAY 22, 2025) WITH A COMMITMENT DATE OF MAY 16, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-18-3 RESET" WITH A GRID FACTOR OF 0.9999024. ALL COORDINATES SHOWN ARE IN METERS.

4. PER DONCRO PLAT IS IN REFERENCE TO DONCRO CENTER LOT 2, RECORDED IN PLAT BOOK 15 AT PAGE 65. PER PBC IS IN REFERENCE TO PRAIRIE BUSINESS CENTER RECORDED IN PLAT BOOK 17 AT PAGE 250.

3. PER R/W TRACT B IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT B, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 7" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS "TRACT #7 IN STREET RIGHT-OF-WAY" IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

4. PER R/W TRACT C IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT C, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 8" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS TRACT #8 AS STREET RIGHT-OF-WAY IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

5. PER R/W TRACT D IS IN REFERENCE TO N. CHATHAM RIGHT-OF-WAY AS DESCRIBED IN "STREET RIGHT-O-WAY LOT D, PRAIRIE BUSINESS CENTER" IN ORDINANCE NO. 140109 RECORDED AS DOCUMENT NO. 2015006706 IN BOOK 1244 AT PAGE 388 ON MAY 26, 2015, ALSO DESCRIBED AS "STREET RIGHT-OF-WAY TRACT NO. 10" IN ORDINANCE 160496 RECORDED AS DOCUMENT NO. 2016011538 IN BOOK 1266 AT PAGE 326 ON AUGUST 24, 2016 AND ALSO DESCRIBED AS TRACT #10 AND #11 AS STREET RIGHT-OF-WAY IN CIRCUIT COURT OF PLATTE COUNTY CASE NUMBER 16AE-CV02698 FILED JUNE 17, 2017.

THIS PLAT AND SURVEY OF CHATHAM AVENUE SELF STORAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF CHATHAM AVENUE SELF STORAGE SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JEFFREY P. MEANS
NUMBER PLS-2000147866
PROFESSIONAL LAND SURVEYOR

_____
OLSSON, MO CLS 366
JEFFREY P. MEANS, MO PLS 2000147866
AUGUST 1, 2025
JMEANS@OLSSON.COM

DATE OF SURVEY
06-27-2025 - 1st Submittal
08-01-2025 - 2nd Submittal

drawn by:	NRW
surveyed by:	AH/NZ
checked by:	JPM
approved by:	JPM
project no.:	A24-05939
file name:	V_FPT_A2405939.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street - #100
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

DWG: F:\2024\05501-06000\024-05939-A\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPT_A2405939.dwg USER: nwilloughby
DATE: Aug 01, 2025 10:44am

414 E. 12th Street
Kansas City, MO
64106

File #: 250715

RESOLUTION NO. 250715

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

WHEREAS, the 51st & Oak Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by the City Council by Ordinance No. 150507; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the 51st & Oak Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Ryan Hackenmiller
Jessica Rutland
M. Grant Harrison

..end

File #: 250784

ORDINANCE NO. 250784

Sponsor: Director of Health Department

Accepting and approving a one-year $190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of $190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Cities Readiness Initiative works to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination operations; and

WHEREAS, the Cities Readiness Initiative evaluates the City's ability to provide mass medication dispensing to the entire population within 24 to 48 hours through a system of "Open" and "Closed" Points of Dispensing (PODs), ensuring readiness for both public and pre-arranged organizational response needs; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Cities Readiness Initiative program, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed $190,160.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-477255-G50501426	Cities Readiness Initiative 26	$190,160.00

Section 3. That the sum of $190,160.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505014-A-G50501426	Cities Readiness Initiative 26	$165,955.17
26-2480-505014-B-G50501426	Cities Readiness Initiative 26	5,000.00
26-2480-505014-C-G50501426	Cities Readiness Initiative 26	19,204.83
	TOTAL	$190,160.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505014-G50501426 and is authorized to expend the sum of $190,160.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505014	601100	G50501426	$ 165,955.17
26	2480	505014	612550	G50501426	$ 5,000.00
26	2480	505014	621100	G50501426	$ 19,204.83

TOTAL 190,160.00

DESCRIPTION:

Accepting and approving a one year $190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness program; estimating and appropriating the sum of $190,160.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/3/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE

FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
2480	500001	477255	G50501426	$190,160.00

TOTAL 190,160.00

DESCRIPTION:

Accepting and approving a one year $190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness program; estimating and appropriating the sum of $190,160.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5907
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a one year $190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative (CRI) program; estimating and appropriating the sum of $190,160.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

Since public health threats are always present, being prepared to prevent, respond and rapidly recover from these types of events can save lives and protect the safety of our citizens.
This grant funding helps cover the planning functions and equipment needed to develop two unique public health operations, each which focuses on different planning functions.
The Cities Readiness Initiative builds off the Public Health Preparedness base program in the effort to enhance and expand the public health response capacity while building a more focused approach to large scale medication dispensing and vaccination efforts.
CRI program measures and evaluates the KCHD's plan regarding its ability to provide mass medication dispensing to the entire City of Kansas City' population within 24-48 hours.
Dispensing operation focus on the concepts of "Open" and "Closed" points of dispensing (POD)
Open PODS are those large scale public focused operations while closed PODS are those operations that are pre-arranged with large businesses and other organizations.

Fiscal Impact

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

2. What is the funding source?
   26-2480-505014-G50501426 – Cities Readiness Initiative Health Grants Fund

3. How does the legislation affect the current fiscal year?

This legislation accepts, estimates, and appropriates a grant award in the amount of $190,160.00

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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

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 Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department's response to a public health emergency in an effective and efficient manner using an all-hazards approach. Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment, and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

Other Impacts

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

All citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by the KCHD during a public health emergency.

2. How have those groups been engaged and involved in the development of this ordinance?
   No

3. How does this legislation contribute to a sustainable Kansas City?
   Click or tap here to enter text.

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

   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
No subcontracting

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

414 E. 12th Street
Kansas City, MO
64106

File #: 250785

ORDINANCE NO. 250785

Sponsor: Director of Health Department

Accepting and approving a one-year $83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of $83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, Hepatitis B virus is a serious infectious illness of the liver transmitted through blood and body fluids, with perinatal infection serving as a major route of transmission; and

WHEREAS, infants infected with Hepatitis B have a 90% risk of developing chronic infection and a 25% lifetime risk of premature death, and the use of Hepatitis B Immune Globulin and timely completion of the vaccine series has been shown to be up to 95% effective in preventing infection in newborns; and

WHEREAS, this funding supports the Perinatal Hepatitis B Program, which identifies and provides case management to pregnant women infected with Hepatitis B to ensure newborns, household members, and close contacts receive timely immunizations and appropriate treatment; NOW THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant amendment between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed $83,850.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-471980-G50542227	Perinatal Hepatitis B	$83,850.00

Section 3. That the sum of $83,850.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505422-A-G50542227	Perinatal Hepatitis B	$80,255.00
26-2480-505422-B-G50542227	Perinatal Hepatitis B	1,895.00
26-2480-505422-C-G50542227	Perinatal Hepatitis B	1,700.00
	TOTAL	$83,850.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505422-G50542227 and is authorized to expend the sum of $83,850.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5908
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a one year $83,850.00 grant amendment with Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of $83,850.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

Hepatitis B virus (HBV) is an infectious illness of the liver caused by the Hepatitis B virus, it is transmitted by exposure to infectious blood or body fluids, and perinatal infection is a major route of infection. These funds provide support to identify pregnant women who are infected with hepatitis B to provide immunizations to the newborn, for household, and sexual contacts to prevent hepatitis B infection. The program routinely maintains a case load of 10-15 pregnancies through surveillance effort and follows an additional 25-30 newborns to achieve appropriate vaccine compliance.

Perinatal Hepatitis B program overview:

Provides case management to pregnant women with positive hepatitis B markers to collaborate with the mothers of those newborns in getting them the appropriate treatment at birth, and successful completion of the Hepatitis B vaccine series which helps prevent transmission of the virus to their infants.

Infants infected with HBV have a 90% risk of developing chronic HBV infection and a 25 % lifetime risk of dying prematurely from cirrhosis or liver cancer.

Hepatitis B Immune Globulin (HBIG) and the first does of Hepatitis B vaccine on the day of delivery, followed by timely completion of the hepatitis B vaccine series has been shown to be 85%-95% effective in preventing HBV infection in the newborn.

Collaboration with the birthing hospitals encourages predelivery testing and coordination of that providing that treatment along with the provision of the first does of HBV are given to those infants as soon as they are born.

Following up with the medical providers to coordinate the timely vaccination of the full series of vaccinations and proper bloodwork are completed to monitor that the antibodies are high enough to protect the infant at the end of the vaccination series.

Fiscal Impact

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

2. What is the funding source?
   26-2480-505422-G50542227- Perinatal Hepatitis B Health Grants Fund

3. How does the legislation affect the current fiscal year?
   This legislation accepts, estimates, and appropriates a grant amendment in the amount of $83,850.00.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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

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 Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Hepatitis B virus (HBV) infection in a pregnant woman poses risk to her infant at birth. Without postexposure immunoprophylaxis, approximately 40% infants born to HBV-infected mother in the Inited States will develop chronic HBV infection, approximately one-fourth of them will eventually die from chronic liver disease.

Perinatal HBV transmission can be prevented by identifying HBV infected (i.e., hepatitis B surface antigen [HBsAg]-positive) pregnant women and providing hepatitis B immune globulin and hepatitis B vaccine to their infants with in 12 hours of birth.

Preventing perinatal HBV transmission is in integral part of the national strategy to eliminate hepatitis B in the United States.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   The ability to limit/ decease/ eliminate the spread of Hepatitis B in the community.

2. How have those groups been engaged and involved in the development of this ordinance?
   No

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

It will assist in the prevention of Hepatitis B in approximately one-fourth of the population from developing chronic liver disease.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Reciept of grant funding

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)

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505422	601100	G50542227	$ 80,255.00
26	2480	505422	612550	G50542227	$ 1,895.00
26	2480	505422	621100	G50542227	$ 1,700.00

TOTAL 83,850.00

DESCRIPTION:

Accepting and approving a one year $83,850.00 grant award with Missouri Department of Health and Senior Services for Perinatal Hepatitis B case management and surveillance activities; estimating and appropriating the sum of $83,850.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/3/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	500001	471980	G50542227	$83,850.00

TOTAL

DESCRIPTION:

Accepting and approving a one year $83,850.00 grant award with Missouri Department of Health and Senior Services for Perinatal Hepatitis B case management and surveillance activities; estimating and appropriating the sum of $83,850.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/3/2025

83,850.00

DATE

File #: 250788

ORDINANCE NO. 250788

Sponsor: Director of Health Department

Accepting and approving a one-year $130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of $130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, this funding provides service coordination for children and youth from birth to age twenty-one residing in Jackson, Cass, Clay, Platte, and Ray Counties who are at increased risk of chronic physical, developmental, behavioral, or emotional conditions and who require more extensive health-related services than typically needed; and

WHEREAS, the Program acts as a payer of last resort by assisting medically eligible children and youth whose families also meet financial eligibility guidelines, and supports early identification, timely referral, and coordination of diagnostic and treatment services to promote healthy growth and development; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Children and Youth with Special Health Care Needs program in the Kansas City, Missouri area, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed $130,699.60 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-472880-G50542627B	Children with Special Health	$130,699.60

Section 3. That the sum of $130,699.60 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505426-A-G50542627B	Children with Special Health	$116,844.00
26-2480-505426-B-G50542627B	Children with Special Health	2,324.60

26-2480-505426-C-G50542627B	Children with Special Health	11,531.00
	TOTAL	$130,699.60

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505426-G50542627B and is authorized to expend the sum of $130,699.60 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5909
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a one year $130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of $130,699.60 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

This funding from the Missouri Department of Health and Senior Services funds coordination services for children and youth with special health care needs who live in the following counties: Jackson, Cass, Clay, Platte, and Ray. The purpose of this contract is to provide services for individuals from birth to age twenty-one (21) who have or are at an increased risk for a medical condition that may hinder their normal physical growth and development and who require more medical services than children and youth generally. The Program focuses on early identification and service coordination for individuals who meet medical eligibility guidelines. The program acts as a payer of last resort, and as such provides limited funding for medically necessary diagnostic and treatment services for individuals whose families also meet financial eligibility guidelines. This contract allows the Health Department to fund one (1) full-time Service Coordinator position. The Kansas City, MO Children and Youth with Special Health Care Needs program provided service coordination services for sixty-two (62) families from July 2024 to July 2025.

Fiscal Impact

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

2. What is the funding source?

   2480-Health Grants Fund

3. How does the legislation affect the current fiscal year?

This legislation accepts, estimates, and appropriates a grant award in the amount of $130,699.60.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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

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 Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

The Children and Youth with Special Health Care Needs program ensures that children and youth who have a diagnosis of a special health care need are provided with with early identification and integration of supportive resources. Early identification and integration of resources enhances the best possible health outcomes with the greatest degree of independence for indivduals diagnosed with a special health care need.

Other Impacts

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

The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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

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

The Children and Youth with Special Health Care Needs program partners with participants and their families to achieve coordinated, ongoing, and comprehensive care within a medical home which provides for successful transitions into adulthood.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   No subcontracting

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)

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505426	601100	G50542627B	$116,844.00
26	2480	505426	610360	G50542627B	$2,324.60
26	2480	505426	621100	G50542627B	$11,531.00

TOTAL 130,699.60

DESCRIPTION:

Accepting and approving a one year $130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of $130,699.60 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/3/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	500001	472880	G50542627B	$130,699.60

TOTAL

DESCRIPTION:

Accepting and approving a one year $130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of $130,699.60 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/3/2025

130,699.60

DATE

414 E. 12th Street
Kansas City, MO
64106

File #: 250789

ORDINANCE NO. 250789

Sponsor: Director of Heath Department

Accepting and approving a one-year $125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program; estimating and appropriating the sum of $125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, the HIV surveillance program is responsible for monitoring and coordinating the reporting of HIV disease across a seven-county region of Missouri, working with physicians, hospitals, and laboratories to collect accurate case information; and

WHEREAS, the data generated through HIV surveillance provides essential statistical reports that support grant applications, prevention initiatives, and the Ryan White Program, which delivers critical services to individuals living with HIV in the Kansas City metropolitan area; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant amendment between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide funding for the City's HIV Surveillance program, for a period beginning June 1, 2025 through May 31, 2026, for an amount not to exceed $125,944.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-473570-G50242527	HIV/AIDS Surveillance 27	$125,944.00

Section 3. That the sum of $125,944.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505416-A-G50242527	HIV/AIDS Surveillance 27	$124,093.00
26-2480-505416-B-G50242527	HIV/AIDS Surveillance 27	900.00
26-2480-505416-C-G50242527	HIV/AIDS Surveillance 27	951.00
	TOTAL	$125,944.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505416-G50242527 and is authorized to expend the sum of $125,944.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5912
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a one year $125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program ; estimating and appropriating the sum of $125,944.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

HIV surveillance is responsible for identifying and coordinating the reporting of HVI disease in a seven-county region of Missouri. Routine contact with physicians, hospitals and laboratories facilitates their reporting, and the aggregate numbers are returned to the community as statical reports which support numerous grant applications and prevention activities.

HIV surveillance provides data and statical information needed to apply and maintain funds that support Ryan White activities that assist those living with HIV in the Kanas City Metro area.

Fiscal Impact

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

2. What is the funding source?
   2480 Health Grants Fund

3. How does the legislation affect the current fiscal year?
   This legislation accepts, estimates, and appropriates a grant award in the amount of $125,944.00.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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

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 Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Example if applicable: Many public health programs are funded based on the needs of the community and impact upon individual citizens and high-risk groups. This program allows for direct analysis of data surrounding those living with HIV and how to best provide the available resources (case management, medications housing, transportation) to those individuals.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Case surveillance data provide the basis for our understanding of the burden of disease and are used to guide public health action at the federal, state, and local levels.

   Knowing how many people are diagnosed with HIV infection each year-and the stage of disease at diagnosis-is important for planning, resource allocation, and for monitoring trends and disparities between groups.

   Laboratory data (e.g. viral load and CD4 counts) are essential for monitoring whether people are receiving the vital HIV medical care services they need to live long healthy lives and reduce the transmission to others.

   With these data, state and local level staff can identify people with HIV who may not be receiving care and help then to return to care.

2. How have those groups been engaged and involved in the development of this ordinance?
   No

3. How does this legislation contribute to a sustainable Kansas City?
   Promoting economic vitality, social equality and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however the goal of these programs is to promote and protect all citizens of Kansas City on a continuing, ongoing and sustainable basis.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   No subcontracting

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)

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505416	601100	G50242527	$ 124,093.00
26	2480	505416	612550	G50242527	$ 900.00
26	2480	505416	621100	G50242527	$ 951.00

TOTAL 125,944.00

DESCRIPTION:

Accepting and approving a one year $125,944.00 grant amendment with Missouri Department of Health and Senior Services for a comprehensive HIV surveillance program ; estimating and appropriating the sum of $125,944.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/3/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	500001	473570	G50242527	$125,944.00

TOTAL

DESCRIPTION:

Accepting and approving a one year $125,944.00 grant amendment with Missouri Department of Health and Senior Services for a comprehensive HIV surveillance program ; estimating and appropriating the sum of $125,944.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/3/2025

125,944.00

DATE

File #: 250790

ORDINANCE NO. 250790

Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of $2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $2,474,669.00; and recognizing this ordinance as having an accelerated effective date

WHEREAS, Ryan White Part A and Minority AIDS Initiative funds provide core medical and related support services to improve access and reduce disparities in health outcomes in the Kansas City Transitional Grant Area (KC-TGA); and

WHEREAS, the Kansas City Transitional Grant Area (KC-TGA), which includes counties in both Missouri and Kansas, qualifies as an eligible metropolitan area under the federal Ryan White Part A and Minority AIDS Initiative (MAI) programs due to the high incidence of HIV/AIDS, and has received Part A funding for over 30 years to support a comprehensive system of care for people living with HIV; and

WHEREAS, the Kansas City, Missouri Health Department serves as the administrator of Ryan White Part A/MAI programming in the KC-TGA, overseeing the delivery of core medical and support services—including outpatient medical care, oral health services, case management, and mental health/substance abuse treatment—to over 2,700 individuals annually through subrecipient agencies, with funding awarded based on both epidemiological data and demonstrated need; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a $2,474,669.00 award amendment to Ryan White HIV Emergency Relief Part A / Minority AIDS Initiative ("MAI") Grant between the City of Kansas City, Missouri, acting through its Director of Health, and the U.S. Department of Health and Human Services, Division of Health Resources and Services Administration ("HRSA"), acting through its Director of Administration, whereby HRSA will provide funding for persons living with HIV/AIDS in the eleven county Kansas City Transitional Grant Area (KC-TGA) is hereby accepted and approved. A copy of the agreement, in substantial form, is on file with the Director of Health.

Section 2. That revenue in the following account of the Ryan White HIV/AIDS Fund is hereby estimated in the following amount:

26-2730-500001-479740-G50244826	HRSA Ryan White Grant FY26	$2,316,652.00
26-2730-500001-479880-G50501926	Minority Aids Initiative 26	158,017.00
	TOTAL	$2,474,669.00

Section 3. That $2,474,669.00 is hereby appropriated from the Unappropriated Fund Balance of the Ryan White HIV/AIDS Fund:

26-2730-505003-A-G50244826	HRSA Ryan White Grant FY26	$ 234,534.00
26-2730-505003-B-G50244826	HRSA Ryan White Grant FY26	2,082,118.00
26-2730-505019-A-G50501926	Minority Aids Initiative 26	11,950.00
26-2730-505019-B-G50501926	Minority Aids Initiative 26	146,067.00
	TOTAL	$2,474,669.00

Section 4. The Director of Health is designated as requisitioning authority for Account No. 26-2730-505003-G50244826 and 26-2730-505019-G50501926 and is hereby authorized to expend the sum of $2,474,669.00 from funds previously appropriated in the account to fund the agreement.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5914
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a grant award amendment in the amount of $2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $2,474,669.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Discussion

Ryan White Part A/MAI funds provide core medical and related support services to improve access and reduce disparities in health outcomes in metropolitan areas hardest hit by HIV/AIDS. The Kansas City Transitional Grant Area (KC-TGA) qualifies as one of those metropolitan areas due to the level of incidence of HIV within the eleven county region. To qualify, a metropolitan area must average 1,000 new cases of HIV over the previous five year period.

Service area consist of Cass, Clay, Clinton, Jackson, Platte, Lafayette, and Ray counties in MO and Johnson, Leavenworth, Miami, and Wyandotte counties in KS. Kansas City Health Department acts as the Administrator for all Ryan White Part A/MAI Programing in the KC-TGA.

The KC-TGA Ryan White Continuum of Care provided core medical and support services for 2757 individuals in calendar year 2022. Services will be contracted out to sub-recipient agancies to provide the community with outpatient/ambulatory medical care, oral health services, Medical Case Management, Early Intervention Services, Referral for Healthcare Support Services, Mental Health/Substance Abuse treatment, Health Education, Housing services, and other professional services. The comprehensive system of care is monitored for the quality, programmatic and fiscal integrity by the Kansas City Missouri Health Department, HIV Services Division.

Ryan White funding is appropriated annually by Congress. The awards for Part A are split into formula and supplemental funds. Formula funds are awarded based on the number of new cases of HIV/AIDS in the funded service area. Supplemental funds are awarded based on demonstrated need and quality of local plans in the annual application. The KC-TGA has received Part A Ryan White funding for over 30 years.

MAI funding is used to improve access to HIV care and health outcomes for racial and ethnic minority populations disproportionately affected by HIV.

Ryan White Part A/MAI operates on a three year grant cycle. The grant funds referenced in the ordinance are a partial award for the first year.

Fiscal Impact

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

2. What is the funding source?
   Fund 2730: Ryan White HIV/Aids

3. How does the legislation affect the current fiscal year?
   This legislation accepts, estimates, and appropriates a grant award in the amount of $ 2,474,669.00.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No

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

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

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

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

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Ryan White Program Part A and MAI ensure that low income residents living with HIV have access to life saving medical treatment and support services that empower individuals to overcome barriers to care. Viral Load Supression for those engaged vs not engaged with the Ryan White Program. In the KC-TGA of those enrolled in Ryan White 11% were not virally supressed compared to the overall population of persons with HIV in the jurisdiction with 20% not virally supressed (SOURCE CY22 Surveillance data). When individuals with HIV are virally supressed they are unable to transimit HIV to others and thus the Ryan White programs also impact the community by preventing the spread of HIV.

Other Impacts

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

   Impact to overall persons living with HIV will include better health outcomes as described above and improved quality of life. Populations disproportionately impacted by the HIV epidemic include men who have sex with men, men and women of color, transgender women, and intraveneous drug users. Minority AIDS Initiative funding is used to serve the following populaions in the KC-TGA:
   *Young Men who have Sex with Men of Color (AA/Black & Hisp/Lat), Ages 13-29
   * African American/Black Males & Females, Non-MSM, Ages 13-44
   *Transgender People of Color (AA/Black & Hisp/Lat), All Ages

2. How have those groups been engaged and involved in the development of this ordinance?
   The Kansas City- TGA has an active Integrated HIV Prevention and Care Planning Council composed of various stakeholders in the community including 33% of the membership persons living with HIV, including members of the groups described above. Planning Council makes decisions on appropriations and is provided ongoing reporting from KCHD to monitor progress and impact of the funding.

3. How does this legislation contribute to a sustainable Kansas City?
   Prevents the spread of HIV and improves quality of life for those living with HIV. Federal Investments in public health such as Ryan White also reduce the local burden to provide safetynet services and care.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   Please Select (Press tab after selecting)

   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)?
   Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 9/2/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2730	505003	601100	G50244826	$ 234,534.00
26	2730	505003	618560	G50244826	$ 2,082,118.00
26	2730	505019	601100	G50501926	$ 11,950.00
26	2730	505019	618560	G50501926	$ 146,067.00

TOTAL 2,474,669.00

DESCRIPTION:

Accepting and approving a grant award amendment in the amount of $2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $2,474,669.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY:	DATE	APPROVED BY: DEPARTMENT HEAD	DATE
Dana Diec	9/3/2025		

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 9/2/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2730	500001	479740	G50244826	$2,316,652.00
26	2730	500001	479880	G50501926	$158,017.00

TOTAL

DESCRIPTION:

Accepting and approving a grant award amendment in the amount of $2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $2,474,669.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/3/2025

2,474,669.00

DATE

File #: 250792

ORDINANCE NO. 250792

Sponsor: Director of Health Department

Accepting and approving a one-year $166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of $166,690.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

WHEREAS, the Public Health Preparedness ("PHP") program allows for the planning, maintenance, and sustainability of the Kansas City Health Department's ("KCHD") response capability and capacity so that the KCHD can effectively manage all types of public health emergencies using an "all hazard" approach; and

WHEREAS, the PHP program allows for the development and execution of plans for mass sheltering, mass patient care, large venue public health events and clinics; and

WHEREAS, the PHP program operations allows the KCHD to actively respond with local, regional, and national first responder (Police Fire, EMS) agencies in a coordinated response to events that may have a public health impact; and

WHEREAS, the program supports and maintains the KCHD's 24/7/365 duty officer notification system allowing the KCHD to receive, process, and respond to public health requests of an emergent nature; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide additional funding for the City's Public Health Preparedness program, which supports public health preparedness capabilities, promotes and prepares resilient communities, and enhances the ability to respond to and recover from all-hazards in the Kansas City, Missouri area, for a period beginning July 1, 2025 through June 30, 2026, for an amount not to exceed $166,690.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-475560-G50245027	Public Health Preparedness 27	$166,690.00

Section 3. That the sum of $166,690.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505409-A-G50245027	Public Health Preparedness 27	$ 88,505.99
26-2480-505409-B-G50245027	Public Health Preparedness 27	10,000.00
26-2480-505409-C-G50245027	Public Health Preparedness 27	68,184.01
	TOTAL	$166,690.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505409-G50245027 and is authorized to expend the sum of $166,690.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505409	601100	G50245027	$ 88,505.99
26	2480	505409	612550	G50245027	$ 10,000.00
26	2480	505409	621100	G50245027	$ 68,184.01

TOTAL 166,690.00

DESCRIPTION:

Accepting and approving a one year $166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of $166,690.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/4/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	500001	475560	G50245027	$166,690.00

TOTAL

DESCRIPTION:

Accepting and approving a one year $166,690.00 grant award with Missouri Department of Health and Senior Services for the Health Preparedness program; estimating and appropriating the sum of $166,690.00 in the Health Grants Fund; designating re authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/4/2025

166,690.00

City’s Public
equisitioning

DATE

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5897
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a one year $166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of $166,690.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

The Public Health Emergency Preparedness grant funds the Kansas City Health Departments (KCHD) Public Health Preparedness Program (PHP) which serves as the base program allowing the department to plan, develop and sustain the department's emergency response capability and capacity.

This capability and capacity allow the program to develop and execute plans for mass dispensing, large venue public health events and clinics as well allowing the department to aid in other large scale response activities such as mass sheltering and mass patient care activities.

PHP program operations also allow the KCHD to actively respond with other local, regional and national first responders (Police, Fire, EMS) agencies in a coordinated "all hazards approach" to events that may have a Public Health impact.

The PHP program supports and maintains the KCHD's 24/7/365 Duty Officer notification system allowing KCHD to receive, process and respond to public health requests of an emergent nature.

Fiscal Impact

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

2. What is the funding source?
   Health Grant Funds
   26-2480-505409-G50245027

3. How does the legislation affect the current fiscal year?

Increases revenue and appropriations by $166,690.00

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?
   This legislation leverages outside funding

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 Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

The receipt of this contract's funding allows KCHD to continue its planning and response efforts, which better prepares the department for a response to a public health emergency in an effective and efficient manner using an all-hazards approach.

Having such plans developed helps not only with the longer-term operations of the department but also enhances the day-to-day operations of the KCHD.

Operational plans, equipment and supplies that are developed/ procured from these funds continue to be relied upon and enhance everyday operations at the KCHD.

Other Impacts

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

During a public health emergency all citizens and visitors of the City of Kansas City will benefit from the enhanced abilities that are developed by KCHD under this program.

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

N/A

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

This funding will assist in the continuation of emergency public health preparedness and response functions to the citizens, business, and visitors of the city.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Accepting a grant award

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 #: 250806

ORDINANCE NO. 250806

Sponsor: Director of Health Department

Accepting and approving a one-year $71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating $71,149.00 in the Governmental Grants Fund; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, provisional data through August 2025 reveals seventeen (17) cases of active tuberculosis (TB) and greater than thirty-seven (37) latent tuberculosis infections (LTBI) in Kansas City, Missouri; and

WHEREAS, each case of active disease must be treated with sufficient antibiotics to eliminate transmission to others while also thoroughly investigated to determine if exposure to others has occurred; and

WHEREAS, this contract provides funds to assist with investigations as well as to provide “Directly Observed Therapy” (DOT) to ensure compliance and adequate treatment of the cases; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a one-year grant award between the City of Kansas City, Missouri, acting though its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services ("DHSS"), whereby DHSS will provide funding for the City's Tuberculosis program, for a period beginning January 1, 2025 through December 31, 2025, for an amount not to exceed $71,149.00 is hereby accepted and approved. A copy of the award, in substantial form, is on file with the Director.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

26-2480-500001-472790- G50240326	Tuberculosis Outreach 26	$71,149.00

Section 3. That the sum of $71,149.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund in the following accounts:

26-2480-505415-A-G50240326	Tuberculosis Outreach 26	$64,026.00

26-2480-505415-B- G50240326	Tuberculosis Outreach 26	7,123.00
	TOTAL	$71,149.00

Section 4. That the Director is hereby designated as requisitioning authority for Account No. 26-2480-505415-A-G50240326 and is authorized to expend the sum of $71,149.00 from funds previously appropriated to the accounts.

Section 5. That this ordinance is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter in that it appropriates money and shall take effect in accordance with that section.

..end

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

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP#5992
Submitted Department/Preparer: Health
Revised 6/10/24

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

Executive Summary

Accepting and approving a $71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating $71,149.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

Discussion

Provisional data through August 2025 reveals seventeen (17) cases of active tuberculosis (TB) and greater than thirty-seven (37) latent tuberculosis infections (LTBI) in Kansas City, Missouri. Each case of active disease must be treated with significant quantities of antibiotics to eliminate transmission to others while also thoroughly investigated to determine if exposure to others has occurred. These investigations also serve to locate additional cases of both active disease, and LTBI in the community. Individuals with LTBI are offered preventative treatment to reduce the chance of developing active disease later in life. This contract provides funding to assist with investigations as well as to provide “Directly Observed Therapy” (DOT) to ensure compliance and adequate treatment of the cases.

Fiscal Impact

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

2. What is the funding source?
   Health Grants Fund – 2480-505415-G50240326

3. How does the legislation affect the current fiscal year?
   This legislation estimates and appropriates funding in the current fiscal year

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   No

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

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 Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Many public health programs are funded based on the needs of the community and the impact upon individual citizens and high-risk groups. Promoting economic vitality, equality and environmental quality in addressing public health initiatives is often dependent upon federal, state and local funding; however, the goal of these programs is to promote and protect all citizens of Kansas City on a continuing and ongoing and sustainable basis.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Limit the transmission of TB

2. How have those groups been engaged and involved in the development of this ordinance?
   No

3. How does this legislation contribute to a sustainable Kansas City?
   Click or tap here to enter text.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Accepting grant funding

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)

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	505415	601100	G50240326	$ 64,026.00
26	2480	505415	612550	G50240326	$ 7,123.00

TOTAL 71,149.00

DESCRIPTION:

Accepting and approving a one year $71,149.00 grant award with Missouri Department of Health and Senior Services for tuberculosis control activities; estimating and appropriating the sum of $71,149.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD DATE

Dana Diec 9/8/2025

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 8/26/2025 **JOURNAL ID:**

LEDGER GROUP: REVENUE **BUDGET PERIOD:** 2026

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
26	2480	500001	472790	G50240326	$71,149.00

TOTAL

DESCRIPTION:

Accepting and approving a one year $71,149.00 grant award with Missouri Department of Health and Senior Services for tuberculosis control activities; estimating and appropriating the sum of $71,149.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date

APPROVED BY: DATE APPROVED BY: DEPARTMENT HEAD

Dana Diec 9/8/2025

71,149.00

DATE

File #: 250798

ORDINANCE NO. 250798

Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

WHEREAS, the Ambassador Building Community Improvement District was approved and established by Ordinance No. 200460 on June 25, 2020; and

WHEREAS, petitioners wish to amend the boundaries of the District; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition to amend ("Amended Petition") the Ambassador Building Community Improvement District ("District") in accordance with Sections 67.1401 through 67.1571, RSMo., otherwise known as the Missouri Community Improvement District Act ("Act"), which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby amended for the purposes set forth in the Amended Petition, which the District shall have all the powers and authority authorized by the Amended Petition, the Act, and by law, and shall continue to exist for a period set by its original petition, unless extended pursuant to Section 67.1481.6 of the Act.

Section 3. That the District shall annually submit its proposed budget, annual report, and copies of written resolutions passed to the City pursuant to Section 67.1471 of the Act, and Section 74-304 of the City's Code of Ordinances.

Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the amendment of the District to the Missouri Department of Economic Development and State Auditor pursuant to Section 67.1421.6 of the Act, by sending a copy of this ordinance to said entities.

..end

Approved as to form:

_____
Eluard Alegre
Associate City Attorney

AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE CITY OF KANSAS CITY, MISSOURI TO AMEND THE PETITION FOR THE CREATION OF THE

AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

Submitted August 12, 2025

PETITION TO AMEND THE PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the Ambassador Building Community Improvement District (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition (this "Amended Petition") and request that the City Council amend the Petition (the "Petition") for the Creation of the Ambassador Building Community Improvement District (the "District") under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act"). A copy of the Petition is attached hereto for reference as Exhibit E. The District was first established pursuant to terms set forth in the Petition and in accordance with the Act by the City Council's adoption of Ordinance Number 200460 on June 25, 2020. A copy of Ordinance Number 200460 is attached hereto for reference as Exhibit F. This Amended Petition revises the Petition to expand the boundaries of the District and provide for additional construction of roundabouts within the expanded boundaries of the District. An executed resolution of the board of directors of the District approving this Amended Petition is attached hereto for reference as Exhibit G.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District set forth on Exhibit A of the Petition is hereby deleted in its entirety and replaced with the legal description set forth on Exhibit A attached hereto and incorporated herein. The legal description of the real property to be added to the District by this Amended Petition is set forth on Exhibit A-1 attached hereto and incorporated herein. The map of the District's boundaries set forth on Exhibit B of the Petition is hereby deleted in its entirety and replaced with the map set forth on Exhibit B attached hereto and incorporated herein. The map of the current boundaries of the District is set forth on Exhibit B-1 attached hereto and incorporated herein, and the map of the real property to be added to the District by this Amended Petition is set forth on Exhibit B-2 attached hereto and incorporated herein. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is: Ambassador Building Community Improvement District.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all Amended Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk. This notice is included on each signature page attached to this Amended Petition.

4. **Five-Year Plan**

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, an estimate of costs of these services and improvements to be incurred, and the sources of funds to pay such costs is attached hereto as Exhibit D.

5. District Type

The District was established as a political subdivision of the State of Missouri in accordance with the Act, and its status as such remains unchanged from the Petition.

6. District Governance, Number of Directors

The District is governed by a board of directors elected by the District, which board consists of five (5) members, and remains unchanged from the Petition.

7. Board of Directors

The current directors are Richard Chaves (term expires 2026), Michael Meier (term expires 2028), Benny Hoy (term expires 2028), Sam Blacksher (term expires 2028), and Taylor Vinyard (term expires 2026). Successor directors will be elected pursuant to the procedures outlined in the Petition (Exhibit E, Section 7).

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is $17,902,169.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at $17,902,169.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight and this remains unchanged from the Petition.

10. Proposed Length of Time

The life of the District shall remain unchanged from the Petition as outlined in the Petition (Exhibit E, Section 10), and the 30-year term expires in 2050.

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Proposed Method of Financing District Projects - Sales Tax

The District, pursuant to its Resolution 2020:03 adopted July 6, 2020, approved by eligible voters by mail-in ballot on August 18, 2020, and certified by the Platte County Board of Election Commissioners on August 20, 2020, imposed a sales tax in the amount of one percent (1.0%) to fund District Projects for a period of thirty (30) years ("CID Sales Tax").

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized body ("CID Obligations"), any of which may be secured by the pledge of revenue received from the CID Sales Tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District and this remains unchanged from the Petition.

14. Method of Assessment and Maximum Rates of Special Assessments

The District will impose no special assessments within the District and this remains unchanged from the Petition.

15. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District and this remains unchanged from the Petition.

16. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District and this remains unchanged from the Petition.

17. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District and this remains unchanged from the Petition.

18. Benefits to Public

It is estimated that $13,795,502 of revenue will be used for benefits to the public in the form of public infrastructure and street improvements.

19. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

20. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Amended Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Amended Petition. Accordingly, if any provision of this Amended Petition shall be deemed invalid or unenforceable in whole or in part, this Amended Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Amended Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Amended Petition by reference.

21. Request for Amendment

By execution and submission of this Amended Petition, the Petitioner respectfully requests that the City Council amend the Petition for the Creation of the Ambassador Building Community Improvement District as set forth in this Amended Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Representative/Signer by LLC
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Representative/Signer
Date: 8/12/2025

STATE OF Missouri)
) ss.
COUNTY OF Platte)

BE IT REMEMBERED, that on this 12 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Brigitte Chambers
NOTARY PUBLIC

My Commission Expires: 07-24-2027

BRIGITTE CHAMBERS
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23285037
My Commission Expires 07-24-2027

Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	**PL176014000000011000**	12200 N Ambassador Dr.	$13,174,393.00	$2,748,758.00	$15,923,151.00
	Total		$13,174,393.00	$2,748,758.00	$15,923,151.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Signer/Representative
Date: 8/12/2025

STATE OF Missouri)
) ss.
COUNTY OF Platte)

BE IT REMEMBERED, that on this 12 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 07-24-2027

BRIGITTE CHAMBERS
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 23285037
My Commission Expires 07-24-2027

Kansas City Airport Parking, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	**PL176014000000010000**	12101 NW Roanridge Rd	$ 0	$1,979,018.00	$1,979,018.00
	Total		$0	$1,979,018.00	$1,979,018.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

CLERK'S RECEIPT OF AMENDED PETITION

This Amended Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

AMBASSADOR BUILDING AND KANSAS CITY AIRPORT PARKING PROPERTY:

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING

A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

AND THE DESCRIPTION ON THE FOLLOWING PAGE

ROUNDABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT A-1
LEGAL DESCRIPTION OF REAL PROPERTY TO BE ADDED TO DISTRICT

ROUNDABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT

EXHIBIT B-1
MAP OF EXISTING BOUNDARIES OF DISTRICT

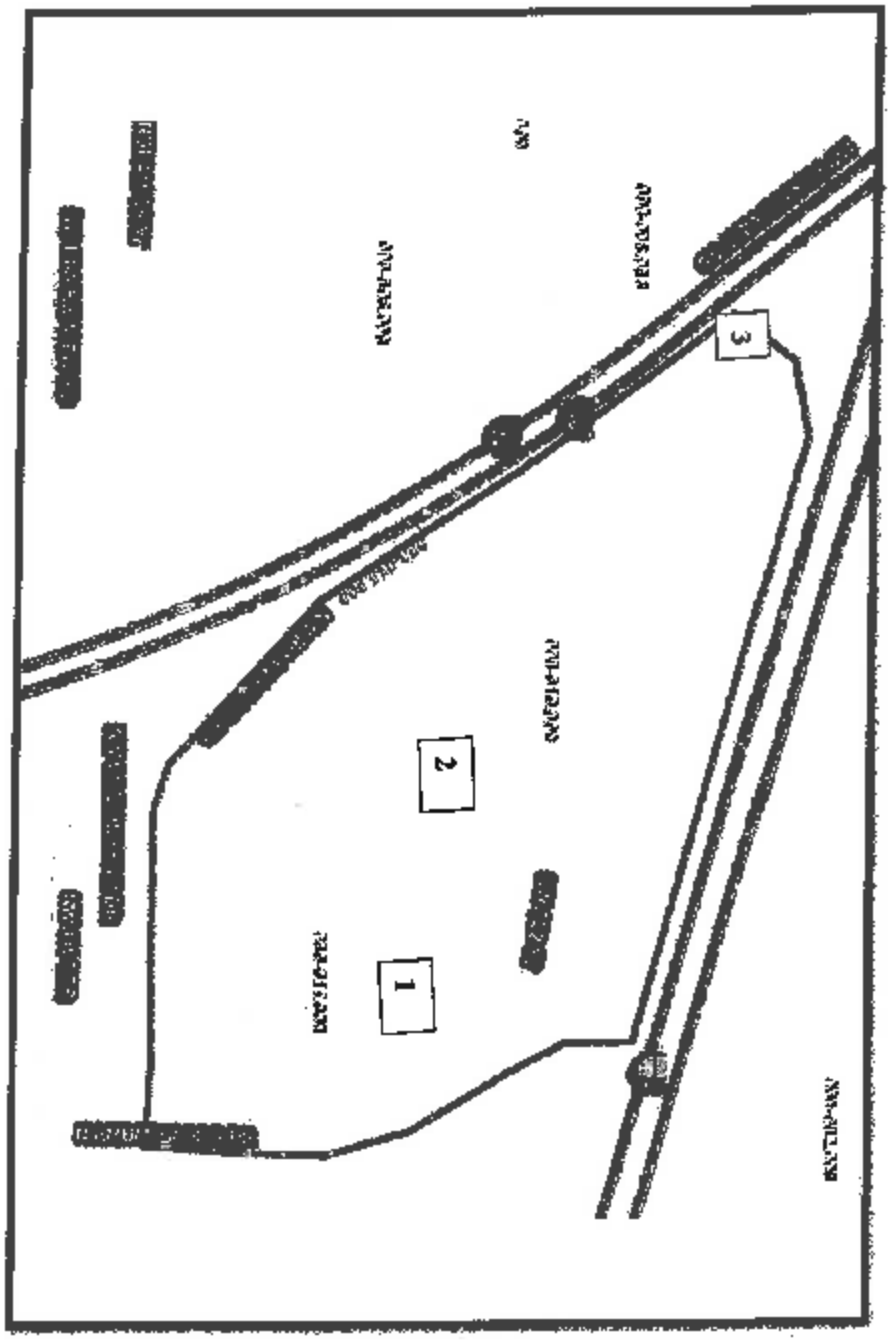

EXHIBIT B-2
MAP OF REAL PROPERTY TO BE ADDED TO DISTRICT

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC
Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	**PL176014000000011000**	12200 N Ambassador Dr.	$13,174,393.00	$2,748,758.00	$15,923,151.00
	Total		$13,174,393.00	$2,748,758.00	$15,923,151.00

Kansas City Airport Parking, LLC
Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	**PL176014000000010000**	12101 NW Roanridge Rd	$ 0	$1,979,018.00	$1,979,018.00
	Total		$0	$1,979,018.00	$1,979,018.00

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		**$17,902,169.00**
Total AV CID		**$17,902,169.00**
Percentage of Total AV		**100 %**

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District was established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District. The District's projects are also intended to construct roundabouts at the intersection of I-29 and NW Cookingham Drive as well as make improvements to NW Cookingham Drive west of N Ambassador Drive. Because the District will be undertaking and coordinating this work, the District boundaries must be expanded to include this public right-of-way.

B. Purposes. The purposes of the District are to:

(1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;

(2) Provide or cause to be provided for the benefit of the District, certain improvements (including, without limitation, the construction of two (2) traffic roundabouts at the intersection of Interstate 29 and NW 120th Street, Kansas City, Missouri) and services described herein;

(3) Obtain financing for the costs, expenditures, and undertakings of the District;

(4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, to pledge toward the repayment of CID Obligations issued to finance the District Projects, and/or to pay costs associated with the District or reimburse funds advanced under a reimbursement agreement as CID Sales Tax revenue is available; and

(5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

(1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;

(2) Developing funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;

(3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;

(4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;

(5) Arranging for the construction of the District Projects in accordance with approved plans for same; and

(6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately $10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is $0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs	
Public Utilities (storm sewer, water)	
Storm Sewer Extension	$415,800
Waterline	$766,185
Sanitary Sewer Extension	$165,312
Subtotal	**$1,347,297**
Street Improvements	
Mass Grading and Mobilization	$708,658
Street Paving, Sidewalk & Curb	$891,272
Landscape, Lights & Irrigation	$849,275
Roundabout Intersections	$10,000,000
Subtotal	**$12,449,205**
Total	**$13,795,502**

F. Anticipated Sources and Term. The anticipated sources of funds to pay for the District Projects are funds advanced under a reimbursement agreement. Reimbursement of funds advanced under a reimbursement agreement may occur during the term of the District.

G. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's submission of the Amended Petition.

H. Amendment Costs. The District's purpose includes providing funding for costs associated with the amendment of the Petition to establish the District, including, but not limited to, the drafting, filing and prosecuting of this Amended Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the amendment of the Petition to establish the District is approximately $15,000.

EXHIBIT E

COPY OF PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

[DOCUMENT BEGINS ON NEXT PAGE]

AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE CITY OF KANSAS CITY, MISSOURI FOR THE CREATION OF THE

AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

Submitted June 1, 2020

PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described proposed community improvement district (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council create such District to fund all or part of the costs of services and improvements described herein and provided and made within the District under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act").

1. **Boundaries, Legal Description, and Map of District**

The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. **Name of District**

The name of the District is Ambassador Building Community Improvement District.

3. **Signatures May Not Be Withdrawn**

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan**

A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit D.

5. **District Type**

The District will be established as a political subdivision of the State of Missouri in accordance with the Act.

6. **District Governance, Number of Directors**

The District will be governed by a board of directors elected by the District, which board shall consist of five (5) members.

7. **Board of Directors**

Pursuant to Section 67.1451.6, R.S.Mo., the initial board of directors and their respective terms shall be:

Michael Meier	4 years
Benny Hoy	4 years
Janese Hoy	2 years
Sam Blacksher	2 years
Taylor Vinyard	2 years

Successor directors shall be elected by the District for four year terms. Pursuant to Mo. Const. Art. 7, § 8, each of the above initial board members are citizens of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of this Petition.

8. **Total Assessed Value**

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is $7,351,579.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at $7,351,579.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. **Determination of Blight**

Petitioner is not seeking a determination of blight.

10. **Proposed Length of Time**

The life of the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for thirty (30) years to repay debt issued to fund capital improvements, provided however the District life may be automatically continued for successive ten year terms, until all of the project costs are satisfied, without having to submit a new petition subject to the condition precedent that the City Council shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced unless sooner terminated by the property owners in accordance with Section 67.1481, R.S.Mo. of the Act.

11. **Right of Property Owners to Terminate**

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. **Proposed Method of Financing District Projects - Sales Tax**

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized

body, any of which will be secured by the pledge of revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax").

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District.

14. Method of Assessment and Maximum Rates of Special Assessments

The District will impose no special assessments within the District.

15. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District.

18. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

19. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request for Establishment

By execution and submission of this Petition, the Petitioner respectfully requests that the City Council establish the Ambassador Building Community Improvement District as set forth in this Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	1201 WALNUT ST STE 2900 KANSAS CITY MO 64106-2178
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer by LLC
Signer's Telephone Number	Same as above.
Signer's Mailing Address	Same as above.
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves Jr.
Its: Authorized Signer
Date: June 1, 2020

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 1st day of June, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 7/31/20

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

RACHELLE M. BIONDO
My Commission Expires
July 31, 2020
Jackson County
Commission #12498262

Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
1	**PL176014000000011000**	12200 N Ambassador Dr	$ 5,664,046	$879,603	$6,543,649
	Total		$ 5,664,046	$879,603	$6,543,649

Parcel Numbers and Assessed Values (2020):

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above.
Signer's Mailing Address	Same as above.
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves Jr.
Its: Authorized Signer/Representative
Date: June 1, 2020

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 8th day of June before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 7/31/20

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

RACHELLE M. BIONDO
My Commission Expires
July 31, 2020
Jackson County
Commission #12499262

Kansas City Airport Parking, LLC
Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
2	**PL176014000000010000**	12101 NW Roanridge Rd	$ 0	$799,971	$799,971
3	**PL176014000000015000**	No address	$0	$ 7,959	$7,959
	Total		$0	$807,930	$807,930

MAP: See Exhibit B.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the _____ day of _____, 2020.

_____
City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

Ambassador Building CID

PROPERTY DESCRIPTION (TOTAL PROPERTY)
CONTAINING 3,758,745 SQUARE FEET OR 86.29 ACRES

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A

DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT

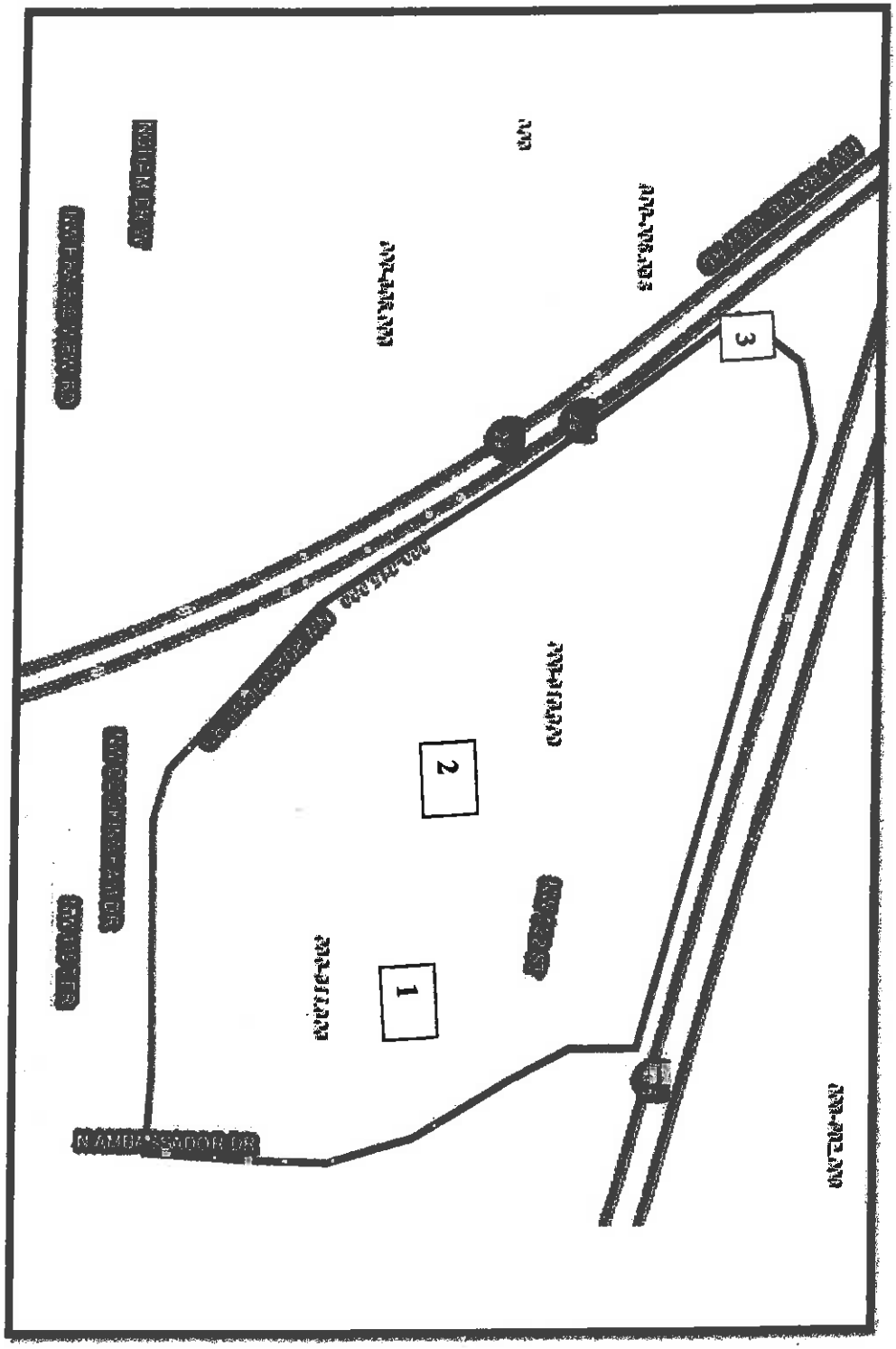

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC
Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
1	PL176014000000011000	12200 N Ambassador Dr	$ 5,664,046	$879,603	$6,543,649
	Total		$ 5,664,046	$879,603	$6,543,649

Kansas City Airport Parking, LLC
Parcel Numbers and Assessed Values (2020):

Map ID	Parcel ID	Address	AV 2020 Land (No Improvements)	AV 2020 Improvements	Total AV Improvements
2	PL176014000000010000	12101 NW Roanridge Rd	$ 0	$799,971	$799,971
3	PL176014000000015000	No address	$0	$ 7,959	$7,959
	Total		$0	$807,930	$807,930

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		**$7,351,579**
Total AV CID		**$7,351,579**
Percentage of Total AV		**100 %**

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District will be established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District.

B. Purposes. The purposes of the District are to:

(1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;

(2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;

(3) Obtain financing for the costs, expenditures, and undertakings of the District;

(4) To levy and collect the CID sales tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and

(5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

(1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;

(2) Developing funding sources, including the levying of the CID sales tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;

(3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;

(4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;

(5) Arranging for the construction of the District Projects in accordance with approved plans for same; and

(6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately $10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is $0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs	
Public Utilities (storm sewer, water)	
Storm Sewer Extension	$415,800
Waterline	$766,185
Sanitary Sewer Extension	$165,312
Subtotal	**$1,347,297**
Street Improvements	
Mass Grading and Mobilization	$708,658
Street Paving, Sidewalk & Curb	$891,272
Landscape, Lights & Irrigation	$849,275
Subtotal	**$2,449,205**
Initial Start-Up Costs	**$30,000**
Contingency	**$500,000**
Total	**$4,326,502**

F. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's existence.

G. Initial Start Up Costs. The District's purpose includes providing funding for initial start-up costs associated with the formation of the District, including, but not limited to, the drafting, filing and prosecuting of this Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the initial startup of the District is approximately $30,000.

EXHIBIT F

COPY OF ORDINANCE NUMBER 200460 APPROVING THE PETITION TO ESTABLISH THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

[DOCUMENT BEGINS ON NEXT PAGE]

ORDINANCE NO. 200460

Approving the petition to establish the Ambassador Building Community Improvement District; establishing the Ambassador Building Community Improvement District generally located at the northwest of the intersection of N.W. Cookingham Drive and N. Ambassador Drive in Kansas City, Platte County, Missouri; requiring the annual submission of certain records; directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development; and authorizing the City to enter into a cooperative agreement with the District.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the petition (the "Petition") to establish the Ambassador Building Community Improvement District (the "District") as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), and which is attached to this Ordinance as Exhibit 1, is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the Petition, which the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of thirty (30) years or more consistent with the terms of the Petition.

Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending copy of this ordinance to said agency.

Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this Ordinance as Exhibit 2.

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 25 2020

Date Passed

Approved as to form and legality:

Eduard Alegre
Assistant City Attorney

EXHIBIT G

COPY OF BOARD RESOLUTION APPROVING THIS AMENDED PETITION

[DOCUMENT BEGINS ON NEXT PAGE]

AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2025-02

APPROVE PETITION TO THE CITY OF KANSAS CITY, MISSOURI TO AMEND THE CREATION PETITION; AND OTHER ACTIONS RELATED THERETO

Adopted July 10, 2025

WHEREAS, by Ordinance No. 200460, adopted June 25, 2020 ("Ordinance") and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo ("Act"), the City Council ("City Council") of the City of Kansas City, Missouri ("City") approved the Petition for the Creation of the Ambassador Building Community Improvement District ("Petition"), thereby creating the Ambassador Building Community Improvement District ("District"); and

WHEREAS, the District and Petitioners desire to amend the Petition in order to expand the boundaries of the District to include roundabout areas;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Amended Petition to expand the Boundaries of the District is approved in substantially the form presented on this date to the Board of Directors, subject to such changes, additions or deletions as may be deemed necessary or desirable by the District's officers, upon the advice of counsel, to carry out the purpose and intent of this Resolution.

2. The District's officers and legal counsel are authorized and directed to submit the Amended Petition to the City for approval by the City Council following a public hearing in accordance with the Act.

3. The appropriate officers of the District are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.

Richard Chaves, Chairman

ATTEST:

AMBASSADOR BUILDING
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE CITY OF KANSAS CITY, MISSOURI TO AMEND THE PETITION FOR THE CREATION OF THE

AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

Submitted _____, 2025

PETITION TO AMEND THE PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the Ambassador Building Community Improvement District (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition (this "Amended Petition") and request that the City Council amend the Petition (the "Petition") for the Creation of the Ambassador Building Community Improvement District (the "District") under the authority of Sections 67.1400 to 67.1571, R.S.Mo. (the "Act"). A copy of the Petition is attached hereto for reference as Exhibit E. The District was first established pursuant to terms set forth in the Petition and in accordance with the Act by the City Council's adoption of Ordinance Number 200460 on June 25, 2020. A copy of Ordinance Number 200460 is attached hereto for reference as Exhibit F.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District set forth on Exhibit A of the Petition is hereby deleted in its entirety and replaced with the legal description set forth on Exhibit A attached hereto and incorporated herein. The map of the District's boundaries set forth on Exhibit B of the Petition is hereby deleted in its entirety and replaced with the map set forth on Exhibit B attached hereto and incorporated herein. The District is located entirely within corporate boundaries of the City. A summary of the parcel(s) within the District owned by each Petitioner is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is: Ambassador Building Community Improvement District.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all Amended Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk. This notice is included on each signature page attached to this Amended Petition.

4. **Five-Year Plan**

   A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit D.

5. **District Type**

The District was established as a political subdivision of the State of Missouri in accordance with the Act, and its status as such remains unchanged from the Petition.

6. District Governance, Number of Directors

The District is governed by a board of directors elected by the District, which board consists of five (5) members, and remains unchanged from the Petition.

7. Board of Directors

The initial board of directors, their respective terms, and election of successor directors remains unchanged from the Petition.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Platte County Assessor's Office, is $17,902,169.00. As depicted on Exhibit C, Petitioner owns real property within the District currently assessed at $17,902,169.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight.

10. Proposed Length of Time

The life of the District shall remain unchanged from the Petition, except that the District life shall be automatically continued beyond its scheduled expiration date for successive ten year terms if any CID Obligations remain outstanding at the then-scheduled expiration date.

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Proposed Method of Financing District Projects - Sales Tax

The District, pursuant to its Resolution 2020:03 adopted July 6, 2020, approved by eligible voters by mail-in ballot on August 18, 2020, and certified by the Platte County Board of Election Commissioners on August 20, 2020, imposed a sales tax in the amount of one percent (1.0%) to fund District Projects for a period of thirty (30) years ("CID Sales Tax").

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized

body ("CID Obligations"), any of which may be secured by the pledge of revenue received from the CID Sales Tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District.

14. Limitations on Borrowing Capacity

Petitioner does not seek limitations on the borrowing capacity of the District.

15. Limitations on Revenue Generation

Petitioner does not seek limitations on the revenue generation of the District.

16. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District.

17. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

18. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Amended Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Amended Petition. Accordingly, if any provision of this Amended Petition shall be deemed invalid or unenforceable in whole or in part, this Amended Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Amended Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Amended Petition by reference.

19. Request for Amendment

By execution and submission of this Amended Petition, the Petitioner respectfully requests that the City Council amend the Petition for the Creation of the Ambassador Building Community Improvement District as set forth in this Amended Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Ambassador Building, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Representative/Signer by LLC
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Ambassador Building, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Representative/Signer
Date: _____

STATE OF _____)
) ss.
COUNTY OF)

BE IT REMEMBERED, that on this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized representative/signer of Ambassador Building, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: _____

Ambassador Building, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
1	**PL176014000000011000**	12200 N Ambassador Dr.	$13,174,393.00	$2,748,758.00	$15,923,151.00
	Total		$13,174,393.00	$2,748,758.00	$15,923,151.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Amended Petition to amend the Petition to create a Community Improvement District:

Name of Owner	Kansas City Airport Parking, LLC
Owner's Telephone Number	972-251-0440
Owner's Mailing Address	12200 N AMBASSADOR DR KANSAS CITY MO 64163
Name of Signer	Richard Chaves Jr.
Signer's Legal Authority to Sign	Authorized Signer/Representative
Signer's Telephone Number	Same as above
Signer's Mailing Address	Same as above
Type of Entity	Missouri Limited Liability Company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Amended Petition, the undersigned represents and warrants that he is legally authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk.

Kansas City Airport Parking, LLC,
a Missouri Limited Liability Company

By: _____
Name: Richard Chaves, Jr.
Its: Authorized Signer/Representative
Date: _____

STATE OF _____)
) ss.
COUNTY OF)

BE IT REMEMBERED, that on this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard Chaves Jr., authorized signer/representative of Kansas City Airport Parking, LLC, who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: _____

Kansas City Airport Parking, LLC

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	**PL176014000000010000**	12101 NW Roanridge Rd	$ 0	$1,979,018.00	$1,979,018.00
	Total		$0	$1,979,018.00	$1,979,018.00

Parcel Numbers and Assessed Values (2025)

MAP: See Exhibit B.

CLERK'S RECEIPT OF AMENDED PETITION

This Amended Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

AMBASSADOR BUILDING AND KANSAS CITY AIRPORT PARKING PROPERTY:

ALL OF LOT 1, TRACT A, TRACT B, AND TRACT C OF THE REPLAT OF LOT 1, FARMLAND INDUSTRIES CORPORATE HEADQUARTERS, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND ALL THAT PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S08°55'08"W, A DISTANCE OF 87.83 FEET; THENCE N78°14'48"W, A DISTANCE OF 38.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 307.39 FEET; THENCE N46°13'28"W, A DISTANCE OF 550.05 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1355.00 FEET, AN ARC DISTANCE OF 350.39 FEET; THENCE N31°24'29"W, A DISTANCE OF 494.31 FEET; THENCE N33°09'34"W, A DISTANCE OF 167.47 FEET; THENCE N34°54'56"W, A DISTANCE OF 210.59 FEET; THENCE N37°31'25"W, A DISTANCE OF 579.37 FEET; THENCE N35°40'37"E, A DISTANCE OF 265.58 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 435 AT A POINT 223.00 FEET RIGHT OF THE SOUTHERLY LANE CENTERLINE STATION 681+58.90; THENCE N77°32'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 264.66 FEET TO A POINT BEING 96.00 RIGHT OF THE INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 683+91.10; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 214.53 FEET TO A POINT BEING 96.00 FEET RIGHT OF INTERSTATE 435 SOUTHERLY LANE CENTERLINE STATION 686+05.63, AND 150.00 FEET RIGHT OF CENTERLINE STATION 686+05.63; THENCE S60°40'17"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.09 FEET TO A POINT BEING 165.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 686+70; THENCE S80°42'00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 332.42 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 690+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT BEING 125.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 693+00; THENCE S67°08'04"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 302.03 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 696+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT BEING 160.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 701+00; THENCE S76°39'05"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.25 FEET TO A POINT BEING 150.00 FEET RIGHT OF INTERSTATE 435 CENTERLINE STATION 703+00; THENCE S73°47'20"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 304.12 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1312 AT PAGE 421; THENCE S15°07'15"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 28.20 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING

A RADIUS OF 414.24 FEET, AN ARC DISTANCE OF 173.86 FEET TO THE NORTHEASTERLY CORNER OF THE N. AMBASSADOR DRIVE RIGHT OF WAY AS SHOWN ON SAID REPLAT OF LOT 1; THENCE S79°29'38"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, A DISTANCE OF 102.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. AMBASSADOR DRIVE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S10°30'22"E, A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 36.52 FEET; THENCE S14°18'36"E, A DISTANCE OF 63.29 FEET; THENCE S25°16'16"E, A DISTANCE OF 42.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 552.00 FEET, AN ARC DISTANCE OF 61.08 FEET; THENCE S31°36'41"E, CONTINUING ALONG SAID LINE AND ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 378.75 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE EAST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 648.00 FEET, AN ARC DISTANCE OF 356.90 FEET; THENCE S00°03'15"E, CONTINUING ALONG THE EAST LINE OF SAID TRACT B, AND ALONG THE EAST LINE OF SAID TRACT C, A DISTANCE OF 237.99 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 186.00 FEET, AN ARC DISTANCE OF 17.73 FEET; THENCE S05°24'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 128.05 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 214.00 FEET, AN ARC DISTANCE OF 20.39 FEET; THENCE S00°03'15"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 179.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT C; THENCE N87°56'42"W, ALONG THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE OF 244.17 FEET; THENCE N63°01'24"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 201.49 FEET; THENCE S78°06'10"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 154.60 FEET; THENCE N89°41'11"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 360.00 FEET; THENCE N77°47'52"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 81.71 FEET TO THE POINT OF BEGINNING.

AND THE DESCRIPTION ON THE FOLLOWING PAGE

ROUNDABOUTS AND PUBLIC RIGHT-OF-WAY:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000;

THENCE SOUTHERLY TO THE NORTHEAST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-004.000;

THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERN AND EASTERN BOUNDARIES OF PARCEL NUMBERS 17-6.0-23-000-000-004.000, 17-6.0-23-000-000-006.000, 17-6.0-23-000-000-010.000, AND 17-6.0-23-000-000-008.000 TO THE NORTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-23-000-000-008.000;

THENCE DUE WEST TO THE EASTERN BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE BOUNDARY OF PARCEL NUMBER 17-6.0-23-000-000-009.000 TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE DUE NORTH TO THE SOUTHWEST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-006.000;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF PARCEL NUMBERS 17-6.0-14-000-000-006.000 AND 17-6.0-14-000-000-006.001 TO THE EASTERNMOST POINT OF PARCEL NUMBER 17-6.0-14-000-000-006.001;

THENCE DUE EAST TO THE WESTERN BOUNDARY OF PARCEL NUMBER 17-6.0-14-000-000-010.000;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE BOUNDARY OF PARCEL NUMBERS 17-6.0-14-000-000-010.000 AND 17-6.0-14-000-000-011.000 TO THE SOUTHEAST CORNER OF PARCEL NUMBER 17-6.0-14-000-000-011.000, THE POINT OF BEGINNING.

EXHIBIT B
MAP OF DISTRICT

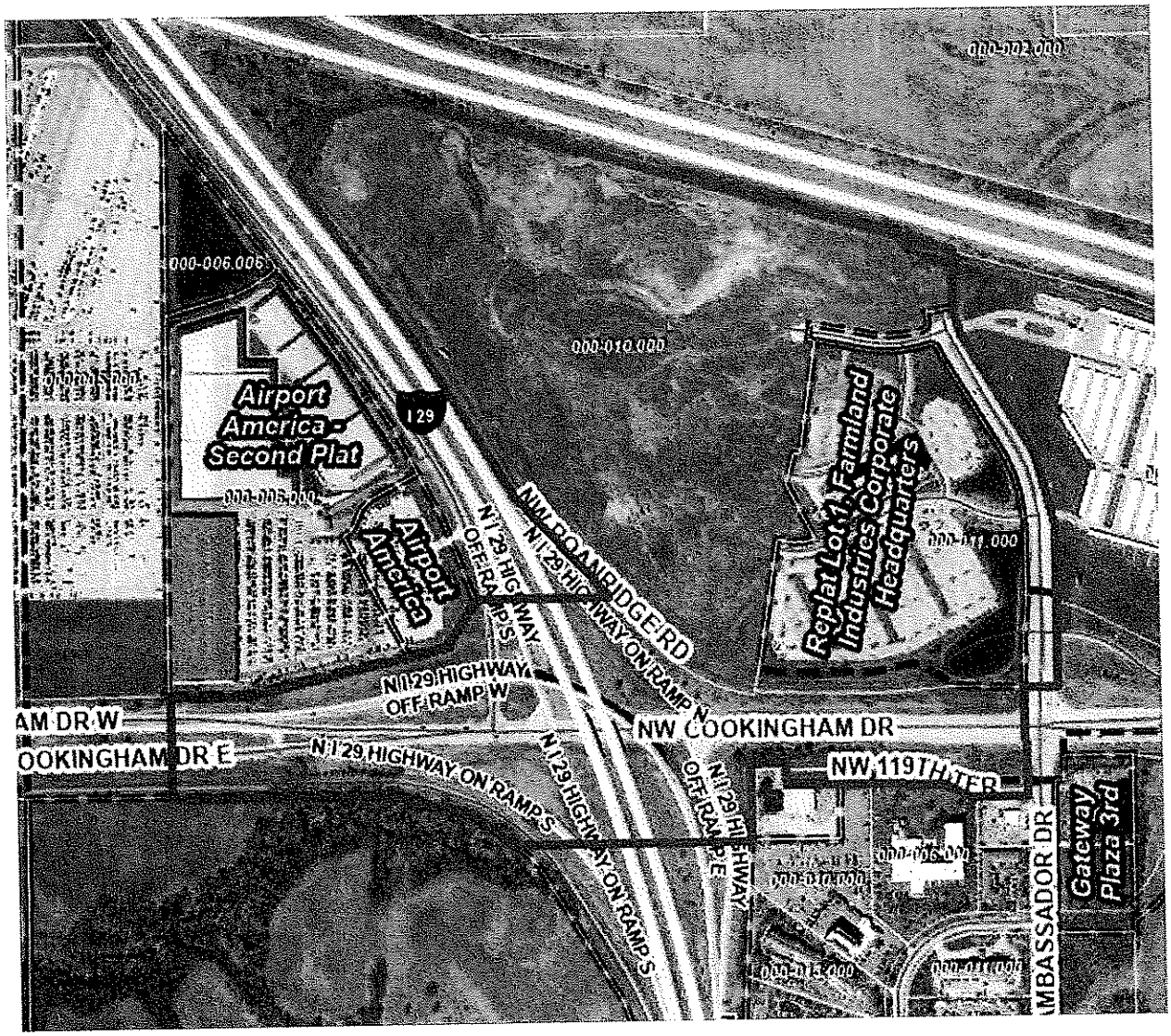

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACTS:

Ambassador Building LLC
Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
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	Total		$13,174,393.00	$2,748,758.00	$15,923,151.00

Kansas City Airport Parking, LLC
Parcel Numbers and Assessed Values (2025):

Map ID	Parcel ID	Address	AV 2025 Improvements	AV 2025 Land (No Improvements)	Total AV 2025 Land and Improvements
2	**PL176014000000010000**	12101 NW Roanridge Rd	$ 0	$1,979,018.00	$1,979,018.00
	Total		$0	$1,979,018.00	$1,979,018.00

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		**$17,902,169.00**
Total AV CID		**$17,902,169.00**
Percentage of Total AV		**100 %**

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District was established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District.

B. Purposes. The purposes of the District are to:

(1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;

(2) Provide or cause to be provided for the benefit of the District, certain improvements (including, without limitation, the construction of two (2) traffic roundabouts at the intersection of Interstate 29 and NW 120th Street, Kansas City, Missouri) and services described herein;

(3) Obtain financing for the costs, expenditures, and undertakings of the District;

(4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, to pledge toward the repayment of CID Obligations issued to finance the District Projects, and/or to pay costs associated with the District or reimburse funds advanced under a reimbursement agreement as CID Sales Tax revenue is available; and

(5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

(1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;

(2) Developing funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;

(3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;

(4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction

(such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;

(5) Arranging for the construction of the District Projects in accordance with approved plans for same; and

(6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately $10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is $0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the construction of the following public improvements within the District:

Project Costs	
Public Utilities (storm sewer, water)	
Storm Sewer Extension	$415,800
Waterline	$766,185
Sanitary Sewer Extension	$165,312
Subtotal	**$1,347,297**
Street Improvements	
Mass Grading and Mobilization	$708,658
Street Paving, Sidewalk & Curb	$891,272
Landscape, Lights & Irrigation	$849,275
Roundabout Intersections	$10,000,000
Subtotal	**$12,449,205**
Bond Issuance Costs	
Underwriter Costs	$334,500
Bond Counsel Fees	$223,000
Finance Consultant Fees	$334,500
District Finance and Legal Fees	$406,975
Subtotal	**$1,298,975**
Capitalized Interest	**$1,115,000**

Reserve Funds	**$892,000**
Total	**$21,150,000**

F. Anticipated Sources and Term. The anticipated sources of funds to pay for the District Projects are CID Obligations and funds advanced under a reimbursement agreement. The CID Obligations are anticipated to be issued with a term of approximately 30 years. Reimbursement of funds advanced under a reimbursement agreement may occur during such 30-year term or may commence after all CID Obligations are fully paid.

G. Budget. The commencement of the construction of District Projects and commencement of District Services and the levy and collection of the CID Sales Tax are anticipated to occur within the first year of the District's submission of the Amended Petition.

H. Amendment Costs. The District's purpose includes providing funding for costs associated with the amendment of the Petition to establish the District, including, but not limited to, the drafting, filing and prosecuting of this Amended Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the amendment of the Petition to establish the District is approximately $15,000.

EXHIBIT E

COPY OF PETITION FOR THE CREATION OF THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

[DOCUMENT BEGINS ON NEXT PAGE]

EXHIBIT F

COPY OF ORDINANCE NUMBER 200460 APPROVING THE PETITION TO ESTABLISH THE AMBASSADOR BUILDING COMMUNITY IMPROVEMENT DISTRICT

[DOCUMENT BEGINS ON NEXT PAGE]

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5891
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Discussion

This ordinance will approve the petition to amend the boundaries of the Ambassador Building CID. This would add adjacent public right-of-way to the District so that they can make public improvements in the public right-of-way.

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?
   There are City expenses incurred related to the mailing of notices and staff time reviewing the petition and future reports. These expenses are intended to be off-set by reimbursement fees charged to the District.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   There are no recurring costs associated with this legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   No.

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

1. This legislation is supported by the general fund. ☒ Yes ☐ No
2. This fund has a structural imbalance. ☒ Yes ☐ No
3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

200460 – Approving the petition to establish the Ambassador Building Community Improvement District.

Service Level Impacts

This ordinance will have no impact on existing service levels.

Other Impacts

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

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

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

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

File #: 250802

ORDINANCE NO. 250802

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR to District DX-5 and approving a development plan to allow for a school, entertainment venue, and spectator sports and sports and recreation, participant uses. (CD-CPC-2025-00060 & CD-CPC-2025-00059)

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-1497, rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use) and approving a development plan to allow for a school, entertainment venue and spectator sports and sports and recreation, participant uses, said section to read as follows:

Section 88-20A-1497. That an area legally described as:

Mulkey Square Lots 1-4, Mulkey Square Lot 5

is hereby rezoned from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use), all as shown outlined on a map marked Section 88-20A-1497, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. Pursuant to 88-570-02-F, the developer shall apply for an administrative adjustment to allow for bicycle parking to be located within the parking structure.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

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

4. The developer shall secure approval of a project plan from the City Plan Commission prior to a building permit for Phase II.

5. Prior to issuance of the certificate of occupancy for each lot within the plat, the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

6. 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.

7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

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

9. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

10. Fire and life safety systems shall be designed for the new use.

11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.

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

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

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

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

16. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC2018: § 503.2.4)

18. Prior to issuance of a certificate of occupancy the applicant shall provide a lighting study which shows the Illumination Engineering Society (IES) minimum standards of at least an average maintained footcandle (fc) reading of 3fc in the parking lot with an average to minimum ratio of 4:1. All sidewalks/pathways need to have at least an average maintained footcandle of 1fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.17). The parking garage should have an average maintained footcandle of 6fc on pavement with an average to minimum ratio of 4:1 and elevator/stairways should have an average maintained footcandle of 10fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.8). If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.

19. 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 Parks and Recreation Department standards

20. 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.

21. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

22. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.

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

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

25. There exist public water transmission and distribution mains around the perimeter of the site. All grading within the water easements shall be approved by the Kansas City Water Director prior to grading over these water mains.

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

27. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

28. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

30. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

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

..end

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

_____

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____

Sarah Baxter
Senior Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

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

June 18, 2025

Project Name
Guadalupe Centers High School Renovation

Docket # 6.1 & 6.2

Request
CD-CPC-2025-00059
Development Plan

CD-CPC-2025-00060
Rezoning

Applicant
Brian Hochstein
MKEC Engineering Inc.

Owner
Guadalupe Centers Inc.

Location	1300 Summit Street
Area	About 5 Acres
Zoning	UR
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Park, zoned R-1.5
South: Interstate-670, zoned R-1.5
East: Interstate-70/35, zoned R-0.5 & B1-1
West: Park, zoned R-1.5

KC Spirit Playbook Alignment
HIGH

Land Use Plan
The Greater Downtown Area Plan recommends Future Downtown Mixed Use for this location.
The proposed plan aligns with this designation. See ***Review Criteria A*** (page 4) for more information.

Major Street Plan
W. 13th Street and Summit Street are not identified on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 on about 5 acres and a non-residential development plan to allow for a school and entertainment venue and spectator sports, and sports and recreation, participant uses generally located at W. 13th Street and Summit Street.

PROJECT TIMELINE
The application for the subject request was filed on 4/25/2025. Scheduling deviations from 2025 Cycle 6.1 have occurred.

- A revised legal advertisement to change the proposed zoning from DX-15 to DX-5 caused a two-week delay.
- The change from DX-15 to DX-5 was to comply with FAA regulations for the Kansas City Downtown Airport – Wheeler Field (MKC)

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 5/15/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

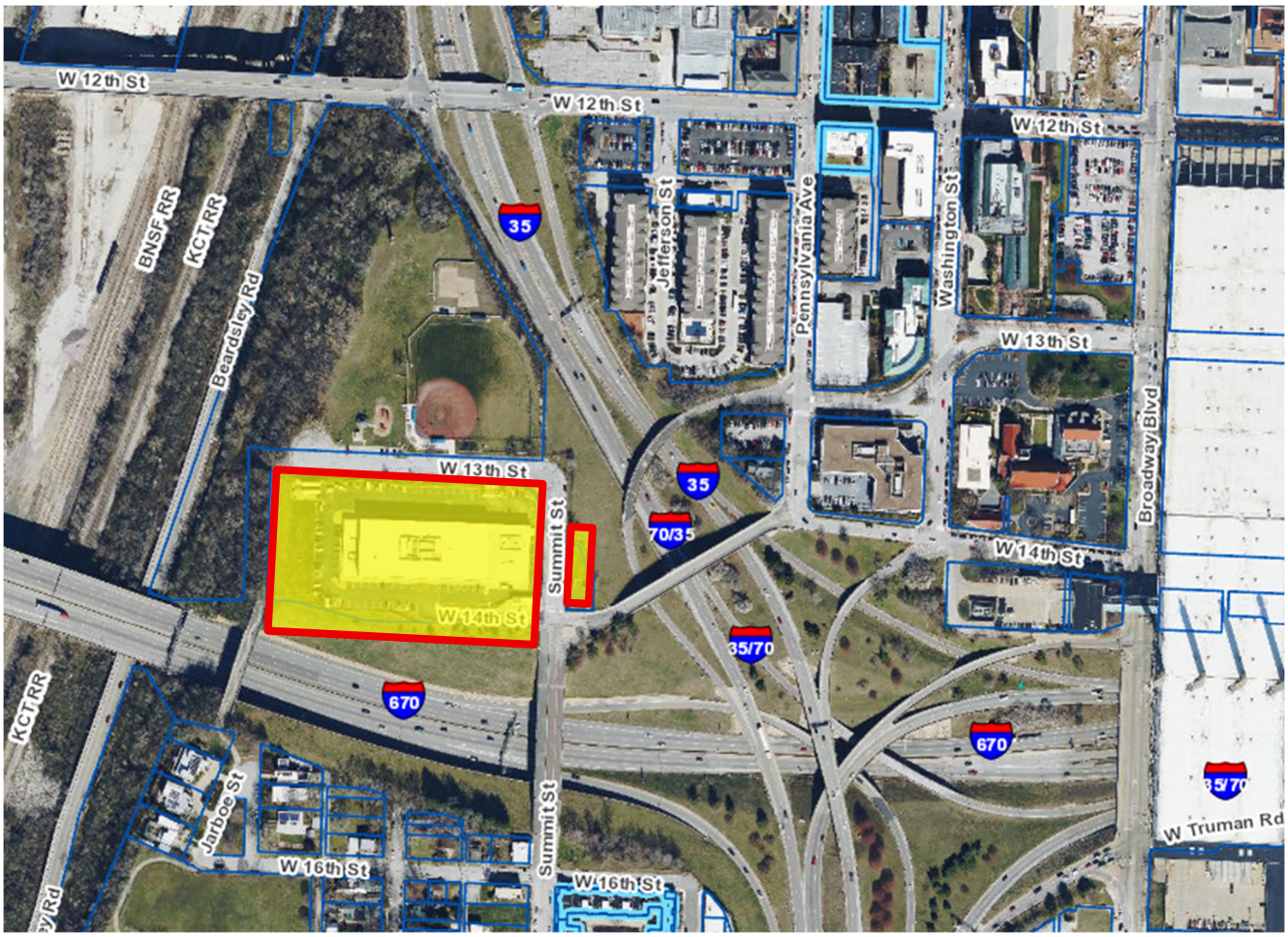
EXISTING CONDITIONS
The five acre site contains two parcels and is the former home of the FBI Kansas City field office. The existing building is 90,000 square feet and includes underground and surface parking. Summit Street turns into W. 13th Street along the northern perimeter of the property.

CONTROLLING + RELATED CASES
Case No. 10010-URD a request to rezone approximately 4.5 acres between W. 13th and W. 14th Street from Summit to Belleview from Districts R-5 and C-1 to District URD (Urban Redevelopment) and approval of a development plan. The CPC recommended approval on 3/6/1990 and the City Council approved the request on 5/3/1990 (Ord. No. 65354).

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
6.1	**APPROVAL**
6.2	**APPROVAL WITH CONDITIONS**

Vicinity Map



PLAN REVIEW & ANALYSIS

In 1990 the subject properties were rezoned to Urban Redevelopment (UR) to allow for the construction of the Kansas City FBI (Federal Bureau of Investigation) field office. Prior to the construction of Interstate 670 and Interstate 35 the five acre site was occupied with commercial and residential structures. Today, the Guadalupe Centers are proposing to convert the 90,000 square foot vacant office building into a high school, which will be Phase I. Due to the large footprint of the existing building and large amount of parking stalls, the applicant is also proposing to allow for multiple uses in Phase I, such as a day care, religious assembly, entertainment venue and spectator sports and offices. The current zoning district, UR only permits office uses, therefore the applicant is rezoning to DX-5 (Downtown Mixed Use) which is the recommended land use from the Greater Downtown Area Plan. The development plan application is required because the gross floor area of the building exceeds 40,000 square feet (88-517-02-B) and the plan includes more than 100 above grade parking stalls (88-517-02-E). The applicant is also proposing a future Phase II which will include a 35,000 square feet addition on the west side of the building to expand community services which the Guadalupe Centers provide. The Phase II addition will require a project plan to be submitted for staff review and approval by the City Plan Commission prior to the issuance of any building permit. The applicant has not indicated when they plan to begin Phase II.

There are currently 250 parking stalls on the subject property which meets the required parking ratios for the proposed uses. The proposed high school and associated uses (gymnasium, offices, day care, event space for functions and meetings) will have ample parking as there is an existing underground garage and over 100 surface parking stalls, not including the available on-street parking adjacent to Mulkey Square Park. The five acre site is separated from residential uses by two highways and not immediately adjacent to any residential uses, therefore staff does not believe the proposed use will have negative impacts on the nearby neighborhood.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	N/A	N/A	The subject property is adjacent to and within 150 a park. The applicant is not expanding the building by more than 30% (**88-323-01-A(2)**) and does not have to comply with the Boulevard and Parkway Standards.
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed rezoning is in conformance with the Greater Downtown Area Plan (GDAP) which recommends *downtown mixed use* which correlates to the DX zoning district as the future land use for the subject property.

B. Zoning and use of nearby property;

Mulkey Square Park is immediately north of the subject property and wraps along the western edge of the site and is zoned R-1.5. Interstate 670 and Interstate 35 surround the site along the eastern and southern perimeters. There are two small portions of B1 and R-0.5 zoning to the east of the subject property.

C. Physical character of the area in which the subject property is located;
The subject property has amazing vantage points with views of downtown to the northeast and overlooking the west bottoms to the west. The site is physically disconnected from downtown and the Westside neighborhood as the Interstate system runs along the east and south and steep slope runs along the western side of the site.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The applicant is repurposing an existing building and the site is currently served by public infrastructure.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The subject property is currently zoned UR and the controlling development plan only allows for office uses to be located on the property.

F. Length of time the subject property has remained vacant as zoned;
The subject property has been vacant since May of 2024, when the FBI moved into a new field office near KCI.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
Approving this rezoning will not detrimentally affect nearby properties as the site is generally isolated and only has one adjacent property, which is owned by the City of Kansas City (Mulkey Square Park).

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
A denial of this application would prohibit the existing vacant structure from being repurposed due to the current zoning, which is a greater hardship to the public welfare than the hardship imposed upon the landowner in only being able to use the property for an office building.

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

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

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
The Long Range Planning Division stated the following:
"*Repurposing the former FBI building as a high school advances several Playbook and Greater Downtown Area Plan goals related to sustainable growth and strong, accessible neighborhoods. Using an existing building leaves the applicant limited in design options, but the addition of a mural on the east elevation will improve aesthetics. Additionally, the applicant has made landscape modifications for better alignment.*" – Luke Ranker (4th District Planner)

B. The proposed use must be allowed in the district in which it is located;
Rezoning to DX-5 is required to allow for a high school as the previous UR zoning district only permitted an office building.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
The applicant will use the existing ingress and egress on the site. Summit Street and W. 13th Street have sufficient room for student arrivals and departures when school is in session.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The site is adjacent to the Riverfront Heritage Trail, located west of the existing structure. The site can also be safely accessed via sidewalk from Summit Street and W. 14th Street.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The applicant is repurposing an existing building and the site is currently served by public infrastructure.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The applicant is proposing a mural on the east elevation but no other exterior changes to the existing structure are being proposed at this time.

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

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The applicant is not proposing any additional impervious surfaces with Phase I. Phase II will only include adding a building addition to the west side of the existing structure.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
No trees will be removed.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for the rezoning and **APPROVAL WITH CONDITIONS** for the development plan as stated in the staff report.

Respectfully Submitted,

Andrew Clarke, AICP
Lead Planner

Plan Conditions

Report Date: June 12, 2025

Case Number: CD-CPC-2025-00059

Project: Guadalupe Centers High School Renovation

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. Pursuant to 88-570-02-F, the developer shall apply for an administrative adjustment to allow for bicycle parking to be located within the parking structure.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall secure approval of a Project Plan from the City Plan Commission prior to building permit for Phase II.
5. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
8. The applicant shall resolve the following corrections from KC Water prior to ordinance request:
   • Provide explanation for alignment of underground detention overflow running along west side of new addition and connecting to existing sewer line on the south side of the existing building and then runs north under building and connects to existing line adjacent to proposed detention area (see City GIS of existing lines running around building and under building)

   • Show manhole S030-214 and existing 12" RCP at south side of building. Identify where these flows come from and go to (see City GIS mapping)

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

9. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. Fire and Life Safety Systems shall be designed for the new use.
12. • 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
13. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

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

14. • 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)

15. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

17. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

19. Prior to issuance of a certificate of occupancy the applicant should provide a lighting study which shows the Illumination Engineering Society (IES) minimum standards of at least an average maintained foot-candle (fc) reading of 3fc in the parking lot with an average to minimum ratio of 4:1. All sidewalks/pathways need to have at least an average maintained fc of 1fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.17). The parking garage should have an average maintained fc of 6fc on pavement with an average to minimum ratio of 4:1 and elevator/stairways should have an average maintained fc of 10fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.8). If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.

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

20. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) 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 Parks & Recreation Department Standards

21. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.

22. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

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

23. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

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

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

26. There exist public water transmission and distribution mains around the perimeter of the site. All grading within the water easements shall be approved by the KC Water Director prior to grading over these water mains.

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

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

28. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

29. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

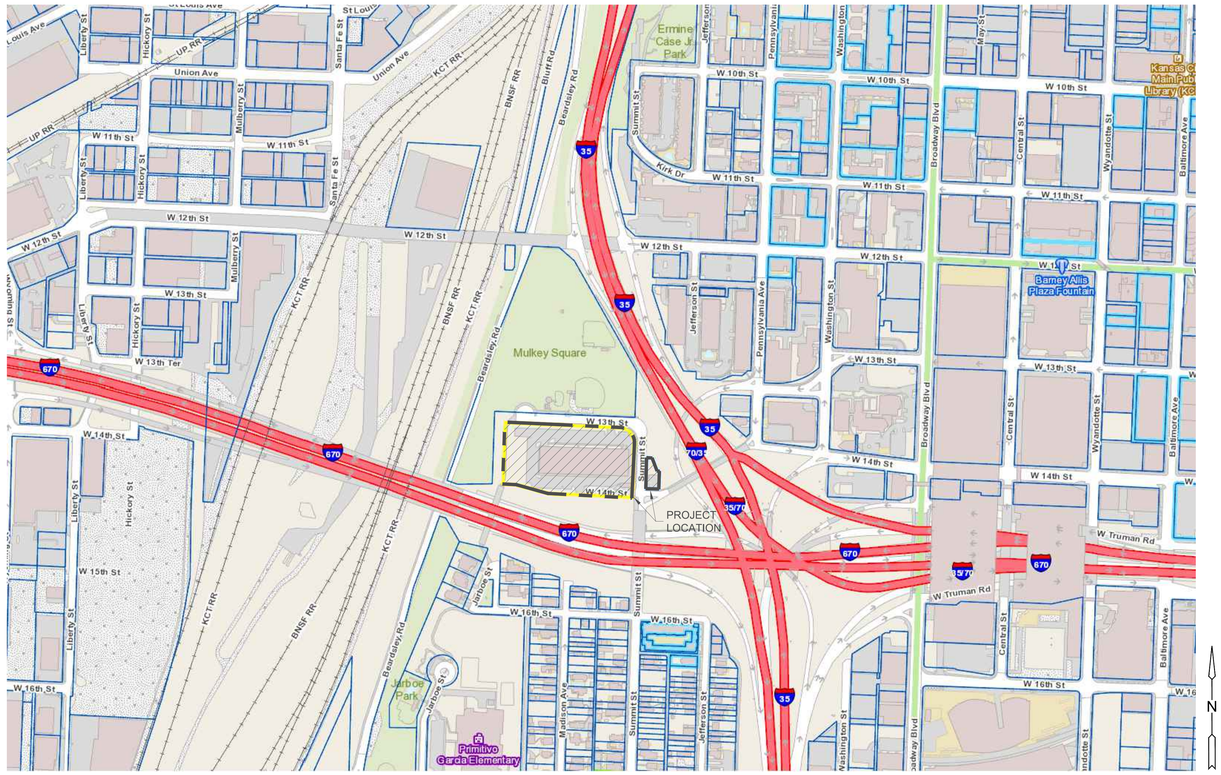
31. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

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

DEVELOPMENT AND REZONING PLANS FOR

GUADALUPE CENTERS HIGH SCHOOL RENOVATION

1300 SUMMIT ST., KANSAS CITY, MO 64105



LOCATION MAP

SCALE: NTS

Sheet List Table

Sheet Number	Sheet Title
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102	SITE PLAN
C103	GARAGE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
L101	LANDSCAPE PLAN
A201C	EXTERIOR ELEVATIONS – CITY PLANNING
A202C	EXISTING EXTERIOR PHOTOS– CITY PLANNING

LEGAL DESCRIPTION:

MULKEY SQUARE LOTS 1–4

MULKEY SQUARE LOT 5

CONTACTS:

CIVIL ENGINEER
MKEC ENGINEERING INC.
11827 W 112TH ST. SUITE 200
OVERLAND PARK, KS 66210
913–317–9390
BRIAN HOCHSTEIN
BHOCHSTEIN@MKEC.COM

ARCHITECT
HOLLIS + MILLER ARCHITECTS
1828 WALNUT ST. SUITE 922
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816–442–7700
GEORGE KNIPP
GKNIPP@HOLLISANDMILLER.COM

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YERINGTON@GUADALUPECENTERS.ORG

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210
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MKEC Project No. 25020102146
Engineering No. 2001009364
Landscape No. 2006027139

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115 Wilcox Street Suite 210
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HOLLISANDMILLER.COM
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Missouri State Certificate of Authority
Architecture # 0003161

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Mechanical, Electrical & Plumbing Engineers
State Certificate of Authority #
9225 Indian Creek Pkwy #1075
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913.322.1400 phone

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Civil Engineering / Landscape Architecture
State Certificate of Authority #:
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Landscaping: 2006027139
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Overland Park, Johnson County, KS 66210
913.317.9390 phone
913.317.9385 fax

Bob D. Campbell & Co.
Structural Engineer
State Certificate of Authority #
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Kansas City, MO 64111
816.442.7700 phone
816.599.2545 fax

MHA Food Facility Consultants, LLC
Kitchen Consultant
7840 Conser St
Overland Park, KS 66204
785.266.5996 phone

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

CHECK SET

The Professional Engineer seal affixed to this sheet applies only to the material and items shown on this sheet. All other sheets bearing the seal of the Professional Engineer are not to be relied upon for any purpose by any party other than the engineer, and the engineer expressly disclaims any and all responsibility for such alien drawings or documents not embodying this seal.

JOB NO: 25028
DRAWN BY: SEK
CHECKED BY: BSH
DATE: 4.25.25

G100

COVER SHEET

Please consider the environment before printing this.

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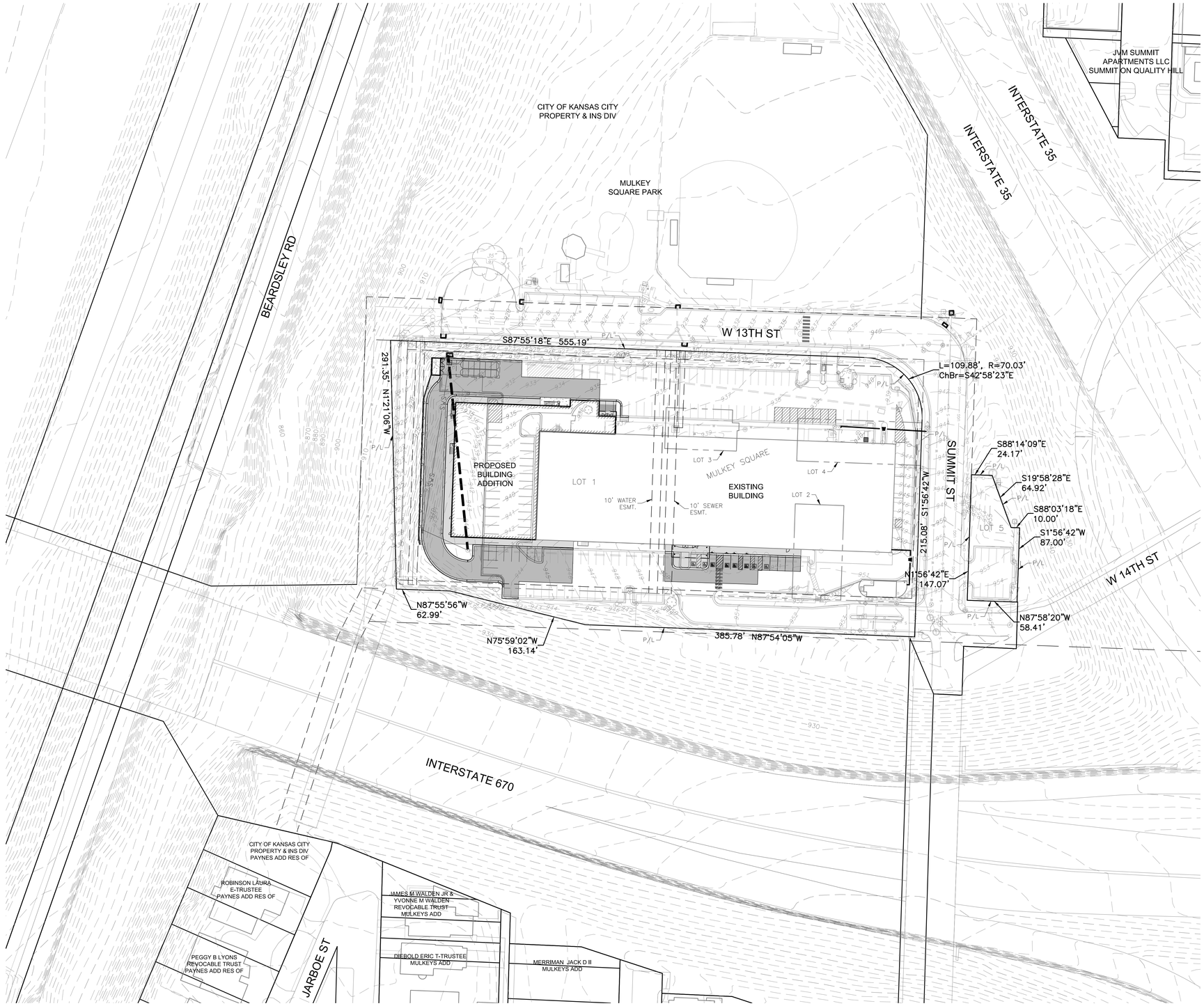

ADMINISTRATIVE ADJUSTMENTS NEEDED:

1. NUMBER OF SHORT TERM BICYCLE PARKING STALLS
2. LOCATION OF BICYCLE PARKING STALLS IN THE PARKING STRUCTURE.
3. LANDSCAPING: (STREET TREES, PERIMETER VEHICULAR USE AREA, AND INTERIOR VEHICULAR USE AREA)

PROPOSED USES:

88-805-03-A CLUB, LODGE, OR FRATERNAL ORGANIZATION
88-805-03-C DAY CARE (GROUP DAY CARE, DAY CARE CENTER)
88-805-03-G LIBRARY, MUSEUM, OR CULTURAL EXHIBIT
88-805-03-I RELIGIOUS ASSEMBLY
88-805-03-K SCHOOL
88-805-04-J ENTERTAINMENT VENUES AND SPECTATOR SPORTS (LARGE VENUE)
88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	**54**	**YES**

*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

SITE DATA	EXISTING	PHASE 1	PHASE 2	VARIATION REQUESTED?	APPROVED
ZONING	UR	DX-5	DX-5	NO	
GROSS LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
RIGHT-OF-WAY DEDICATION					
IN SQUARE FEET	0	0	0	NO	
IN ACRES	0	0	0	NO	
NET LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
TOTAL BUILDING AREA (SQ. FT.)	90,854	95,319	131,828	NO	
2ND FLOOR	37,096	37,336	38,254	NO	
1ST FLOOR	48,556	48,796	66,387	NO	
GARAGE LEVEL	5,202	9,187	27,187	NO	
FLOOR AREA RATIO	0.45	0.47	0.65	NO	
RESIDENTIAL USE INFO					
TOTAL DWELLING UNITS	0	0	0		
DETACHED HOUSE	0	0	0		
ZERO LOT LINE HOUSE	0	0	0		
COTTAGE HOUSE	0	0	0		
SEMI-ATTACHED HOUSE	0	0	0		
TOWNHOUSE	0	0	0		
TWO-UNIT HOUSE	0	0	0		
MULTI-UNIT HOUSE	0	0	0		
COLONNADE	0	0	0		
MULTIPLEX	0	0	0		
MULTI-UNIT BUILDING	0	0	0		
TOTAL LOTS	2	2	2		
RESIDENTIAL	0	0	0		
PUBLIC/CIVIC	0	0	0		
COMMERCIAL	0	0	0		
INDUSTRIAL	0	0	0		
OTHER	2	2	2		

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

N

SCALE: 1"=50'
0 50 100

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Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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JOB NO: 25028
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CHECKED BY: BSH
DATE: 4.25.25

C101

OVERALL SITE PLAN
233

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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JOB NO: 25028
DRAWN BY: SEK
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DATE: 4.25.25

C102

SITE PLAN
234

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

PAVING LEGEND

- CONCRETE SIDEWALK
- CONCRETE SECTION
- ASPHALT SECTION

N

SCALE: 1"=20'
0 20 40

Please consider the environment before printing this.

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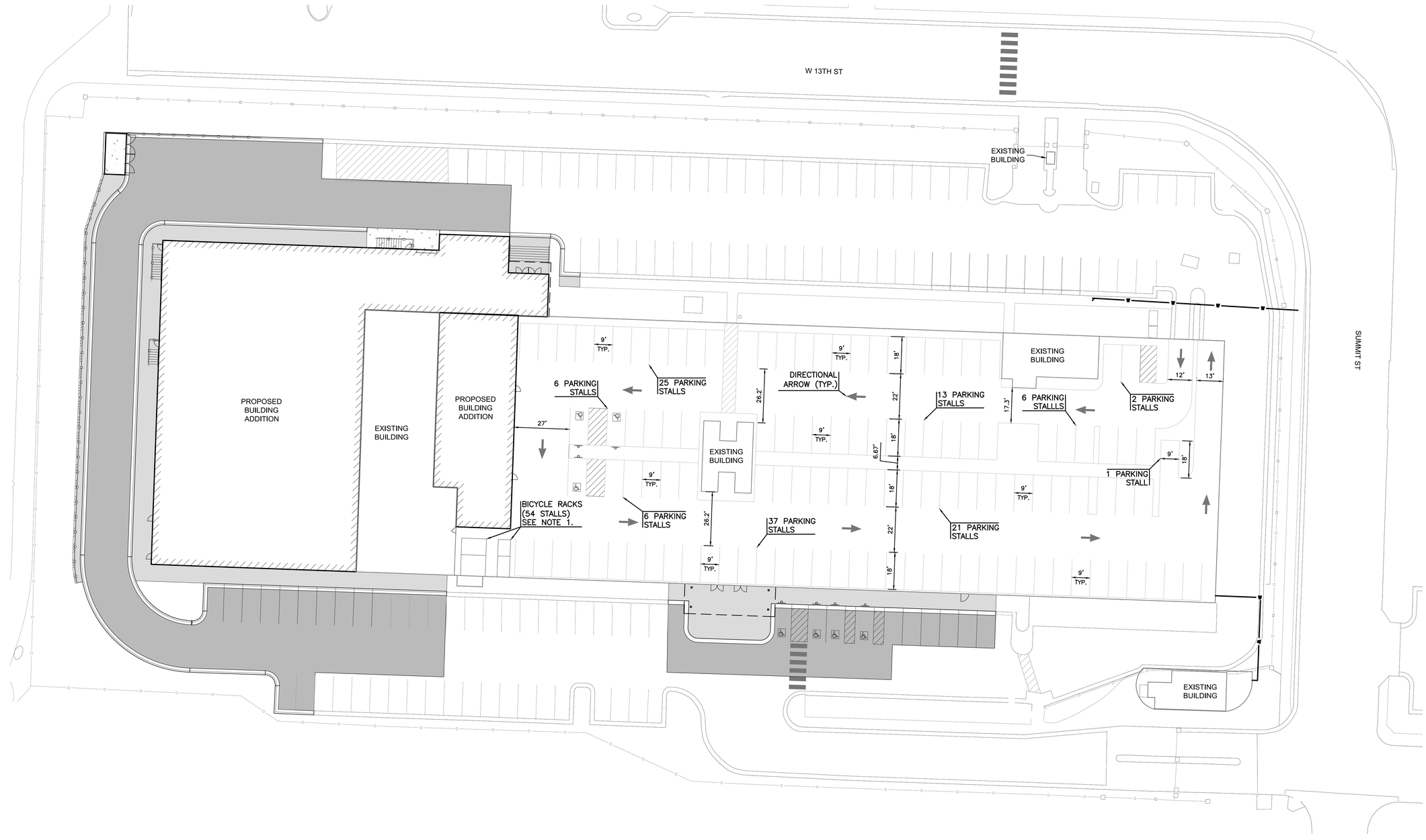

88-420 - PARKING	VEHICLE SPACES		BICYCYLE SPACES		ALTERNATIVES
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

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**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

NOTES:

1. BICYCLE RACKS LOCATED IN GARAGE ARE CONSIDERED SHORT TERM AND LONG TERM BICYCLE PARKING. PER 88-420-09 BICYCLE RACKS MEET LONG TERM PARKING CODE BY BEING LOCATED IN AN AREA CONTINUOUSLY MONITORED BY SECURITY CAMERA AND IS COVERED BY A ROOF OVERHANG.
2. GARAGE PLAN TO BE COMPLETED IN PHASE 1.

N

SCALE: 1"=20'
0 20 40

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DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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DATE: 4.25.25

C103

GARAGE PLAN
235

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DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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DATE: 4.25.25

C104

UTILITY PLAN
236

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

N

SCALE: 1"=20'
0 20 40

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Guadalupe Centers High School Renovation

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DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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JOB NO: 25028
DRAWN BY: SEK
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DATE: 4.25.25

C105

GRADING PLAN
237

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

SCALE: 1"=20'
0 20 40

Please consider the environment before printing this.

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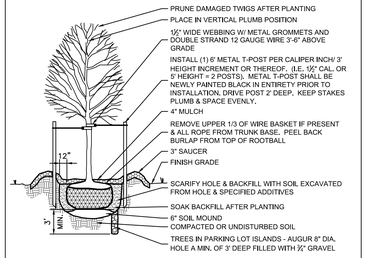
NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING
N.T.S.

ORIGINAL PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
ACE	6	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2.0" CAL, 12' MIN. HT.
HON	5	THORNLESS HONEY-LOCUST	GLENDITSIA TRIACANTHOS F. INERMIS	2.0" CAL, 12' MIN. HT.
ERB	1	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL, 5' MIN. HT.
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	SEE LANDSCAPE NOTES	SOD / SEED

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

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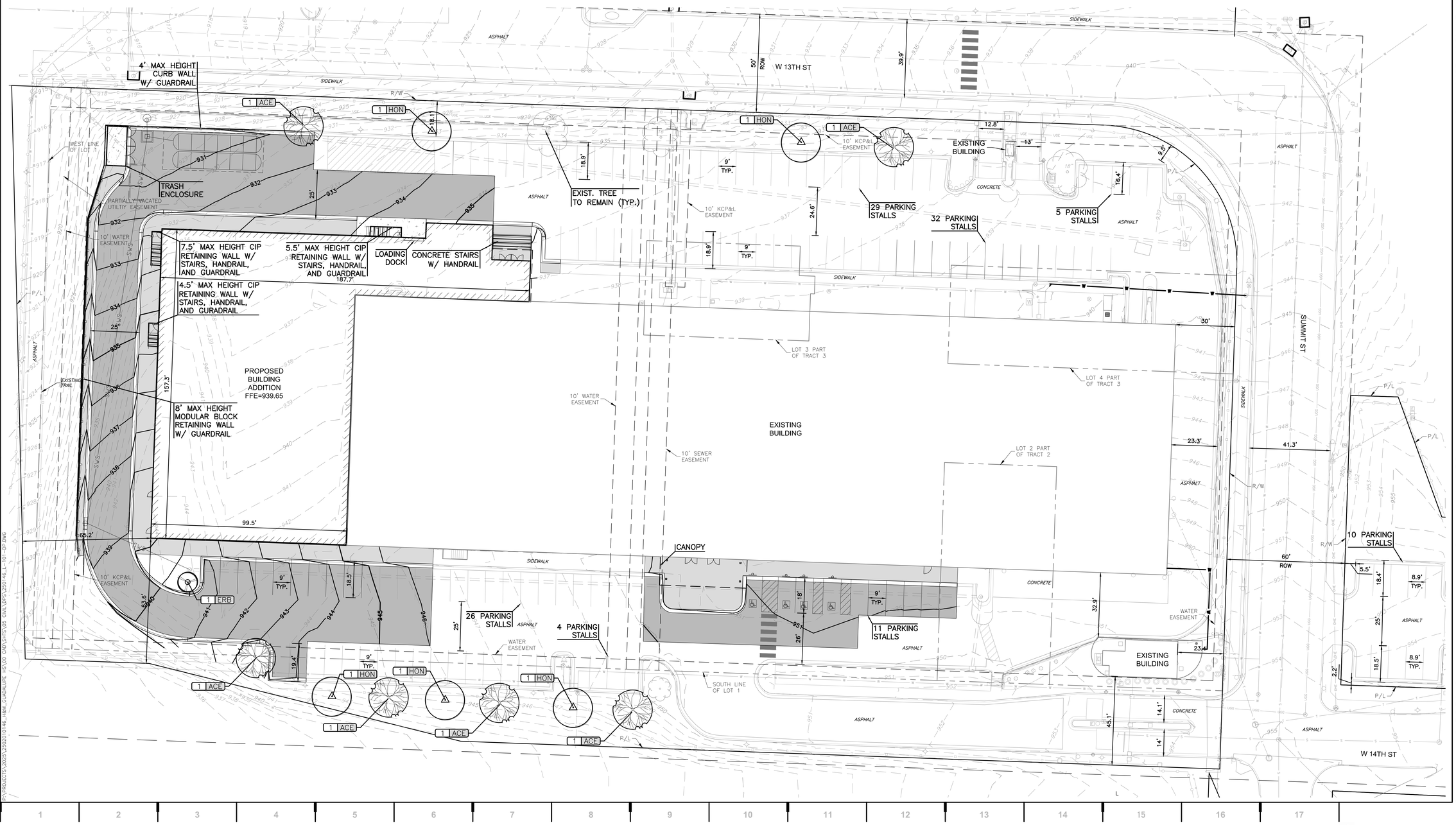
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	30	0	YES	
88-425-04 General	15	15	NO	
88-425-05 Perimeter Vehicular Use Area	20	7	YES	
Adjacent Streets				
Buffer Width	10'	0	YES	
Trees	20	7	YES	
Shrubs/Wall/Berm	SCREEN	NO	YES	
Adjacent to Residential Zones				
Buffer Width	N/A	N/A	NO	
Trees	N/A	N/A	NO	
Shrubs/Wall/Berm	N/A	N/A	NO	
88-425-06 Interior Vehicular Use Area				
Interior Area	4,725	0	YES	
Trees	27	0	YES	
Shrubs	135	0	YES	
88-425-07 Parking Garage Screening	EXISTING			
88-425-08 Mechanical/Utility Equip. Screening	APPLICABLE			
88-425-09 Outdoor Use Screening	N/A			

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828



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Landscape No. 2006027139

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SCALE: 1"=20'
0 20 40

DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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JOB NO: 25028
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CHECKED BY: BJH
DATE: 4.25.25

L101

LANDSCAPE PLAN

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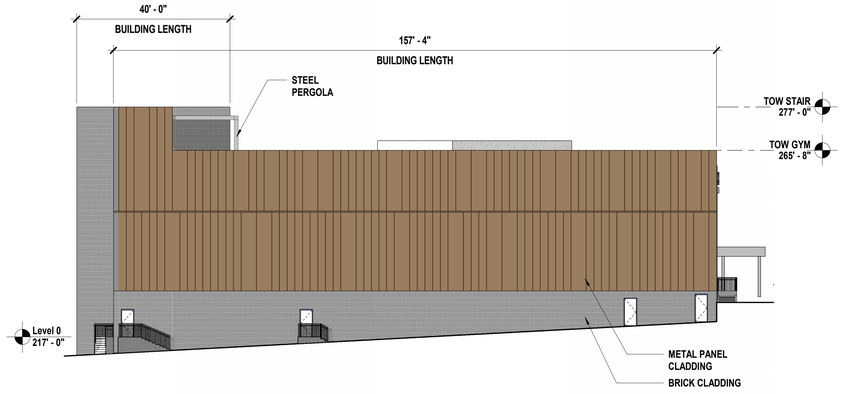
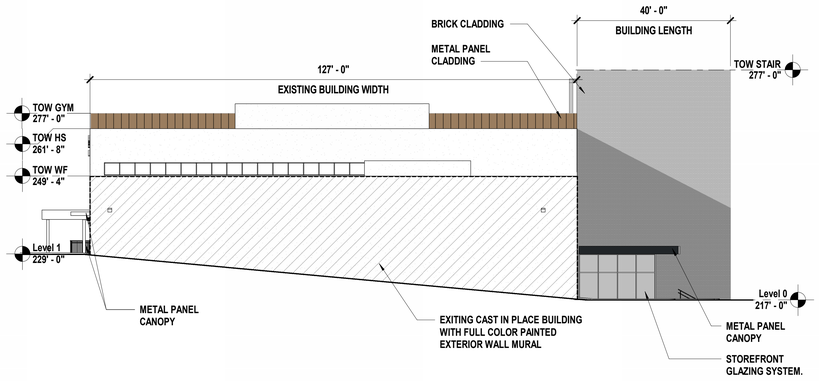
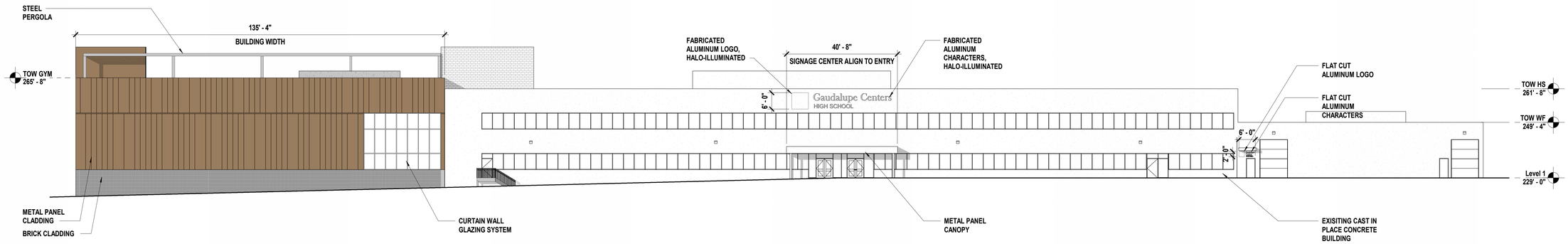


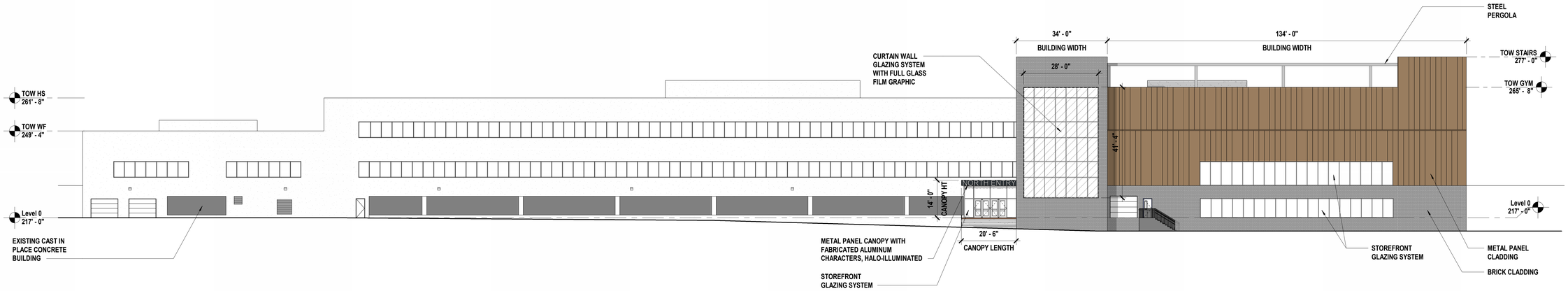
M1 Scale 1/16" = 1'-0" — Overall West Elevation



M10 Scale 1/16" = 1'-0" — Overall East Elevation



G1 Scale 1/16" = 1'-0" — Overall South Elevation



A1 Scale 1/16" = 1'-0" — Overall North Elevation

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Overland Park, KS 66210
913.322.1400 phone

MKEC Engineering, Inc.
Civil Engineers
State Certificate of Authority #
11827 W 112th St #200
Overland Park, KS 66210
913.317.9390 phone
913.317.9385 fax

Bob D. Campbell & Co.
Structural Enginner
State Certificate of Authority #
4338 Belleview Ave.
Kansas City, MO 64111
816.442.7700 phone
816.599.2545 fax

MHA Food Facility Consultants, LLC
Kitchen Consultant
7840 Conser St
Overland Park, KS 66204
785.266.5996 phone

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all liability for such plan, drawings, or documents not exhibiting this seal.

JOB NO: 25028
DRAWN BY: AS
CHECKED BY: GK
DATE: 4.25.25

A201C

EXTERIOR ELEVATIONS - CITY PLANNING

Please consider the environment before printing this.

4/25/2025 1:43:54 PM

from the Southwest

from the Southeast

from the Northeast

from the Northwest

hollis + miller architects

we design the future®

1828 Walnut Street Suite 922
Kansas City, MO 64108
t 816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
t 720.949.1689

HOLLISANDMILLER.COM

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RTM Engineering Consultants
Mechanical, Electrical & Plumbing Engineers
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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date

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JOB NO: 25028
DRAWN BY: AS
CHECKED BY: GK
DATE: 4.25.25

A202C

EXISTING EXTERIOR PHOTOS - CITY PLANNING

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CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00059 & CD-CPC-2025-00060

Meeting Date: May 15, 2025

Meeting Location: Los Alamos Cocina - 1667 Summit St, Kansas City, MO 64108

Meeting Time (include start and end time): 6 PM - 6:45PM

Additional Comments (optional):

- Concern over bus traffic in neighborhood
- Concern over "upzoning" of the building to allow for higher density uses
- Generally, all are in favor of the project.

Meeting Sign-In Sheet

Project Name and Address

Guadalupe Centers High School

1300 & 1319 Summit Street

Name	Address	Phone	Email
Carmen Lopez M.	2606 Jarboe	816 679-723	clopez@westside housing.org
Kim & Jeff Armstrong	1738 Madison		kansasvol@me.com
P Cauth	1806 Jefferson	812 1766	—
M Zahner	1735 Jefferson	850-375-7018	maryzahner52@gmail.com
Tom Kramer	11	850 375 7019	kramerzahner@gmail.com
EDWARD YERINGTON	6701 NE QUARTZ CIR	816 813-6400	YERINGTON@GUADALUPE-CENTERS.ORG
Laura Lesniewski	1736 SUMMIT	816 914 4439	llesniewski@bnim.com
Jeff & Diane Kuennie	2105 Belleview Ave	816 716 7224	jeff@thekuennes.com
CHRIS Gutierrez	829 Washington	816 591-7311	C.fierrez@TAlnet.com
DENEGE THOMAS	1615 Summit	816 682-9579	thomasdenece@gmail.com
LAUREN ELLENBECKER	727 W 16TH ST	314 712 0168	ellenbecker.lauren@gmail.com

Emma Winkler	1604 Madison Ave	8166510229	emmavned@gmail.com
Angelica Delsimio	817 W 17th St.	8145002358	
Danielle Brinks	2320 Belleview	816 291 0396	
Susannah Evans	1630 Madison	—	—
Leah Engle	1639 Madison Ave	8162104373	leah@cardgnarks.com
Rae Ulsher	1815 Washington	816 719 0273	
Tom Slater	1735 Belleview	303-918-7614	
Mitzi Klukevich	"		"
Deborah Salas	2031 Penn.	816 529-7215	lorvab.@hotmail.com
Antonio Gomez	1615 Summit	816-914-4474	
Monica Reyes	1822 Mercier		
OCTAVIO VILLALOBOS	2038 Jefferson	816-718-1220	OCTAVIO.VILLALOBOS @kcpd.org
Monique Arellano	2002 Jefferson St.	816-665-3115	mowestside2729@gmail.com
Virginia Bellis	1633 Summit St	816 304 9178	Vbellis3331@yahoo.com

WESTSIDE NEIGHBORHOOD ASSOCIATION

June 2, 2025

To: City Plan Commission

Re: CD-CPC-2025-00060

This letter serves as a formal statement of support from all ten (10) board members of the Westside Neighborhood Association (WNA) for Guadalupe Center's request to redevelop the former FBI Building located at 1300 Summit, Kansas City, MO into a new High School.

The WNA has a long-standing partnership with Guadalupe Center and we have consistently been impressed by their dedication to strengthening our community, particularly for Latino and underrepresented populations. We have worked alongside Guadalupe Centers to advance our shared goals of enhancing and beautifying the Westside.

We believe that renovating the former FBI Building will create a vital space to expand Guadalupe Center's capacity to serve the community. This includes offering high- quality educational programs and workforce development opportunities, while also renovating a long vacant property.

The proposed expansion of the High School and Workforce Development & Adult Education Programs will support programs like digital literacy, English Language Learner (ELL) courses, and trade skills training. These programs are essential to the economic well-being of our residents and will strengthen our local workforce.

We also believe that the location of the building provides sufficient distance from the residential areas, minimizing potential impacts related to parking and traffic. Rezoning the site to DX (Downtown Mixed Use) allows Guadalupe Center to fully utilize the facilities in ways compatible with a high school, such as hosting basketball tournaments or renting out the gym for sports clinics and community events.

The WNA fully supports Guadalupe Center's efforts to renovate this building and urges you to approve this plan.

Please feel free to contact us for any additional information or if you have any questions.

Sincerely,

Virginia Salazar Bellis
Katrina Rojas Vincent
Tristin Amezcua-Hogan
Leah Gale
Elizabeth Herrera-Mounteer
Natalie Alvarez
Monique Ortiz
Mary Hill
Daniella Briones
Deborah Salas

westsidekcmo@gmail.com

Area Plan Alignment**: High**
KC Spirit Playbook Alignment: **High**
Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

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

Evaluation	**Goal**	**Notes**
High	HAC PAA SAN CC WDC	HAC – Adoptive reuse of a former office building PAA, SAN – Increase access to schools, neighborhood amenities CC – Applicant added crosswalk, justified not connecting directly to pedestrian bridge WDC – Proposed mural adds character existing building, applicant justified large blank wall.
Medium	HE POS SEG	HE, SEG, POS – Native landscaping, access to Mulkey Park
Low		

Alignment Comments:
2-4 sentences providing justification for the alignment.
Reproposing the former FBI building as a high school advances several Playbook and Greater Downtown Area Plan goals related to sustainable growth and strong, accessible neighborhoods. Using an existing building leaves the applicant limited in design options, but the addition of a mural on the east elevation will improve aesthetics. Additionally, the applicant has made landscape modifications for better alignment.

CITY PLAN COMMISSION

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

kcmo.gov/planning

June 30, 2025

Brian Hochstein
MKEC Engineering, Inc.
11827 W 112th St, 200
Overland Park, KS 66210

Re: **CD-CPC-2025-00059** - A request to approve a development plan in proposed District DX-5 to allow for a school, entertainment venue and spectator sports and sports and recreation, participant uses on about 5 acres generally located at W. 13th Street and Summit Street.

Dear Brian Hochstein:

At its meeting on June 18, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. All *conditions imposed by the Commission*, if any, *are available on the following page(s).*

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step. If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Andrew.Clarke@kcmo.org or (816) 513-8821

Sincerely,

Andrew Clarke
Lead Planner

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. Pursuant to 88-570-02-F, the developer shall apply for an administrative adjustment to allow for bicycle parking to be located within the parking structure.

2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. The developer shall secure approval of a Project Plan from the City Plan Commission prior to building permit for Phase II.

5. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

8. The applicant shall resolve the following corrections from KC Water prior to ordinance request:
   • Provide explanation for alignment of underground detention overflow running along west side of new addition and
   connecting to existing sewer line on the south side of the existing building and then runs north under building and connects to existing line adjacent to proposed detention area (see City GIS of existing lines running around building and under
   building)

   • Show manhole S030-214 and existing 12" RCP at south side of building. Identify where these flows come from and go to (see City GIS mapping)

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

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

10. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

11. Fire and Life Safety Systems shall be designed for the new use.

12. • 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

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

14. • 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)

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

15. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

17. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

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

19. Prior to issuance of a certificate of occupancy the applicant should provide a lighting study which shows the Illumination Engineering Society (IES) minimum standards of at least an average maintained foot-candle (fc) reading of 3fc in the parking lot with an average to minimum ratio of 4:1. All sidewalks/pathways need to have at least an average maintained fc of 1fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.17). The parking garage should have an average maintained fc of 6fc on pavement with an average to minimum ratio of 4:1 and elevator/stairways should have an average maintained fc of 10fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.8). If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.

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

20. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) 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 Parks & Recreation Department Standards

21. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, 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 occupancy permits.

22. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

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

23. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

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

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

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions

26. There exist public water transmission and distribution mains around the perimeter of the site. All grading within the water easements shall be approved by the KC Water Director prior to grading over these water mains.

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

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

28. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

29. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

31. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

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

CITY PLAN COMMISSION

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Kansas City, Missouri 64106

kcmo.gov/planning

June 30, 2025

Brian Hochstein
MKEC Engineering, Inc.
11827 W 112th St, 200
Overland Park, KS 66210

Re: **CD-CPC-2025-00060** - A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use) on about 5 acres generally located at W. 13th Street and Summit Street.

Dear Brian Hochstein:

At its meeting on June 18, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved

The Commission's action is final. All *conditions imposed by the Commission*, if any, *are available on the following page(s).*

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step. If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Andrew.Clarke@kcmo.org or (816) 513-8821

Sincerely,

Andrew Clarke
Lead Planner

REZONING EXHIBIT
UR
DR-1
DC-15
W 12th St
DC-15
UR
DC-15
UR
DC-15
W 13th St
DC-15
BNSF RR
KCT RR
Beardsley Rd
R-1.5
M3-5
35
670
W 13th St
UR
W 14th St
R-0.5
DC-15
UR
DC-15
35
70/35
Summit St
B1-1
35/70
670
670
M1-5
R-0.5
KCT RR
R-2.5
Jackson St
Summit St
35/70
W Truman Rd
Broadway Blvd
Central St
251

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP - 5838
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 on about 5 acres and a nonresidential development plan to allow for a school and entertainment venue and spectator sports, and sports and recreation, participant uses generally located at W. 13th Street and Summit Street.

Discussion

In 1990 the subject properties were rezoned to Urban Redevelopment (UR) to allow for the construction of the Kansas City FBI (Federal Bureau of Investigation) field office. Prior to the construction of Interstate 670 and Interstate 35 the five acre site was occupied with commercial and residential structures. Today, the Guadalupe Centers are proposing to convert the 90,000 square foot vacant office building into a high school, which will be Phase I. Due to the large footprint of the existing building and large amount of parking stalls, the applicant is also proposing to allow for multiple uses in Phase I, such as a day care, religious assembly, entertainment venue and spectator sports and offices. The current zoning district, UR only permits office uses, therefore the applicant is rezoning to DX-5 (Downtown Mixed Use) which is the recommended land use from the Greater Downtown Area Plan. The development plan application is required because the gross floor area of the building exceeds 40,000 square feet (88-517-02-B) and the plan includes more than 100 above grade parking stalls (88-517-02-E).

The applicant is also proposing a future Phase II which will include a 35,000 square feet addition on the west side of the building to expand community services which the Guadalupe Centers provide. The Phase II addition will require a project plan to be submitted for staff review and approval by the City Plan Commission prior to the issuance of any building permit. The applicant has not indicated when they plan to begin Phase II.

There are currently 250 parking stalls on the subject property which meets the required parking ratios for the proposed uses. The proposed high school and associated uses (gymnasium, offices, day care, event space for functions and meetings) will have ample parking as there is an existing underground garage and over 100 surface parking stalls,

not including the available on-street parking adjacent to Mulkey Square Park. The five acre site is separated from residential uses by two highways and not immediately adjacent to any residential uses, therefore staff does not believe the proposed use will have negative impacts on the nearby neighborhood.

The applicant held the required public engagement meeting on May 15, 2025 and did receive a letter of support from the Westside Neighborhood Association.

On May 18, 2025 the City Plan Commission vote 7-0 to recommend approval with conditions for the proposed development plan and rezoning.

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.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance.

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

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

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

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

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

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

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

Case No. 10010-URD a request to rezone approximately 4.5 acres between W. 13th and W. 14th Street from Summit to Belleview from Districts R-5 and C-1 to District URD (Urban Redevelopment) and approval of a development plan. The CPC recommended approval on 3/6/1990 and the City Council approved the request on 5/3/1990 (Ord. No. 65354).

Service Level Impacts

No service level impacts are anticipated with the proposed rezoning and development plan.

Other Impacts

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

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant held the required public engagement on May 15, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   The applicant will repurpose a structure which is currently vacant and underutilized.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

Docket #6.1 & 6.2

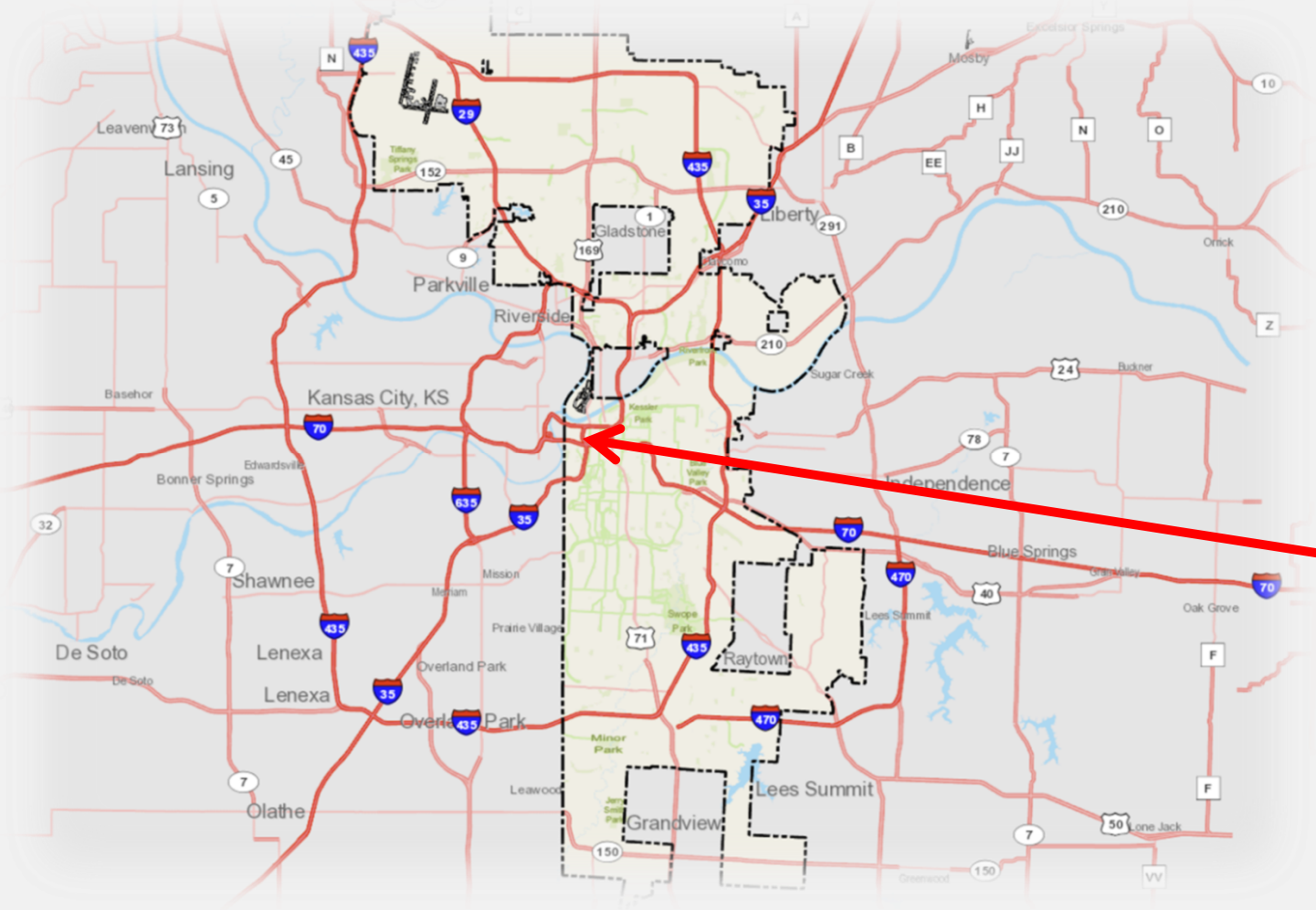
CD-CPC-2025-00060
Rezoning

CD-CPC-2025-00059
Development Plan – Non-Residential

Guadalupe Centers High School Renovation

June 18, 2025

City Plan Commission


Site
Kansas City, KS
Independence
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Prairie Village
Mission
Merriam
Raytown
Lees Summit
Grandview
Blue Springs
Oak Grove
Sugar Creek
Mosby
Orrick
Buckner
Lone Jack

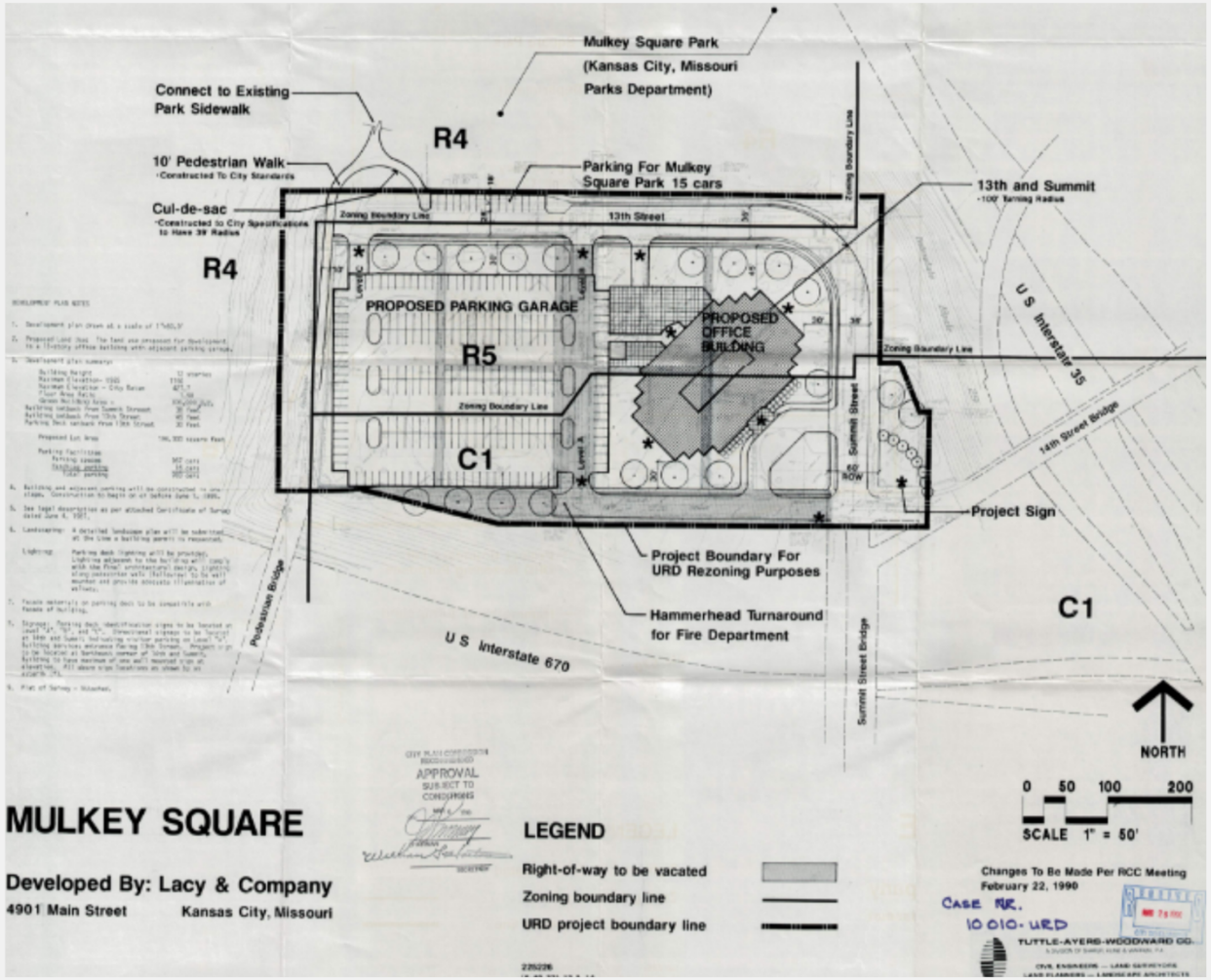
Site
W 12th St
BNSF RR
KCT RR
Beardsley Rd
R-1.5
UR
DC-15
DR-1
R-0.5
B1-1
M1-5
R-2.5
35
670
W 13th St
W 14th St
Broadway Blvd

View looking NW from Summit Street

View SW from W. 13th Street

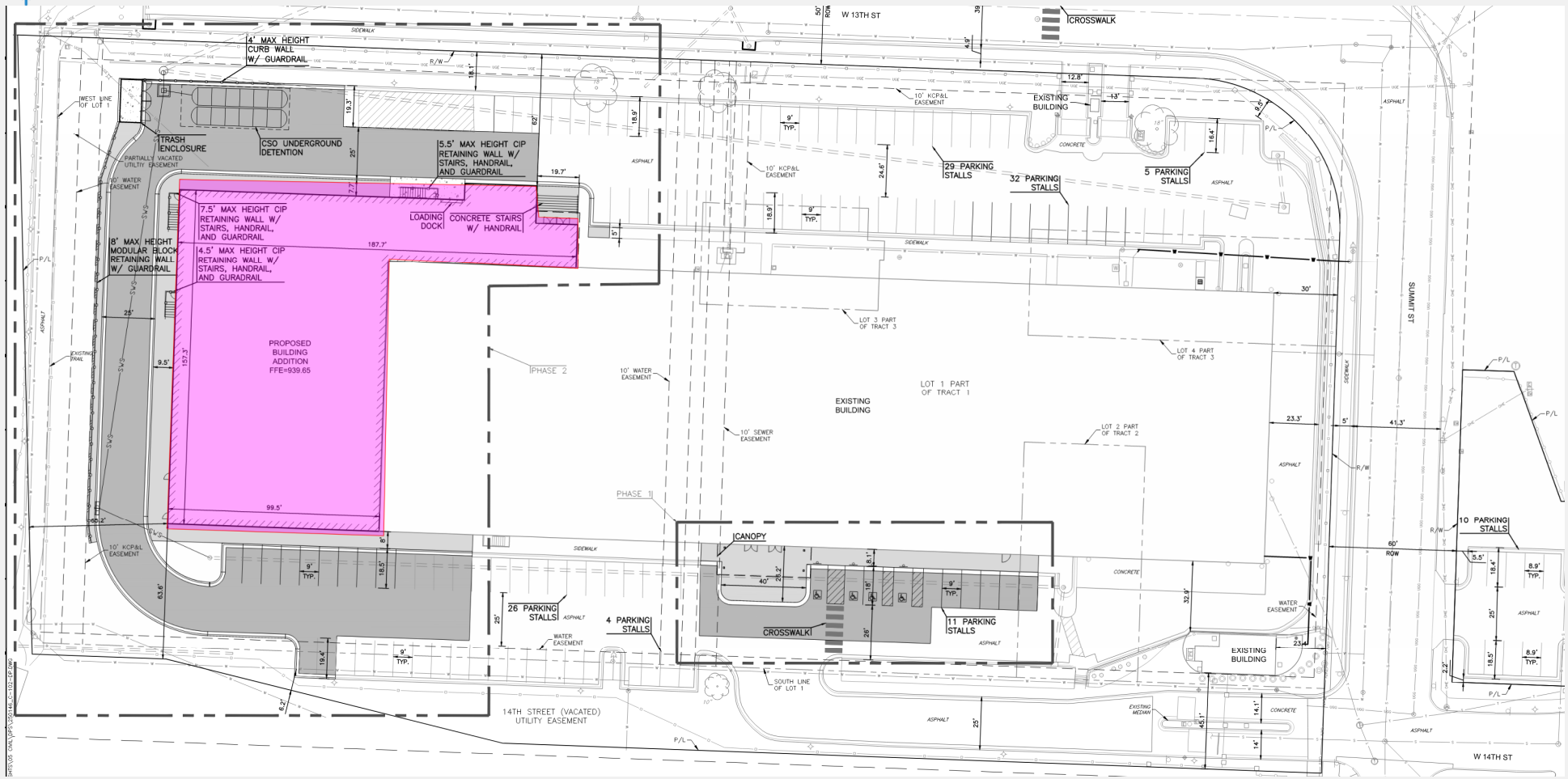
- Approved in 1990
- Rezoned from R5 & C1 to Urban Redevelopment
- Ord. No. 65354
- Developer was responsible to construct 10’ pedestrian walkway

→ now integrated into the Riverfront Heritage Trail

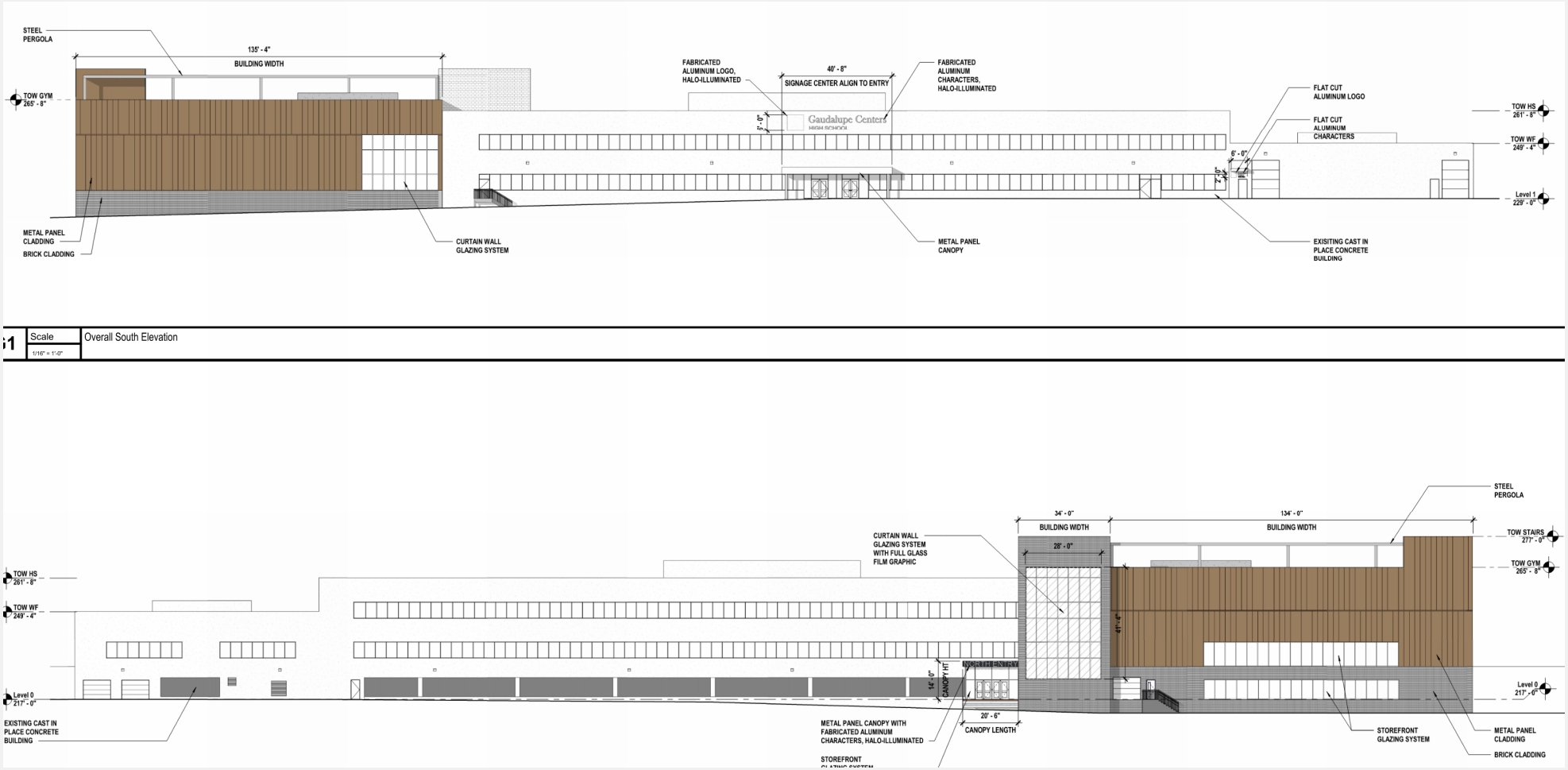


History

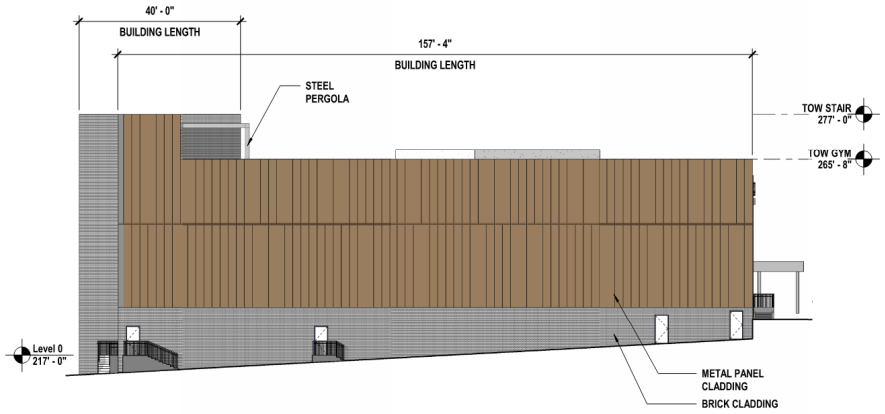
Rezoning from UR to DX



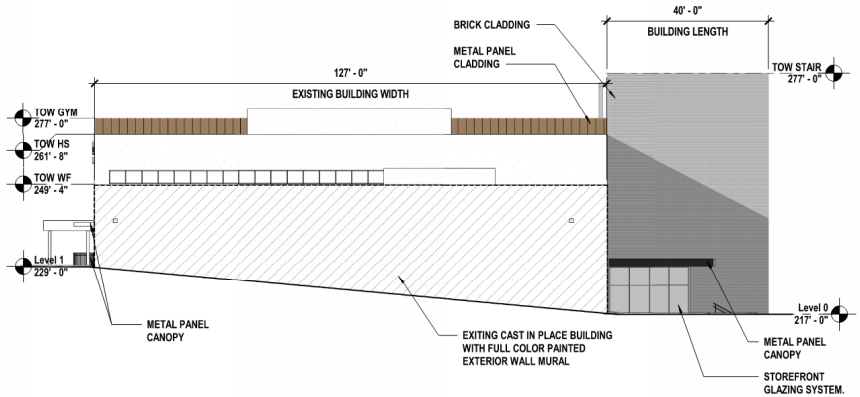
Site Plan (including Phase II)


STEEL PERGOLA
135' - 4"
BUILDING WIDTH
TOW GYM 265' - 8"
FABRICATED ALUMINUM LOGO, HALO-ILLUMINATED
40' - 8"
SIGNAGE CENTER ALIGN TO ENTRY
FABRICATED ALUMINUM CHARACTERS, HALO-ILLUMINATED
Gaudalupe Center
FLAT CUT ALUMINUM LOGO
FLAT CUT ALUMINUM CHARACTERS
6' - 0"
TOW HS 261' - 8"
TOW WF 249' - 4"
Level 1 229' - 0"
METAL PANEL CLADDING
BRICK CLADDING
CURTAIN WALL GLAZING SYSTEM
METAL PANEL CANOPY
EXISITING CAST IN PLACE CONCRETE BUILDING
Scale
1/16" = 1'-0"
Overall South Elevation
TOW HS 261' - 8"
TOW WF 249' - 4"
Level 0 217' - 0"
EXISTING CAST IN PLACE CONCRETE BUILDING
CURTAIN WALL GLAZING SYSTEM WITH FULL GLASS FILM GRAPHIC
34' - 0"
BUILDING WIDTH
134' - 0"
BUILDING WIDTH
STEEL PERGOLA
TOW STAIRS 277' - 0"
TOW GYM 265' - 8"
28' - 0"
41' - 6"
14' - 0"
CANOPY HT
20' - 6"
CANOPY LENGTH
METAL PANEL CANOPY WITH FABRICATED ALUMINUM CHARACTERS, HALO-ILLUMINATED
STOREFRONT GLAZING SYSTEM
STOREFRONT GLAZING SYSTEM
METAL PANEL CLADDING
BRICK CLADDING
Level 0 217' - 0"

Elevations



Overall West Elevation



Overall East Elevation

M10 Scale

Elevations

PROPOSED USES:

88-805-03-A CLUB, LODGE, OR FRATERNAL ORGANIZATION
88-805-03-C DAY CARE (GROUP DAY CARE, DAY CARE CENTER)
88-805-03-G LIBRARY, MUSEUM, OR CULTURAL EXHIBIT
88-805-03-I RELIGIOUS ASSEMBLY
88-805-03-K SCHOOL
88-805-04-J ENTERTAINMENT VENUES AND SPECTATOR SPORTS (LARGE VENUE)
88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

88-420 - PARKING	VEHICLE SPACES		BICYCYLE SPACES		ALTERNATIVES
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

Proposed Uses & Parking

Staff Recommendation

CD-CPC-2025-00060
Rezoning
Approval

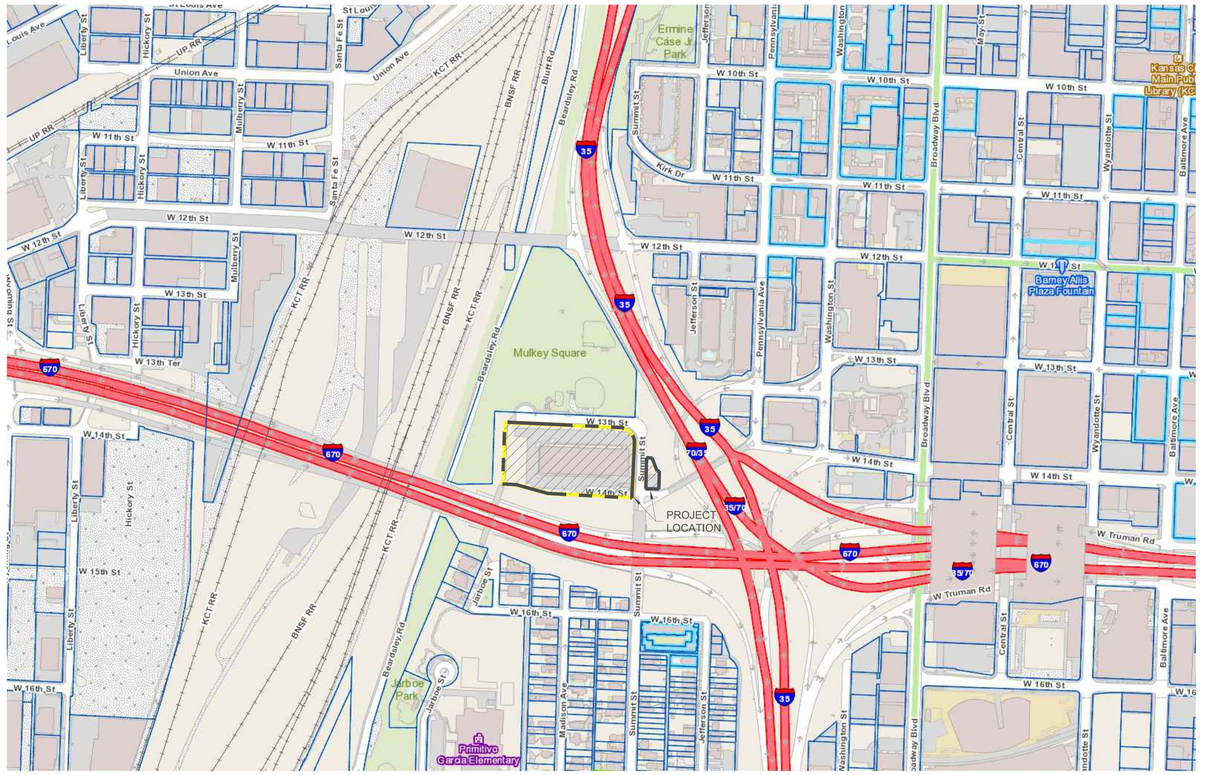
CD-CPC-2025-00059
Development Plan – Non-Residential
Approval with Conditions

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060
Sara Copeland, FAICP
Secretary of the City Plan Commission

DEVELOPMENT AND REZONING PLANS FOR

GUADALUPE CENTERS HIGH SCHOOL RENOVATION

1300 SUMMIT ST., KANSAS CITY, MO 64105



LOCATION MAP
SCALE: NTS

Sheet List Table	
Sheet Number	Sheet Title
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102	SITE PLAN
C103	GARAGE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
L101	LANDSCAPE PLAN
A201C	EXTERIOR ELEVATIONS – CITY PLANNING
A202C	EXISTING EXTERIOR PHOTOS– CITY PLANNING

LEGAL DESCRIPTION:

MULKEY SQUARE LOTS 1–4

MULKEY SQUARE LOT 5

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ARCHITECT
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Landscape No. 2006027139

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Missouri State Certificate of Authority
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785.266.5996 phone

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

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JOB NO: 25028
DRAWN BY: SEK
CHECKED BY: BSH
DATE: 4.25.25

G100

COVER SHEET
268

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of Case No. **CD-CPC-2025-00059** on **06-18-2025**
CD-CPC-2025-00060

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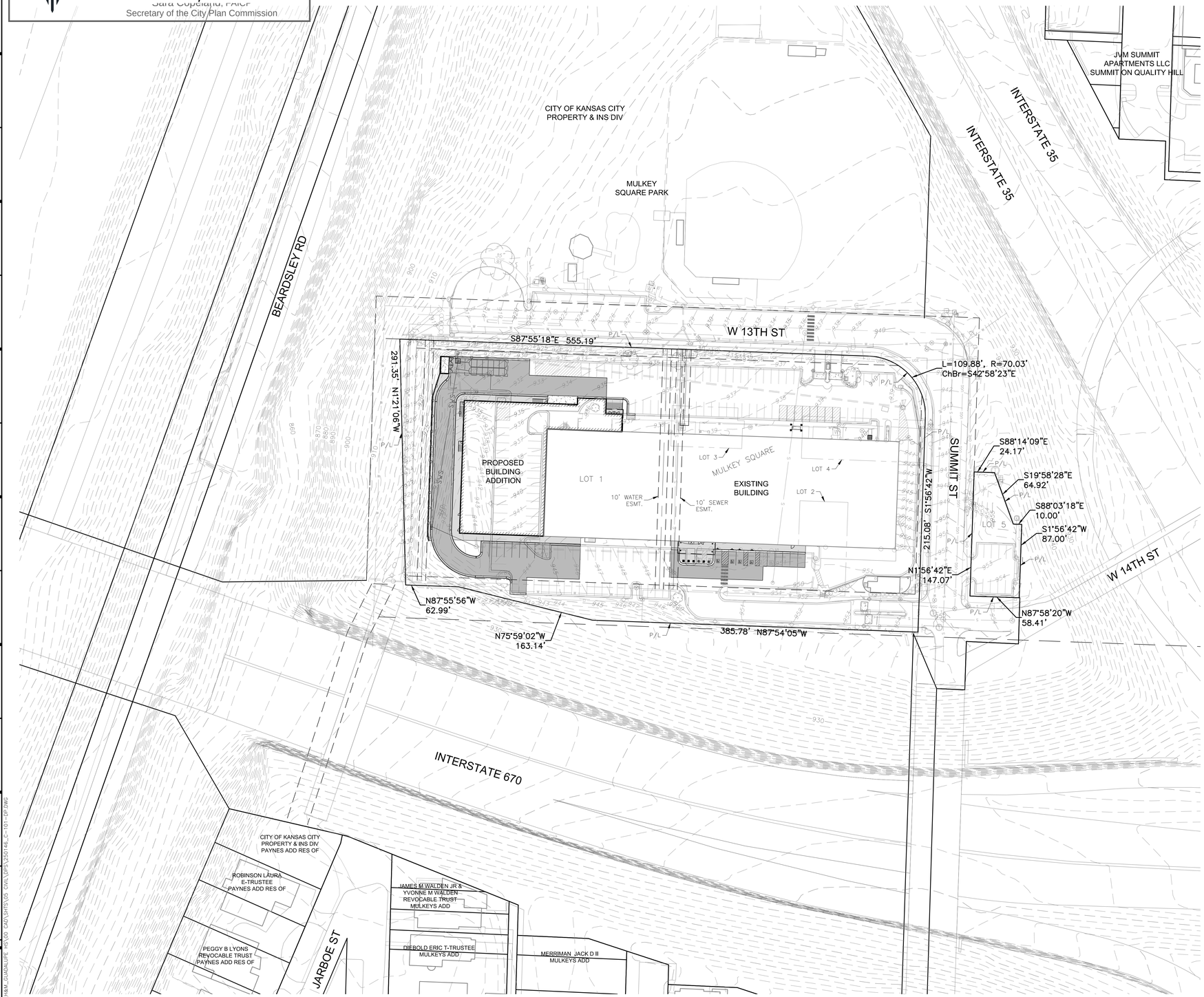
Secretary of the City Plan Commission

KANSAS CITY MISSOURI



ADMINISTRATIVE ADJUSTMENTS NEEDED:

1. NUMBER OF SHORT TERM BICYCLE PARKING STALLS
2. LOCATION OF BICYCLE PARKING STALLS IN THE PARKING STRUCTURE.
3. LANDSCAPING: (STREET TREES, PERIMETER VEHICULAR USE AREA, AND INTERIOR VEHICULAR USE AREA)

PROPOSED USES:

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88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	**54**	**YES**

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**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

SITE DATA	EXISTING	PHASE 1	PHASE 2	VARIATION REQUESTED?	APPROVED
ZONING	UR	DX-5	DX-5	NO	
GROSS LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
RIGHT-OF-WAY DEDICATION					
IN SQUARE FEET	0	0	0	NO	
IN ACRES	0	0	0	NO	
NET LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
TOTAL BUILDING AREA (SQ. FT.)	90,854	95,319	131,828	NO	
2ND FLOOR	37,096	37,336	38,254	NO	
1ST FLOOR	48,556	48,796	66,387	NO	
GARAGE LEVEL	5,202	9,187	27,187	NO	
FLOOR AREA RATIO	0.45	0.47	0.65	NO	
RESIDENTIAL USE INFO					
TOTAL DWELLING UNITS	0	0	0		
DETACHED HOUSE	0	0	0		
ZERO LOT LINE HOUSE	0	0	0		
COTTAGE HOUSE	0	0	0		
SEMI-ATTACHED HOUSE	0	0	0		
TOWNHOUSE	0	0	0		
TWO-UNIT HOUSE	0	0	0		
MULTI-UNIT HOUSE	0	0	0		
COLONNADE	0	0	0		
MULTIPLEX	0	0	0		
MULTI-UNIT BUILDING	0	0	0		
TOTAL LOTS	2	2	2		
RESIDENTIAL	0	0	0		
PUBLIC/CIVIC	0	0	0		
COMMERCIAL	0	0	0		
INDUSTRIAL	0	0	0		
OTHER	2	2	2		

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

N

SCALE: 1"=50'
0 50 100

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MKEC Project No. 250201046
Engineering No. 2001009364
Landscape No. 2006027139

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Architecture # 0000161

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Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

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JOB NO: 25028
DRAWN BY: SEK
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DATE: 4.25.25

C101

OVERALL SITE PLAN

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City Plan Commission
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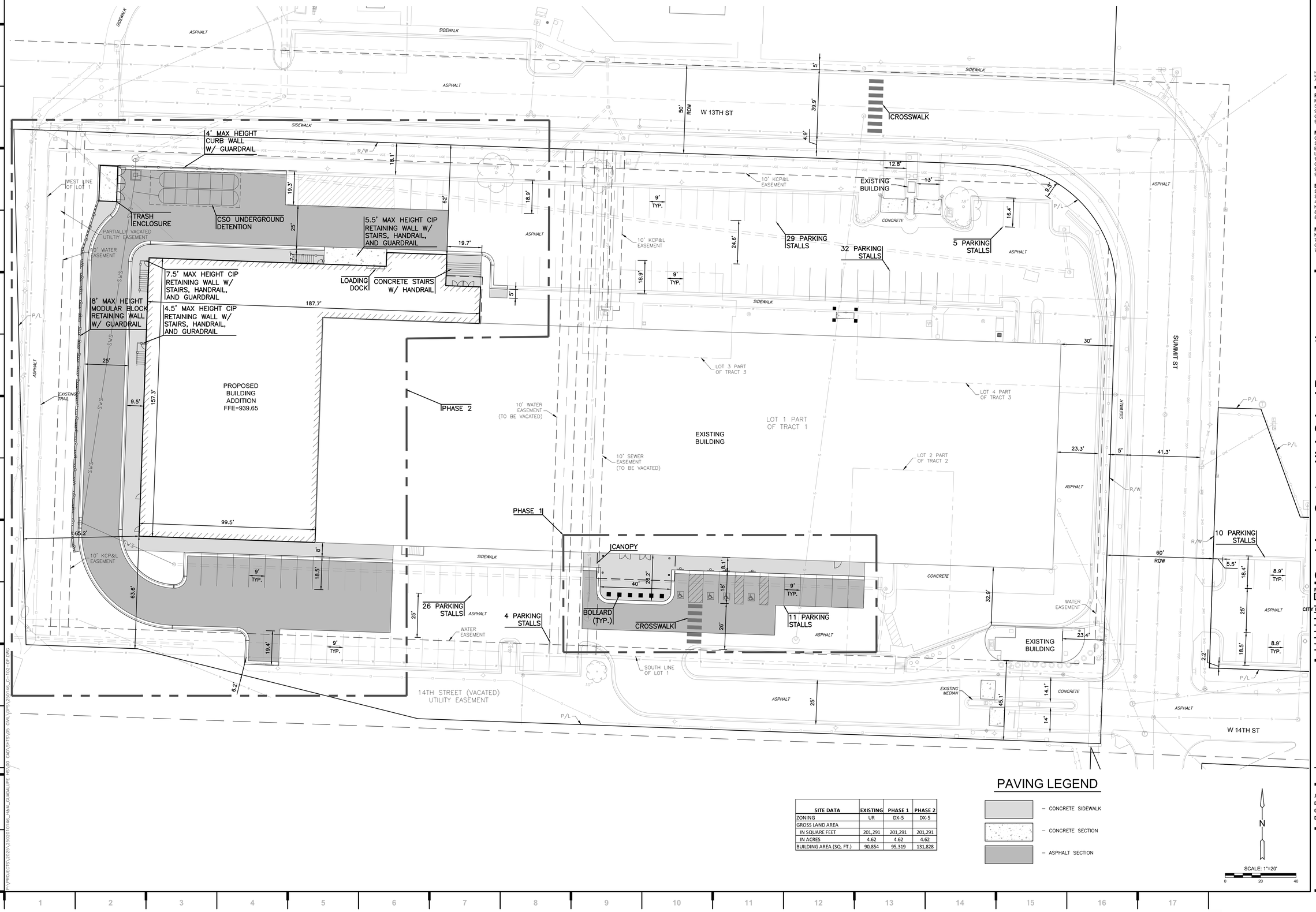
CD-CPC-2025-00060
Sara Copeland, FAICP
Secretary of the City Plan Commission

KANSAS CITY MISSOURI



SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

PAVING LEGEND

- CONCRETE SIDEWALK
- CONCRETE SECTION
- ASPHALT SECTION

P:\PROJECTS\2025\25028\01\46_CAD\PLOT\25028146_C-102-PP.DWG CAD\STYLES\25028146_C-102-PP.DWG

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Engineering No. 2001009364
Landscape No. 2006027139

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation

Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:		
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1	CITY COMMENTS	5.16.25
CITY COMMENTS	8.1.25	

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JOB NO: 25028
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CHECKED BY: BSH
DATE: 4.25.25

C102

SITE PLAN
270

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KANSAS CITY MISSOURI

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of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060

Sara Copeland, FAICP
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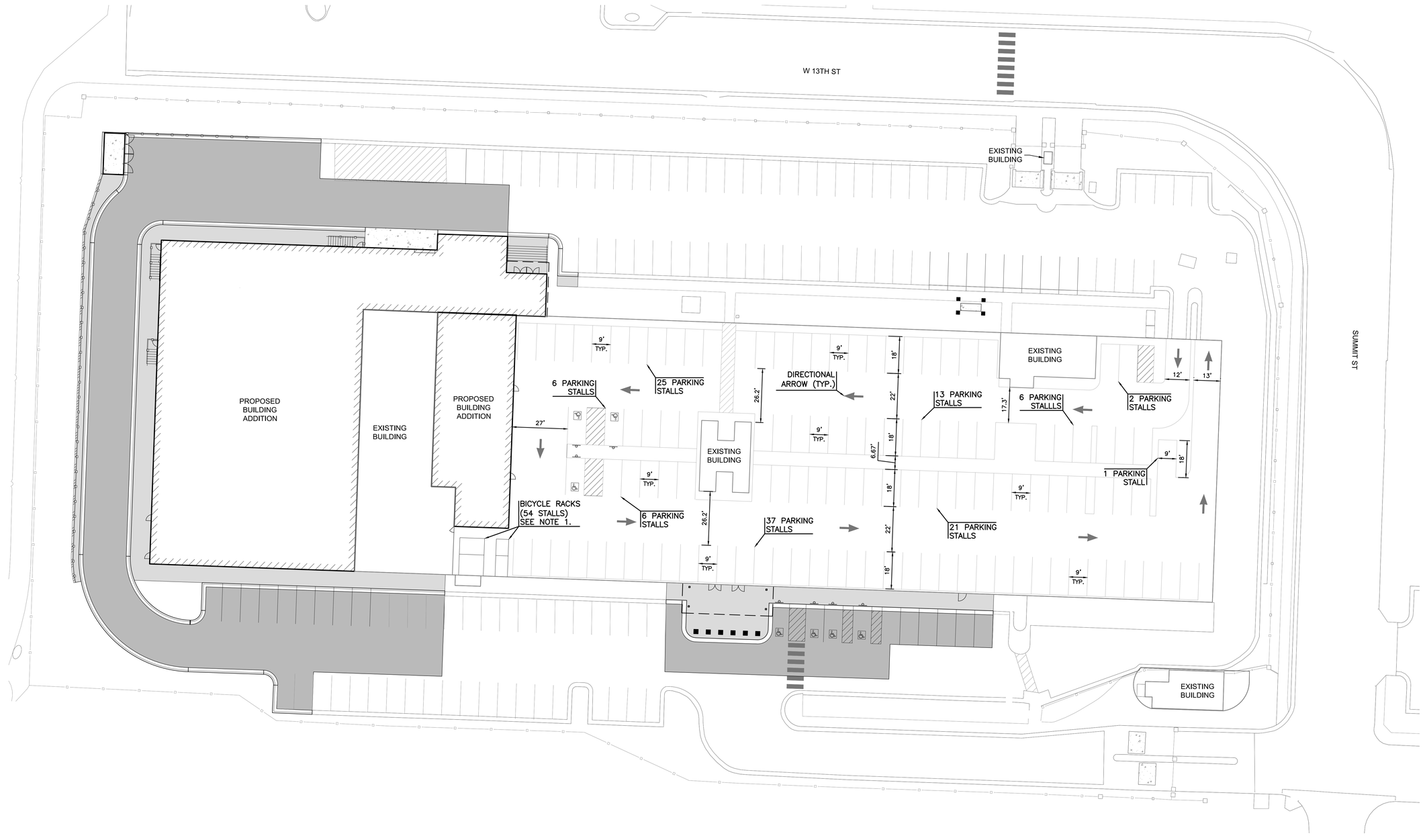

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
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STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

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**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

NOTES:

1. BICYCLE RACKS LOCATED IN GARAGE ARE CONSIDERED SHORT TERM AND LONG TERM BICYCLE PARKING. PER 88-420-09 BICYCLE RACKS MEET LONG TERM PARKING CODE BY BEING LOCATED IN AN AREA CONTINUOUSLY MONITORED BY SECURITY CAMERA AND IS COVERED BY A ROOF OVERHANG.
2. GARAGE PLAN TO BE COMPLETED IN PHASE 1.

N

SCALE: 1"=20'
0 20 40

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Engineering No. 2001009364
Landscape No. 2006027139

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DEVELOPMENT & REZONING PLANS

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CHECKED BY: BSH
DATE: 4.25.25

C103

GARAGE PLAN
271

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CD-CPC-2025-00060

Sara Copeland, FAICP
Secretary of the City Plan Commission

KANSAS CITY MISSOURI

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2	CITY COMMENTS	8.1.25

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JOB NO: 25028
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CHECKED BY: BSH
DATE: 4.25.25

C104

UTILITY PLAN
272

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

SCALE: 1"=20'
0 20 40

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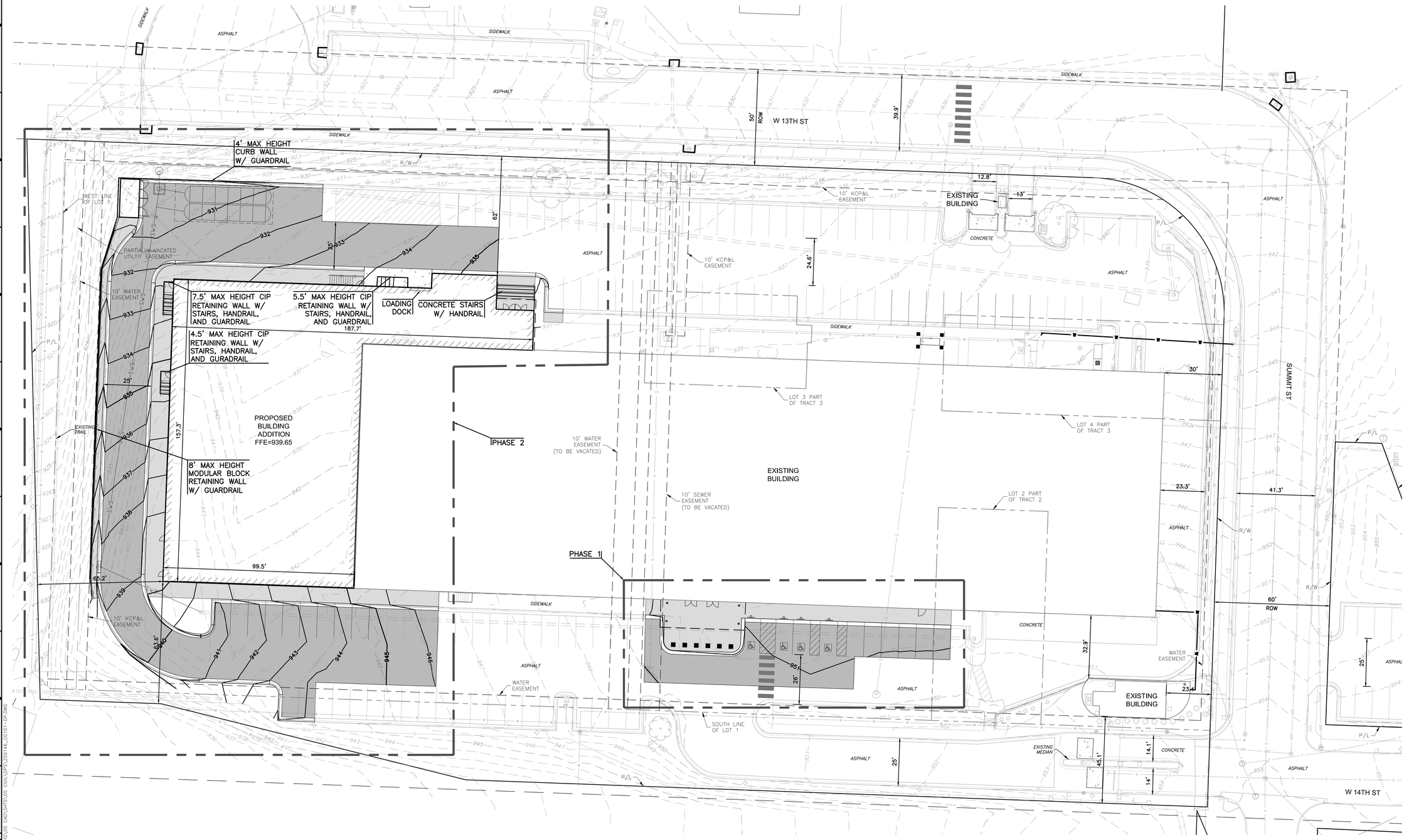
City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2025-00059** on **06-18-2025**
CD-CPC-2025-00060

Sara Copeland, FAICP
Secretary of the City Plan Commission



SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

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SCALE: 1"=20'
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MKEC Project No. 250201046
Engineering No. 2001009364
Landscape No. 2006027139

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Kitchen Consultant
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Overland Park, KS 66204
785.266.5996 phone

Guadalupe Centers High School Renovation

Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

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C105

GRADING PLAN
273

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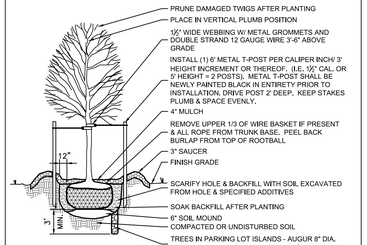
NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING
N.T.S.

ORIGINAL PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
ACE	6	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2.0" CAL, 12' MIN. HT.
HON	5	THORNLESS HONEY-LOCUST	GLENDITSIA TRIACANTHOS F. INERMIS	2.0" CAL, 12' MIN. HT.
ERB	1	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL, 5' MIN. HT.
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	SEE LANDSCAPE NOTES	SOD / SEED

KANSAS CITY MISSOURI

City Plan Commission
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CD-CPC-2025-00060

Sara Copeland, FAICP
Secretary of the City Plan Commission

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	250	93	93	*54	YES

*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	30	0	YES	
88-425-04 General	15	15	NO	
88-425-05 Perimeter Vehicular Use Area	20	7	YES	
Adjacent Streets				
Buffer Width	10'	0	YES	
Trees	20	7	YES	
Shrubs/Wall/Berm	SCREEN	NO	YES	
Adjacent to Residential Zones				
Buffer Width	N/A	N/A	NO	
Trees	N/A	N/A	NO	
Shrubs/Wall/Berm	N/A	N/A	NO	
88-425-06 Interior Vehicular Use Area				
Interior Area	4,725	0	YES	
Trees	27	0	YES	
Shrubs	135	0	YES	
88-425-07 Parking Garage Screening	EXISTING			
88-425-08 Mechanical/Utility Equip. Screening	APPLICABLE			
88-425-09 Outdoor Use Screening	N/A			

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
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IN ACRES	4.62	4.62	4.62
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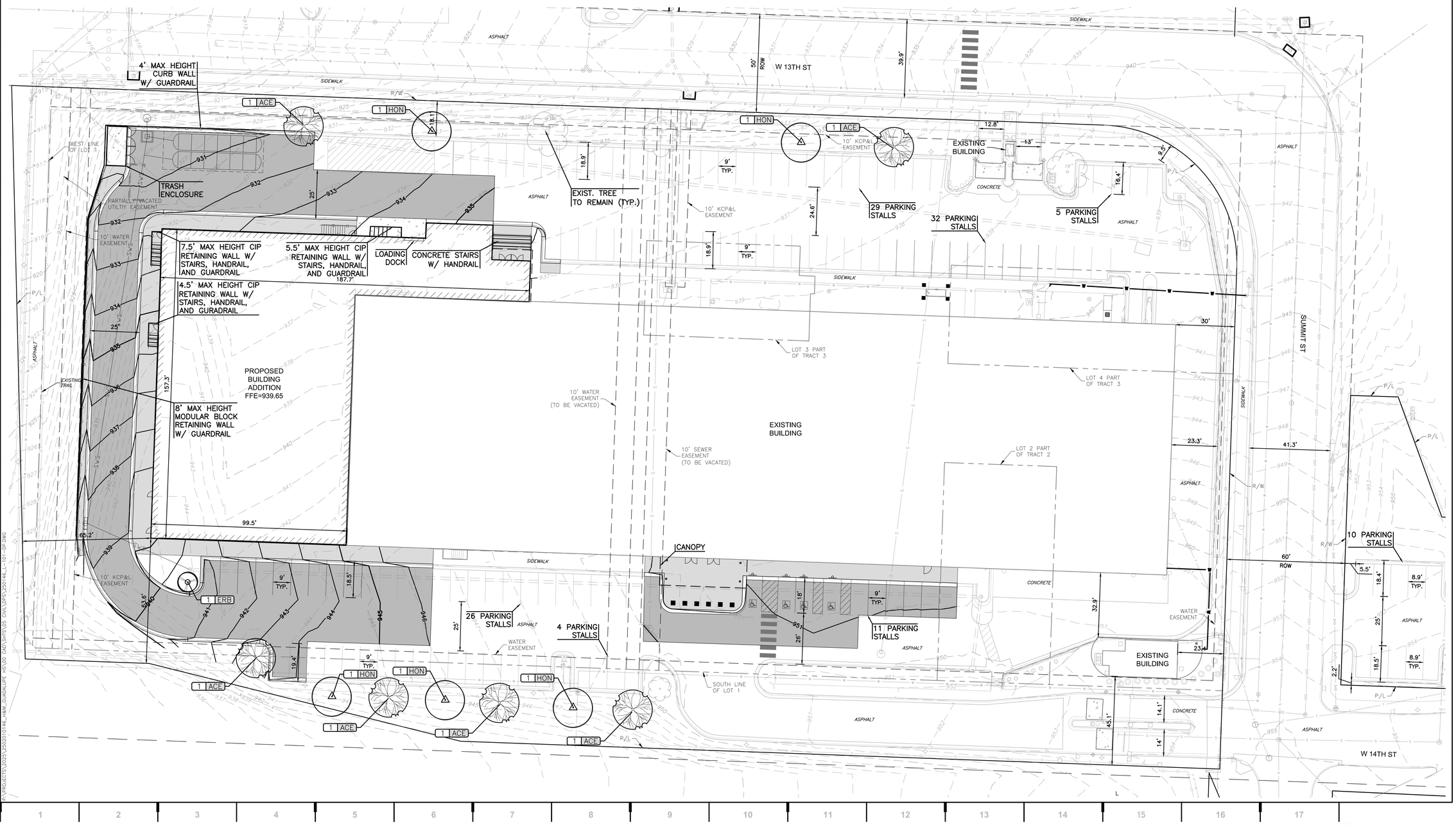

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Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

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CHECKED BY: BJH
DATE: 4.25.25

L101

LANDSCAPE PLAN
274

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City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060
Jeffrey Caudillo, AICP
Secretary of the City Plan Commission

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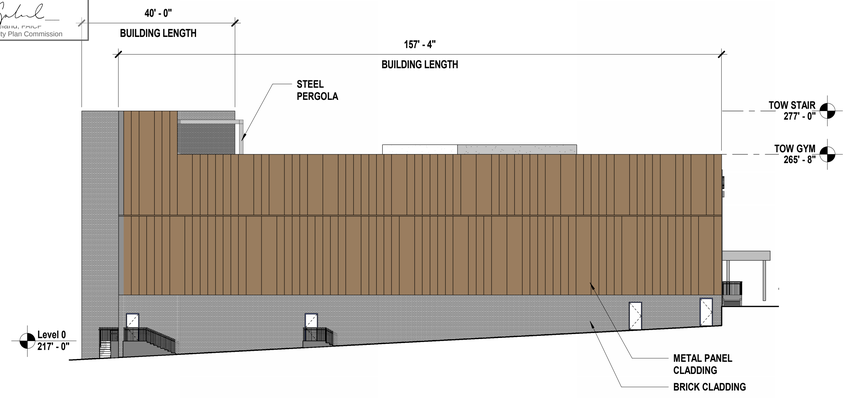
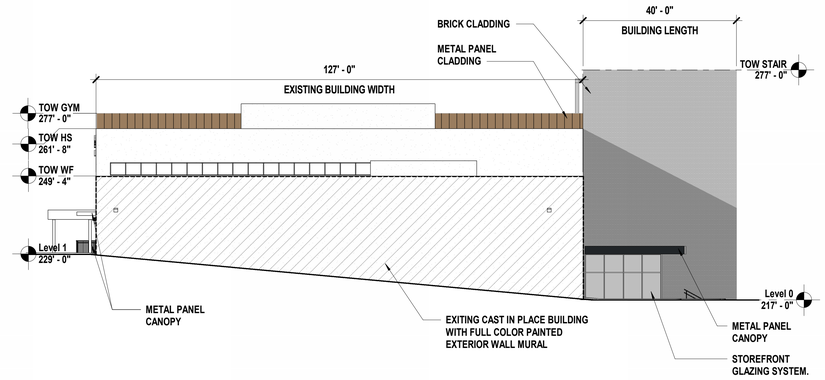
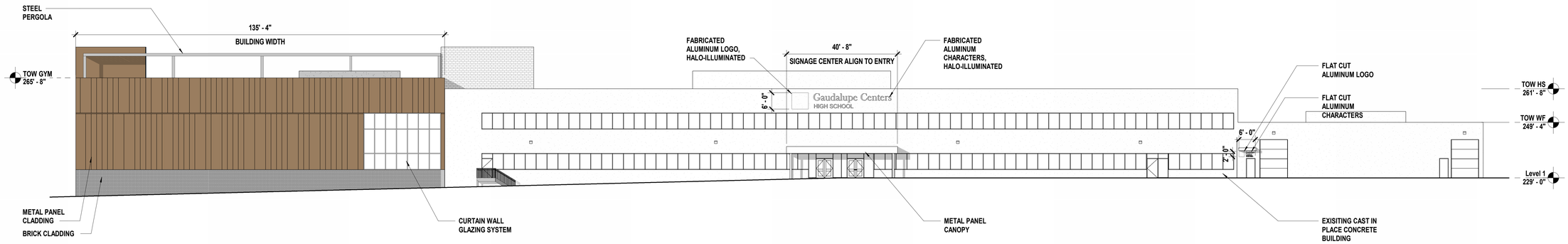


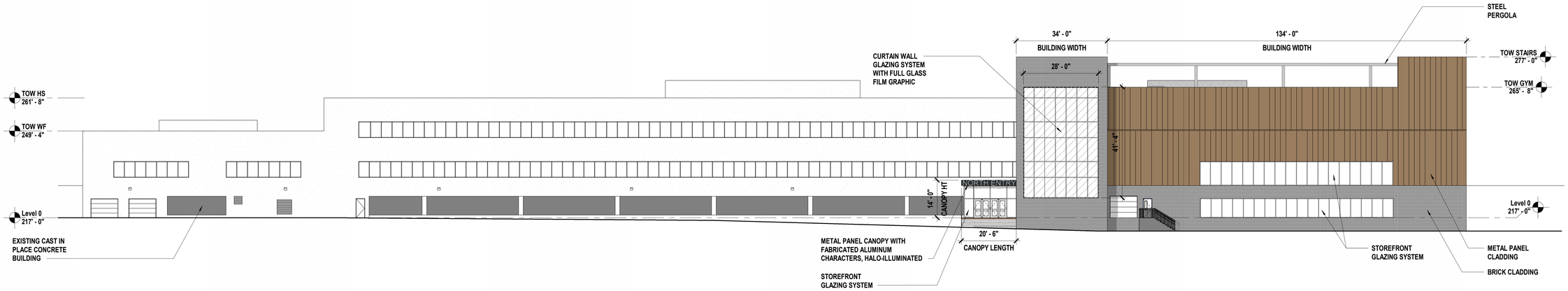
M1 Scale 1/16" = 1'-0" — Overall West Elevation



M10 Scale 1/16" = 1'-0" — Overall East Elevation



G1 Scale 1/16" = 1'-0" — Overall South Elevation



A1 Scale 1/16" = 1'-0" — Overall North Elevation

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

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A201C

4/25/2025 1:43:54 PM

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City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060
Sara Copeland, FAICP
Secretary of the City Plan Commission

from the Southwest

from the Southeast

from the Northeast

from the Northwest

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

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A202C

EXISTING EXTERIOR PHOTOS - CITY PLANNING

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File #: 250803

ORDINANCE NO. 250803

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to District DR-1. (CD-CPC-2025-00106)

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-1503, rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 (Heavey Business/Commercial) and R-2.5 (Residential 2.5) to District DR-1(Downtown Residential), said section to read as follows:

Section 88-20A-1503. That an area legally described as:

> All of lots 1 through 6 inclusive, Coleman Place, Block 1, A subdivision in Kansas City, Jackson County, Missouri being described as follows: Beginning at the northwesterly corner of said Lot 1: Thence S87°02’25”E, along the northerly line of said Lot 1, a distance of 125.53 feet to the northeasterly corner of said Lot 1; thence S02°14’03”W, along the easterly lines of said lots 1 through 6, a distance of 153.44 feet to the southeasterly corner of said lot 6; thence N87°04’51”W, along the southerly line of said lot 6, a distance of 125.35 feet to the southwesterly corner of said lot 6; thence N02°10’10”E, along the westerly lines of said lots 1 through 6, a distance of 153.53 feet to the point of beginning.

is hereby rezoned from Districts B4-5 (Heavey Business/Commercial) and R-2.5 (Residential 2.5) to District DR-1(Downtown Residential), all as shown outlined on a map marked Section 88-20A-1503, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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

..end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00106

2901 Holmes Street Rezoning

August 20, 2025

Docket #11

Request
Rezoning without Plan

Applicant
Devin Barnes
Pence Design Drafting

Owner
Ivan Pedreros

Site Information

Location	Multiple lots
Area	About 0.45 Acres
Zoning	B4-5 & R-2.5
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Residential, zoned R-2.5
South: Residential, zoned R-2.5
East: Residential, zoned R-2.5
West: Commercial, zoned B4-5

KC Spirit Playbook Alignment
CD-CPC-2025-00106 – Not Applicable

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Residential for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
Holmes Street is identified as a Local Link in this location.

Approval Process

Overview
The applicant seeks to rezone five properties on the southeastern corner of East 29th Street and Holmes Street from districts B4-5 and R-2.5 to district DR-1 to build five (5) residential structures.

Existing Conditions
The project area consists of five properties that are currently undeveloped. The property on the southeast corner of E 29th Street and Holmes Street has the remains of a foundation from the previous building on site. The project area is relatively flat.

Neighborhood(s)
The subject site is located within the Longfellow Community Association area.

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

Controlling + Related Cases
CD-BZA-2023-00052 – Approved variances to the infill lot area and width limitations in order to subdivide the parcel into five total lots, two of which need variances. Approved August 13, 2023.

Project Timeline
The application for the subject request was filed on July 10, 2023. No Scheduling deviations have occurred.

Professional Staff Recommendation
Docket #11 Approval without Conditions

VICINITY MAP

PLAN REVIEW

No plan submittal is required for this application type, however the applicant submitted proposed plans for 5 residential structures. The proposed attached houses are each on their own lot and will be two stories tall, approximately 3,006 square feet in size, and will have direct access to the attached garage from the alley to the east. The applicant will be required to submit plans for review with the Permitting Division and proceed with required building permits. No additional entitlement through the Development Management Division is required.

The DR-1 district allows for a variety of residential and low impact commercial uses such as Artist Work or Sales Space, Eating and Drinking Establishment, Food and Beverage Retail Sales, Financial Services, Bed and Breakfast, Office, Personal Improvement Services, and Retail Sales. This zoning district prevents the more intensive commercial and industrial uses (Vehicular Uses, Entertainment Venues, Warehousing, etc.) from being proposed on the property without public engagement and further entitlement from the City.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed rezoning complies with adopted plans and planning policies. The boundary of properties that can be rezoned to a downtown district as defined by the Zoning and Development Code extends further east than this project boundary. The future land use designation is Downtown Residential.

"This rezoning without a plan is appropriate for the Greater Downtown area. Rezoning to Downtown Residential cleans up lots under a single ownership that are currently zoned both B4-5 and R2.5. The GDAP's future land use here is already Downtown Residential. Furthermore, the rezoning allows for a series of townhouses to be constructed, which adds to the city's housing stock and is similar in density to the surrounding neighborhood." – Luke Ranker, Community Planning Division

B. Zoning and use of nearby property.

The properties to the north, south, and east are residentially zoned and developed with residential structures. The properties directly west are commercially zoned, the southwest corner is developed with a commercial structure while the property to the south is undeveloped.

C. Physical character of the area in which the subject property is located.

A majority of the properties in the area are developed with established single-family residences. Lot sizes vary from 0.072 acres to 0.62 acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities will be reviewed when the applicant applies for permitting, however based on the provided plans, public facilities will be adequate to serve the development allowed by the rezoning request.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The properties have been undeveloped since 2022. The properties are suitable for the B4-5 and R-2.5 zoning district, however the rezoning will clean up the zoning on the split zoned property.

F. Length of time the subject property has remained vacant as zoned.

The structure on the southeast corner of Holmes Street and E 29th Street was demolished in 2022. The remaining 4 properties have been undeveloped for over 10 years.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The proposed rezoning will not detrimentally affect the nearby properties; the zoning district will act as a buffer from the industrial and commercial uses to the west to the residential uses to the east. The downtown residential district prohibits uses that would negatively affect the nearby properties. Uses that would cause concern (i.e.: entertainment venues, hotel, sports and recreation, participant, and limited manufacturing/production/and industrial service) all require special use permits and engagement with the community and neighborhood association.

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

Should the rezoning be denied, the applicant could build the proposed structures on the properties in conformance with the Zoning and Development Code. Should the applicant sell the properties after the rezoning is approved, the northern three (3) lots can be developed with more commercially intense uses as allowed in a B4 zoning district (some examples include: drive-throughs, vehicular uses, self-storage, and adult uses).

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITIONS.

Respectfully submitted,

Larisa Chambi, AICP

Planning Supervisor

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00106

Meeting Date: Tuesday, August 12

Meeting Location: Westport Library, 118 Westport Road

Meeting Time (include start and end time): 5:15 - 6:00

Additional Comments (optional):

While we had a small turnout to our Community Engagement meeting, those in attendance were enthusiastic about the project.

Questions included:

Would the project require closing 29th Street during the construction phase? *Probably not as the plan is to build one house at a time leaving plenty of lot space for materials and vehicles.*

How will five houses fit? *During the presentation, Ivan Pedreros of Carlton Properties explained with designs and blueprints how the 19,454 sq foot property will be divided. Houses will be long and narrow, stretching from the alley toward Holmes Rd. but still allowing for a small front yard. Houses will be close together, similar to how they are further north on Holmes between 29th and 28th streets.*

Meeting Sign-In Sheet

Project Name and Address

Five Homes on Holmes

2901 Holmes

Name	Address	Phone	Email
Lucy BARDWELL Jolie Justus	2813 Holmes	816. 830. 4764	lbardwell1963@gmail.com jolie.justus@ uhkc. com
Michael Morris Brian Spoonemore	4061 E 29th	816-506-7288	Malkarian99@gmail.com

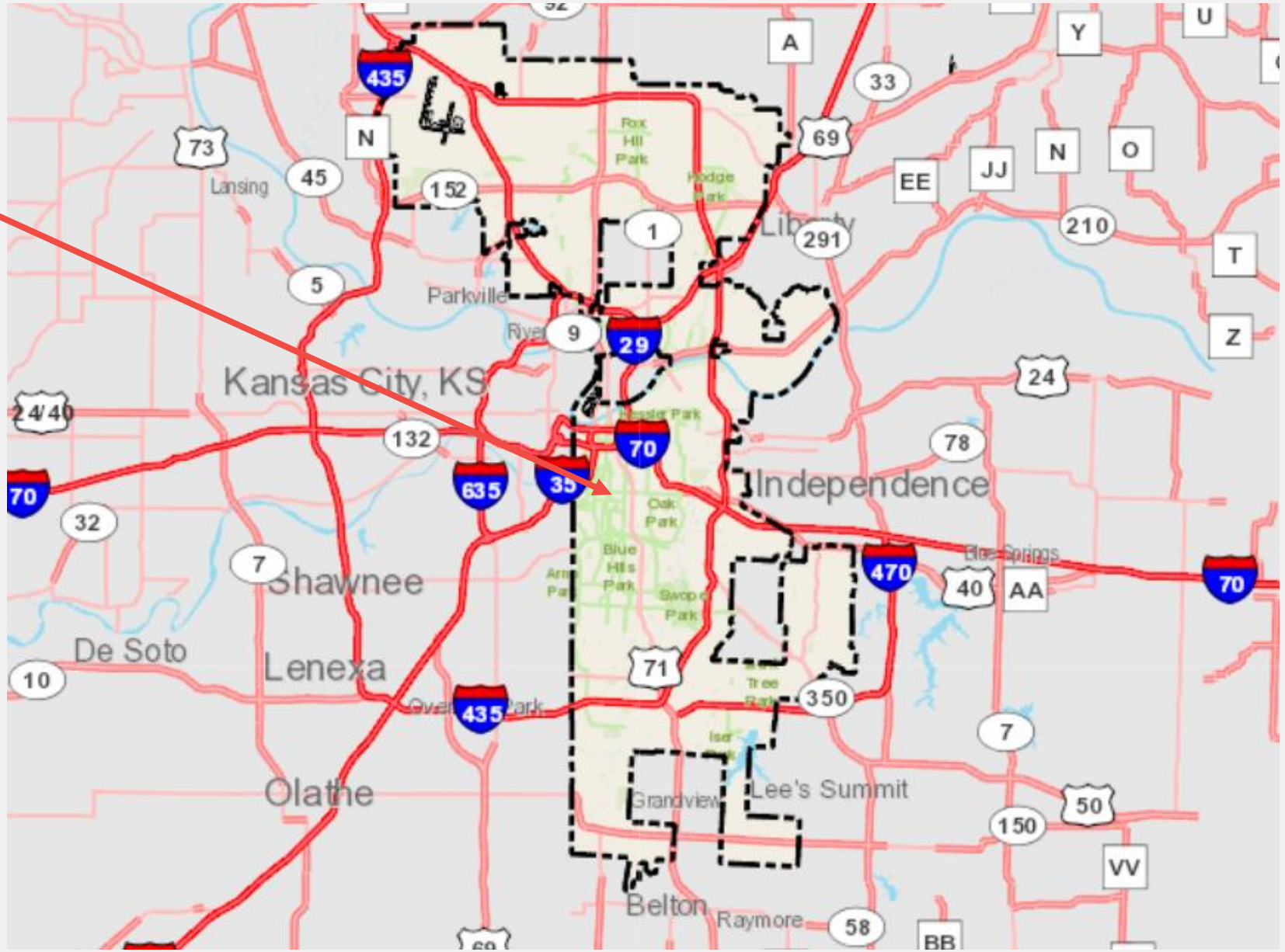
2901 Holmes Street

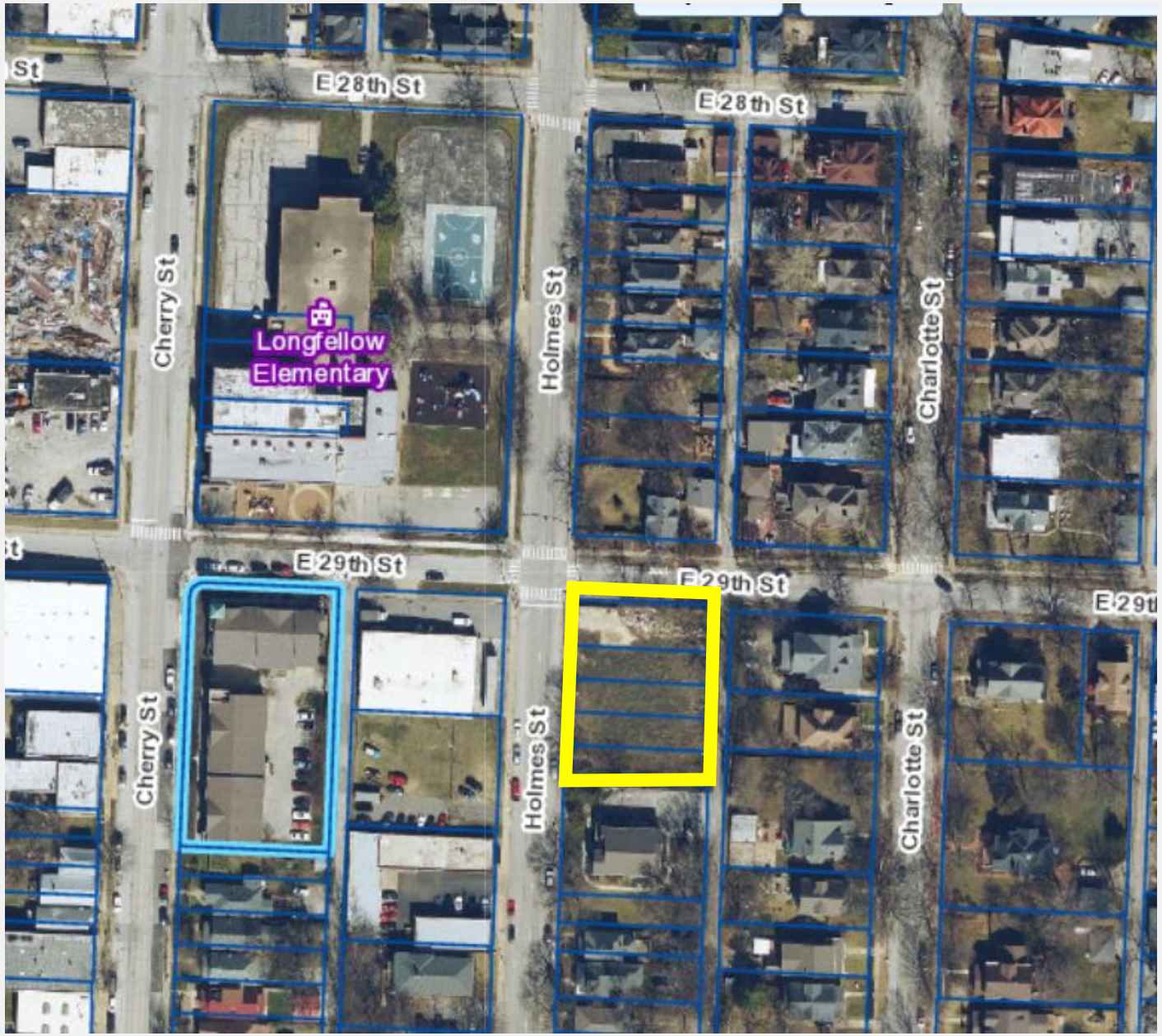
Rezoning without Plan

08/20/2025

City Plan Commission

Subject Property




E 28th St
E 28th St
Cherry St
Longfellow Elementary
Holmes St
Charlotte St
E 29th St
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Cherry St
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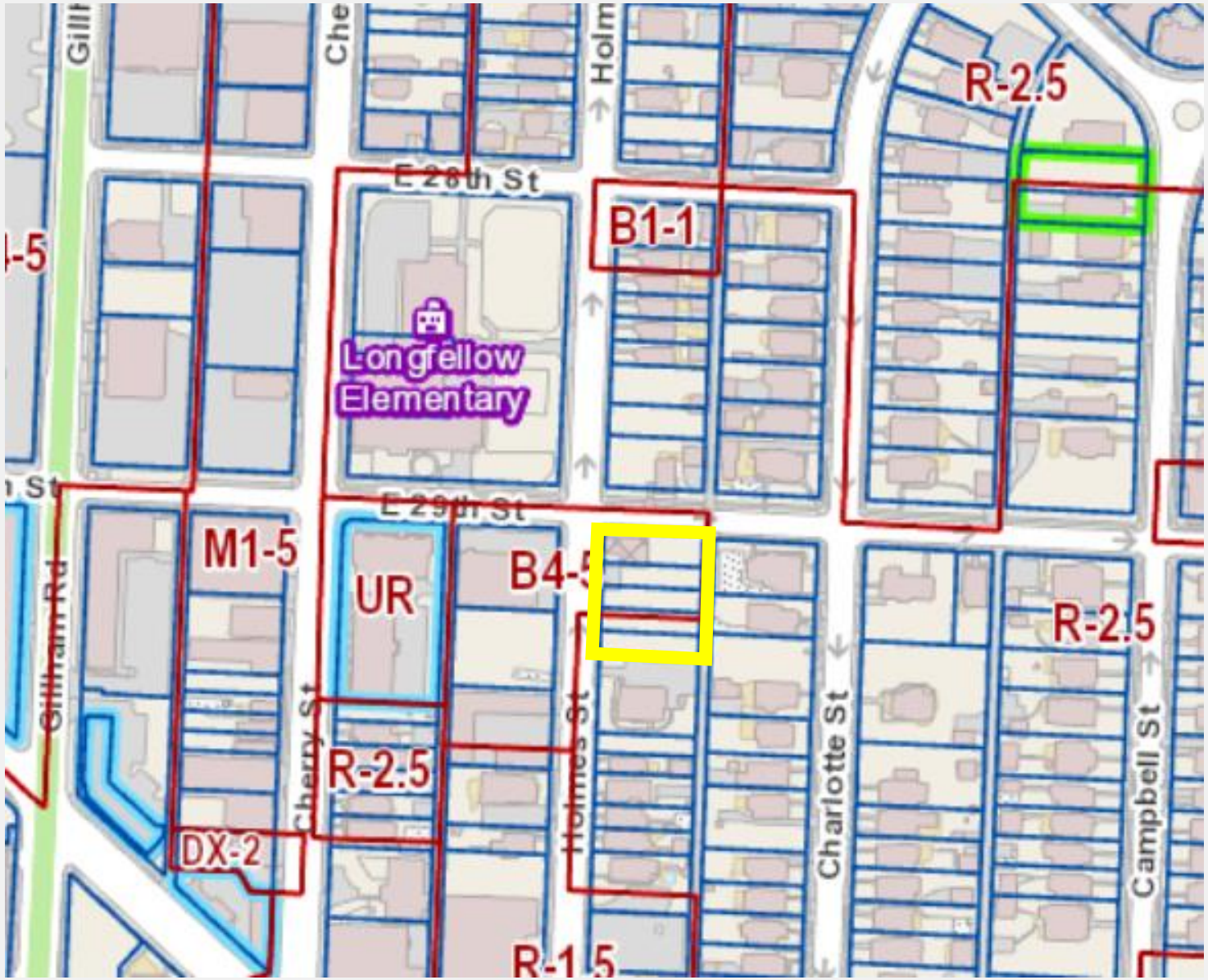
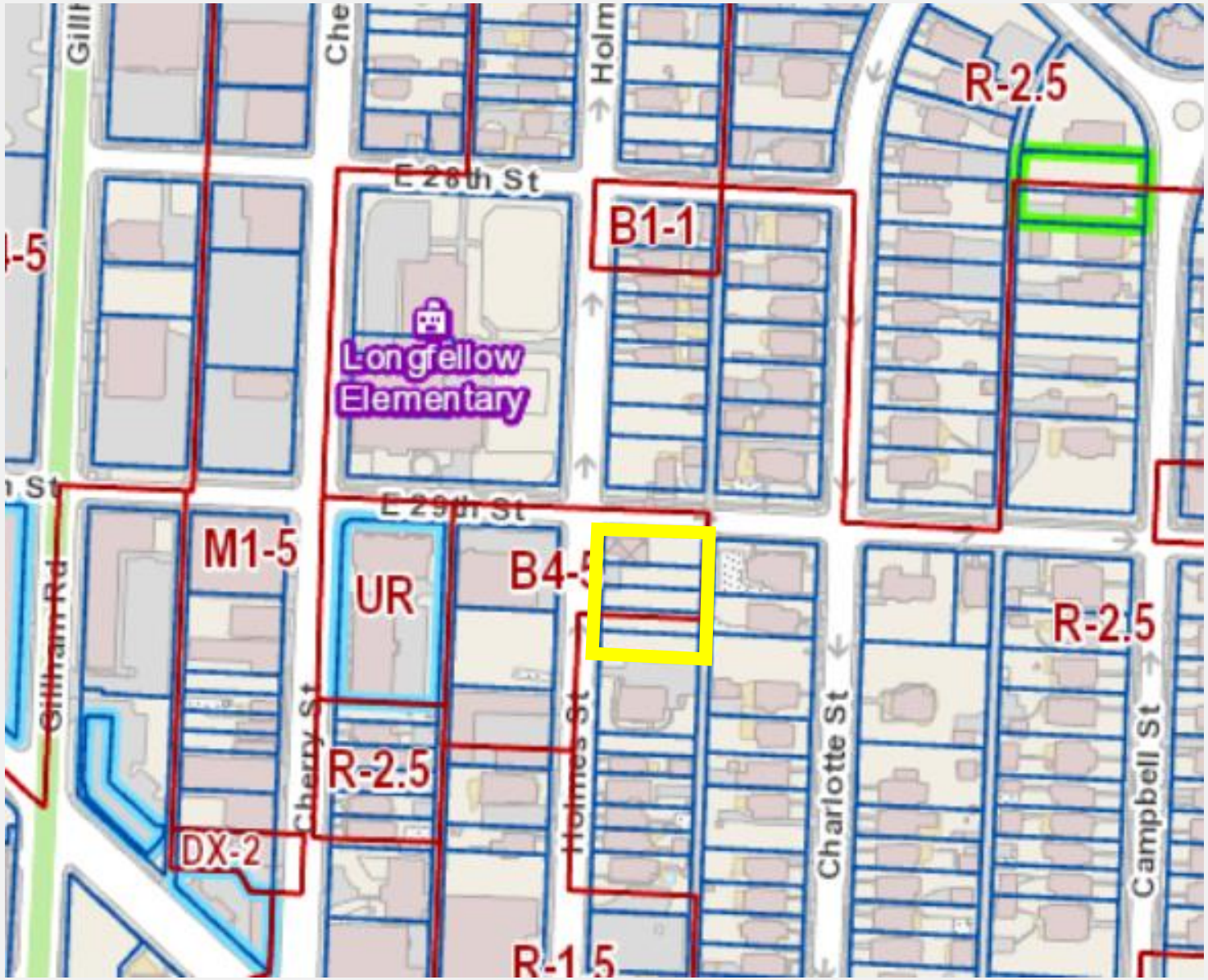
Charlotte St

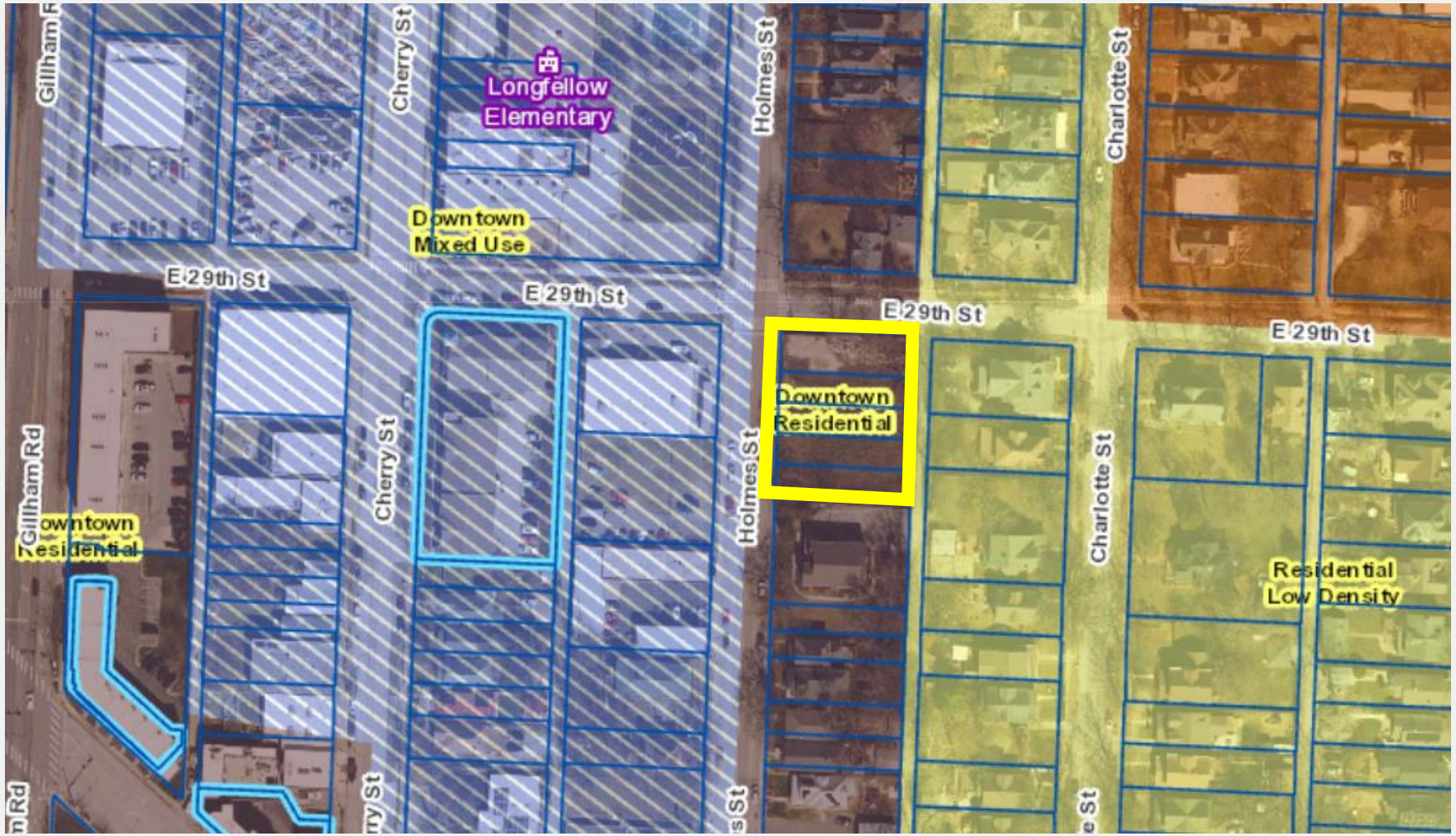
Current Zoning:
B4-5 and R-2.5



Proposed Zoning:
DR-1



Future Land Use:
Downtown Residential



88-515-08 - REVIEW CRITERIA

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

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

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

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

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

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

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

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

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

View looking at the site from the corner of Holmes Street and E 29th Street

View from E 29th Street

Staff Recommendation:

Rezoning without Plan:
Approval without Conditions

CITY PLAN COMMISSION

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

kcmo.gov/planning

August 25, 2025

Devin L Barnes
Pence Design Drafting
105 West Kansas St.
Liberty, MO 64068

Re: **CD-CPC-2025-00106** - A request to approve a rezoning without plan from districts B4-5 and R-2.5 to district DR-1 on about 0.45 acres generally located at the southeast corner of Holmes Street and East 29th Street.

Dear Devin L Barnes:

At its meeting on August 20, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved

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

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

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

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

Larisa Chambi
Planning Supervisor

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5895
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

The applicant is seeking approval of a rezoning without plan from districts B4-5 and R-2.5 (commercial and residential, respectively) to district DR-1 (downtown residential) to build 5 residential structures. (CD-CPC-2025-00106)

Discussion

The applicant is requesting approval of a rezoning without plan to allow for the construction of 5 residential structures. There is no plan submittal required for this application type, however the applicant provided the plans for the proposed structures. The attached houses are each on their own lot and will be two stories tall and approximately 3,006 square feet in size. The applicant will be required to submit plans for review with the Permitting Division and proceed with required buildings permits, no additional entitlement through Development Management Division is required.

The DR-1 district allows for a variety of residential and low impact commercial uses, the zoning district prevents the more intensive commercial and industrial uses from being proposed on the property without public engagement and further entitlement from the City.

The City Plan Commission heard the application on 08/20/2025 and recommended approval without conditions. There was no public testimony provided at the hearing.

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 the rezoning of a property for future development.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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 the rezoning of a property for future development.

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

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

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

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

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

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

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

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

Prior Legislation

CD-BZA-2023-00053 – Approved variances to the infill lot and width limitation in order to subdivide the parcel into five total lots, tow of which need variances. Approved August 13, 2023.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement is required for rezoning requests, the applicant held a public engagement meeting on 08/12/2025 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

EXHIBIT A

Longfellow Elementary
E 29th St
Cherry St
Holmes St
Charlotte St
E 30th St

File #: 250804

ORDINANCE NO. 250804

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

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-1501, rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site, said section to read as follows:

Section 88-20A-1501. That an area legally described as:

> A tract of land located in the Northeast Quarter of the Southeast Quarter of Section 17, Township 49 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Jackson, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Commencing at the northeast corner of the South Half of the Northeast Quarter of the Southeast Quarter, thence North 87°08'50" West, along the north line of said South Half, 64.67 feet; thence departing said north line, South 02°51'10" West, 45.00 feet to the point of beginning, said point being on the south right-of-way line of Linwood Avenue as now established in March 2024; thence southeasterly on a non-tangent curve to the right, along said south line and along the west right-of-way line of Troost Avenue as now established in March 2024, having an arc length of 39.46 feet, a radius of 25.00 feet, and a chord that bears South 42'21'29" East, 35.49 feet; thence continuing along said west line, South 02'25'46" West, 213.04 feet to a point on the north right-of way line of East 32nd Terrace as now established in March 2024; thence departing said west line, North 87'08'50" West, along said north line, 294.00 feet to a point on the east line of Block 1, Worcester Park, a subdivision in the City of Kansas City, County of Jackson, State of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 4, on page 94; thence North 0225'46" East, along said east

line of Block 1, 238.04 feet to a point on the south right-of way line of Linwood Avenue as now established in March 2024; thence departing said east line of Block 1, South 87°08'50" East, along said south line, 269.00 feet to the point of beginning containing 69,850 square feet or 1.604 acres.

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 49 North, Range 33 West of the Fifth Principal Meridian and being part of Lot 1, all of Lot 2, part of Lot 11, all of Lot 12, part of Lot 13, and part of Lot 14, Linwood, a subdivision in the City of Kansas City, County of Jackson, State
of Missouri and recorded in the Jackson County Recorder of Deeds' Office in Book 6, on page 84, and being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on March 11, 2024 as follows: Beginning at the southwest corner of said Lot 2, said point also being along the east right-of-way line of Troost Avenue as now established in March 2024; thence North 02'25'46" East, along said east line, 95.00 feet; thence northeasterly on a non-tangent curve to the right, along said east line and along the south right of way line of Linwood Avenue as now established in March 2024, having an arc length of 78.44 feet, a radius of 50.00 feet, and a chord that bears North 47'29'12" East, 70.64 feet; thence continuing along said south line, South 87°27'21" East, 240.00 feet to a point on the west line of Forest Avenue as now established in March 2024; thence departing said south line, South 02°25'46" West, along said west line, 234.90 feet; thence departing said west line, north 87*28'32" west, 140.00 feet to a point on the west line of said Lot 11; thence North 02'25'46" East, along said west line, 90.00 feet to the southeast corner of said Lot 2; thence North 87°28'32* West, along the south line of said Lot 2, 150.00 feet to the point of beginning containing 54,579 square feet or 1.253 acres.

is hereby rezoned from Districts B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1501, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities.

2. All fences shall comply with the Troost Corridor Overlay District.

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 (MPD final) and that lighting levels do not

exceed that shown on the approved MPD final lighting plan at the property lines prior to a certificate of occupancy.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

5. Details of the dumpster and mechanical/utility equipment shall be identified in the final MPD plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.

6. No outdoor lighting plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.

7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.

8. Per the Troost Corridor Overlay District (Ordinance No. 150581), multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

9. Per the Troost Ordinance Corridor Overlay District (Ordinance No. 150581), at least 70% of the façade facing Troost between 3 ft. and 10 ft. above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

10. Per the Troost Corridor Overlay District (Ordinance No. 150581), the minimum transparency for the second story and above is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

11. Per the Troost Corridor Overlay District (Ordinance No. 150581), permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission. That applicant shall consider modifying the design prior to the BZA request to create more of an impact on the Troost and Linwood facades.

12. Per the Troost Corridor Overlay District (Ordinance No. 150581), residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A

variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

13. Per the Troost Corridor Overlay District (Ordinance No. 150581), loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost property line. Loading areas shall not be located in the front yard or street side yard. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to building plan and permit submittal.

14. The developer shall secure approval of an MPD final plan from the City Plan Commission prior to issuance of the building permit.

15. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it does not occupy more than 25% or 65 ft. of the Troost street frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

16. Per the Troost Corridor Overlay District (Ordinance No. 150581), parking may be located to the side of the building provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

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).

18. The developer shall provide truck turning templates within the drive and parking lot. (IFC 2018 § 503.2.4).

19. Fire hydrant distribution shall follow IFC 2018 Table C102.1.

20. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.

21. 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)

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

23. 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).

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

25. The developer shall submit a lighting plan prior to obtaining a building permit. The Illumination Engineering Society (IES) minimum standards (G 1 22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained footcandle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1. (G 1 22, Sec. 8.14)

26. The developer shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.

27. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.

28. The developer shall submit plans to 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 street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, 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 Parks and Recreation Department standards.

29. 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 issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

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

31. Linwood Boulevard is classified as a boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the parkway and boulevard standards. This applies to the extent that the building is not located within the Troost Corridor Overlay District or the parkway and boulevard standards are not in conflict with the Troost Corridor Overlay District or any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A shall obtain a variance, or deviation as authorized by the Law Department, from the Board of Zoning Adjustments prior to obtaining a building permit.

32. 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.

33. 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.

34. 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.

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

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

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

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

39. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to recording the plat or issuance of a building permit, whichever occurs first.

40. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

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

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

..end

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

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

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

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

Executive Summary

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Ave from District B4-5 (Heavy Business/Commercial) and B3-2 (Community Business) to District MPD (Master Planned Development) and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

Discussion

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

City Council Key Points

- Rezoning from B4-5 and B3-2 to MPD.
- Construct 194 affordable units (total), within two separate buildings on the two subject lots.
- City staff recommended Approval, Subject to Conditions.
- City Plan Commission recommended Approval, Subject to Conditions.

Fiscal Impact

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

2. What is the funding source?
   Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.

3. How does the legislation affect the current fiscal year?
   Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.

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)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

Ordinance 150581 | Approved July, 6th, 2015
Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.

2. How have those groups been engaged and involved in the development of this ordinance?
   Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on July 7, 2025. A meeting summary is attached to the City Plan Commission staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable – as this is an ordinance authorizing the rezoning and development of the subject sites.

4. Does this legislation create or preserve new housing units?
   Yes (Press tab after selecting)

   Total Number of Units 194
   Number of Affordable Units 194 (60% AMI)

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.

   Please Select (Press tab after selecting)

   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)

CITY PLAN COMMISSION

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

kcmo.gov/planning

August 22, 2025

Lamin B Nyang
TALIAFERRO & BROWNE, INC
1020 E 8th St
Kansas City, MO 64106

Re: **CD-CPC-2025-00075** - A request to approve a rezoning from Districts B4-5 and B3-2 (Commercial) to MPD (Master Planned Development), with an associated preliminary plat and preliminary development plan on about 3 acres generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue.

Dear Lamin B Nyang:

At its meeting on August 20, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

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

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

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

If you have any questions, please contact me at Ahnna.Nanoski@kcmo.org or (816) 513-8816.

Sincerely,

Ahnna Nanoski, AICP
Planning Supervisor

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities. Contact ajfarris@kcata.org if needed.
2. All fences shall comply with the Troost Corridor Overlay District.
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 (MPD Final) and that lighting levels do not exceed that shown on the approved MPD Final lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. Details of the Dumpster and Mechanical/Utility Equipment shall be identified in the Final MPD Plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.
6. No Outdoor Lighting Plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.
7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.
8. Per the Troost Corridor Overlay District (Ord 150581), multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
9. Per the Troost Ordinance Corridor Overlay District (Ord 150581), at lest 70% of the façade facing Troost between 3 ft and 10 ft above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
10. Per the Troost Corridor Overlay District (Ord 150581), the minimum transparency for the second story and above is 40%. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
11. Per the Troost Corridor Overlay District (Ord 150581), permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission. That applicant shall consider modifying the design prior to the BZA request to create more of an impact on the Troost and Linwood facades.
12. Per the Troost Corridor Overlay District (Ord 150581), residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
13. Per the Troost Corridor Overlay District (Ord 150581), loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost Property line. Loading areas shall not be located in the front yard or street-side yard. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to building plan and permit submittal.
14. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit.

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

15. Per the Troost Corridor Overlay District (Ord 150581), parking may be located to the side of the building provided that it does not occupy more than 25% or 65 ft of the Troost street frontage. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

16. Per the Troost Corridor Overlay District (Ord 150581), parking may be located to the side of the building provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

17. (Fire Department Condition) 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).

18. (Fire Department Condition) Shall provide truck turning templates within the drive and parking lot (IFC-2018 § 503.2.4).

19. (Fire Department Condition) Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

20. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.

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

21. 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)

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

23. 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).

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

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

25. Submit lighting plan prior to obtaining building permit. The Illumination Engineering Society (IES) minimum standards (G-1-22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained foot-candle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14)

26. Shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request - If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.

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

27. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.

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

28. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, 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 Parks & Recreation Department Standards

29. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, 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 issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

31. Linwood Boulevard is classified as a Boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards. This applies to the extent that the building is not located within the Troost Corridor Overlay District or the Parkway and Boulevard Standards are not in conflict with the Troost Corridor Overlay District. Or any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A shall obtain a variance, or deviation as authorized by the Law Department, from the Board of Zoning Adjustments prior to obtaining a building permit.

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

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

33. 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.

34. 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.

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

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

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

36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

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

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

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

39. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

40. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00075

Linwood & Troost MPD Residential

August 20, 2025

Docket #8

Request
Rezoning to MPD with associated Development Plan

Applicant
Devon Coffey
Milhaus

Owner
Planned Industrial Expansion Authority of KC

Site Information

Location	3200 & 3201 Troost Ave
Area	3 Acres
Zoning	B4-5 and B3-2
Council District	4 & 3
County	Jackson
School District	Kansas City, MO

Surrounding Land Uses
North: Commercial Use, B4-5
South: Commercial Use, B4-5
East: Undeveloped, B4-5
West: Undeveloped, UR

KC Spirit Playbook Alignment
High

Land Use Plan
The Midtown Plaza Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
Troost Ave is identified as a Commerce/Mixed Use Corridor in this location.

Approval Process

Overview
The applicant seeks to rezone the subject sites to MPD, with an associated development plan, in order to construct two apartment complexes (one on each site).

Existing Conditions
The existing sites are vacant.

Neighborhood(s)
This site is located within the Hyde Park Neighborhood Association, Troost Coalition, and Center City Neighborhood Association.

Required Public Engagement
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on July 7, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
Ordinance 150581 | Approved July, 6th, 2015
Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Project Timeline
The application was filed on 05/24/2025. Scheduling deviations have occurred in order to comply with public engagement requirements.

Professional Staff Recommendation
Docket #8 Approval, Subject to Conditions

KANSAS CITY Planning & Dev

VICINITY MAP

PLAN REVIEW

The MPD (Master Planned Development) district is intended to accommodate development that may be difficult, if not impossible, to carry out under otherwise applicable zoning district standards.

MPDs must promote specific planning objectives. The proposed MPD promotes the following objectives, meeting four out of the eight objectives listed in 88-280-01-B,

1. flexibility and creativity in responding to changing social, economic, and market conditions that result in greater public benefits than could be achieved using conventional zoning and development regulations.

2. implementation and consistency with the city's adopted plans and policies.

4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents.

7. a coordinated transportation system that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles.

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards	Yes	The MPD Plan creates its own unique set of lot and building standards.
Troost Corridor Overlay District	No	See Note 1 below.
Boulevard & Parkway Standards (88-323)	Yes	
Parkland Dedication (88-408)	Yes	See Condition #26.
Tree Preservation & Protection (88-424)	Yes	See Condition #13. This clerical update needs to be made before the ordinance request.
Parking & Loading (88-420)	Yes	See Condition #13. This clerical update needs to be made before the ordinance request.
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	-	See Condition #6.
Signs (88-445)	-	See Condition #7.
Pedestrian Standards (88-450)	Yes	

Variances

1. Several variances (6) must be reviewed by the Board of Zoning Adjustment. Financial constraints in constructing a Low-Income Housing Tax Credit (LIHTC) project make compliance with the Troost Corridor Overlay District challenging for the development team, see Attachment 4.A.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

Yes, this project brings needed dense, affordable housing to a prominent Midtown corner. As an infill development, the site is supported by existing infrastructure, and construction will bridge gaps along the Troost and Linwood corridors. The applicant modified the design to better adhere to the Troost Overlay and long-range plans, including the addition of balconies and the removal of parking spots for enhanced green space. Easy access to the Troost MAX bus line gives residents more mobility options. – Luke Ranker, Community Planning

B. Zoning and use of nearby property.

North: Commercial Use, B4-5

South: Commercial Use, B4-5

East: Undeveloped, B4-5

West: Undeveloped, UR

C. Physical character of the area in which the subject property is located.

Troost Ave is a mixed-use corridor that comprises of commercial, multi-unit, and institutional uses.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Yes, there are adequate public facilities, infrastructure, and services near the property. Improvements, upgrades, or connections will be reviewed during the Plans Review phase.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The project is not restricted from establishing in the B3-2 or B4-5 zoning districts.

F. Length of time the subject property has remained vacant as zoned.

Both of the sites have been vacant since at least 2018.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

Rezoning the property will not detrimentally affect nearby properties, as the proposed project complies with the use and density requirements of the existing B4-5 zoning district.

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

The denial of the application could result in the properties remaining vacant, which could negatively affect the surrounding area and property owners.

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

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

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

See the Plan Analysis section above.

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

The proposed use is permitted in the existing zoning district. The MPD Plan also allows the proposed use to be permitted on the site.

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

For Site 1, with the vehicular ingress and egress points are located on E 32nd Ter, circulation is appropriate for the proposed project. For Site 2, vehicular ingress and egress points are on Troost and Forest Ave. The Troost Ave point is not ideal; however, the project is utilizing an existing curb cut.

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

Safe, efficient, and convenient non-motorized travel opportunities are proposed on the subject site.

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

The appropriate city divisions/departments responsible for ensuring that public facilities and services are connected/available to serve the development have reviewed the project.

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

The location and orientation of the project are compatible with the area. However, the architectural features, including building materials, are not in compliance with the Troost Corridor Overlay District. Thus, the variance requests to related regulations of the Troost Corridor Overlay District.

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

The proposed project buffers the site appropriately. More details, if applicable, regarding lighting and fencing will be reviewed during the Final MPD Plan phase.

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

As an affordable housing development, a parking ratio of .5 parking spaces to every unit can be applied, per 88-420-04-M. However, the proposed project is creating 56 additional parking spots for their residential model.

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

N/A

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials (CompassKC)
4. Additional documents, if applicable
    a. Applicant responses to variance request.
5. KC Spirit Alignment [CompassKC]

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully submitted,

Ahnna Nanoski, AICP

Planning Supervisor

Plan Conditions

Report Date: August 14, 2025

Case Number: CD-CPC-2025-00075

Project: Linwood & Troost MPD Residential

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities. Contact ajfarris@kcata.org if needed.
2. All fences shall comply with the Troost Corridor Overlay District.
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 (MPD Final) and that lighting levels do not exceed that shown on the approved MPD Final lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. Details of the Dumpster and Mechanical/Utility Equipment shall be identified in the Final MPD Plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.
6. No Outdoor Lighting Plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.
7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.
8. Per Ordinance 150581, multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
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12. Per Ordinance 150581, residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
13. The following corrections shall be resolved prior to the ordinance request.
    (1) Review 88-424. Identify mitigation, payment in lieu, or exemption on the landscaping plan.
    (2) Add 88-420-04-L exemption to the parking table.
14. Per Ordinance 150581, loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost Property line. Loading areas shall not be located in the front yard or street-side yard.
15. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

16. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.

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

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. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) • 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)
    • Shall provide truck turning templates within the drive and parking lot (IFC-2018 § 503.2.4).

19. • 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

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

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

21. Submit lighting plan prior to obtaining building permit. The Illumination Engineering Society (IES) minimum standards (G-1-22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained foot-candle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14)

22. Shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request - If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.

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

23. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.

24. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, 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 Parks & Recreation Department Standards

25. 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 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, 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 issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

27. Linwood Boulevard is classified as a Boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.

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

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

29. 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.

30. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

31. 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.

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

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

33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

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

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

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

36. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

37. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

38. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

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

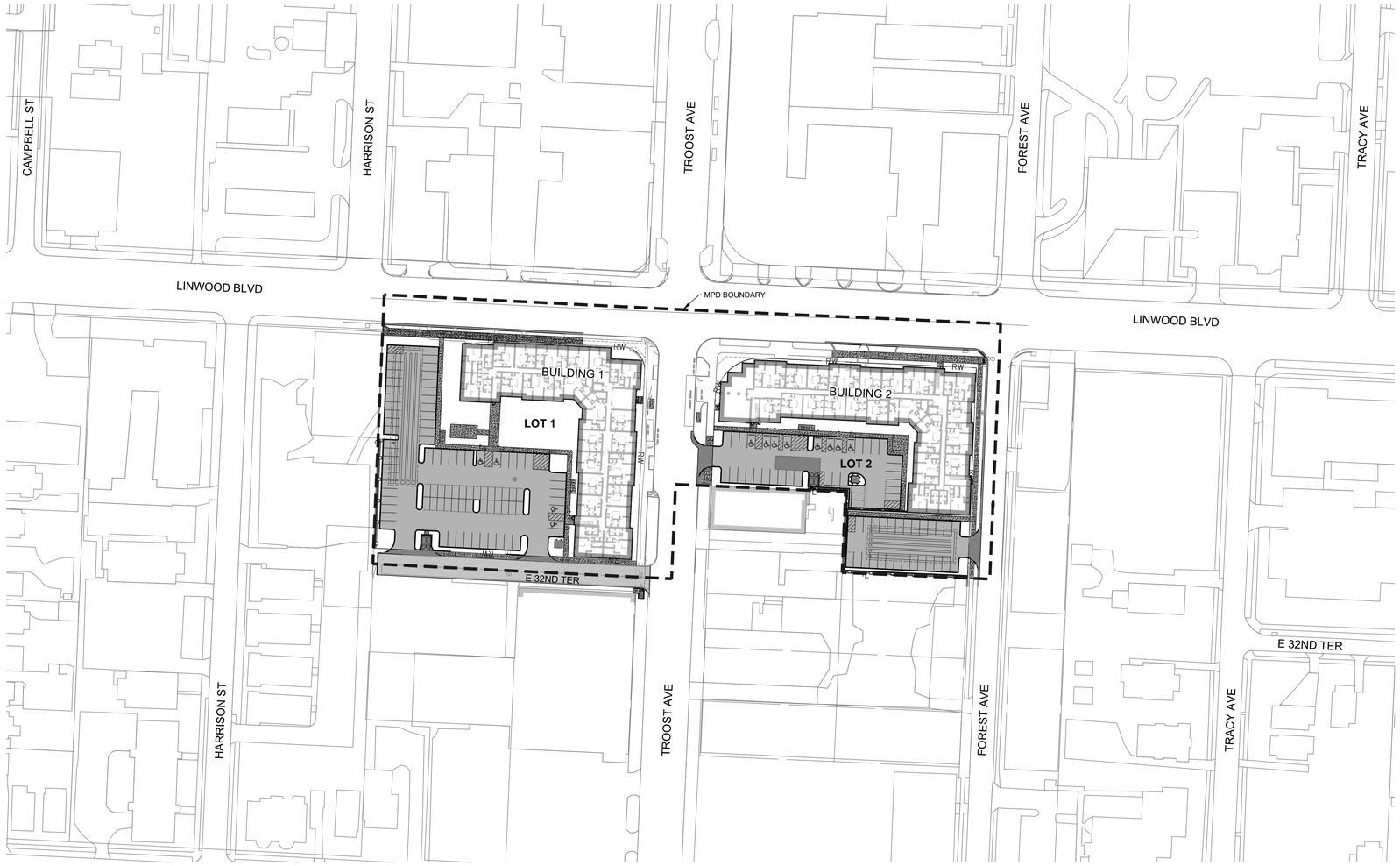
LINWOOD AND TROOST DEVELOPMENT

MPD DISTRICT REZONING PLAN

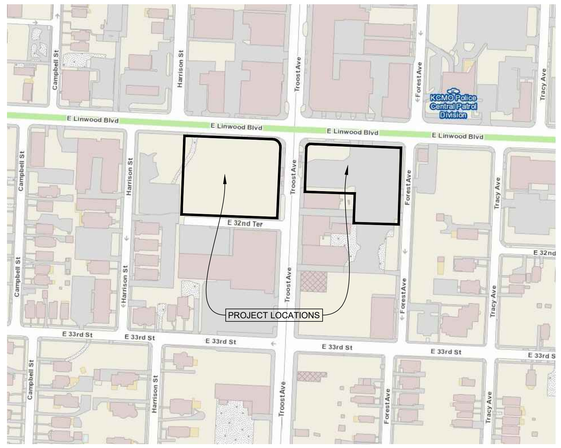
A RESIDENTIAL SUBDIVISION
SECTION 16 & 17 TOWNSHIP 49 NORTH, RANGE 33 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET LIST:

C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	PROPOSED SITE PLAN
C004	PROPOSED UTILITY PLAN
C005	PROPOSED GRADING PLAN
L100	EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN
L101	OVERALL LANDSCAPE PLAN
A1 - A8	FLOOR PLANS
A9 - A13	ELEVATIONS
U1 - U6	UNIT PLANS



LOCATION MAP



SECTION 16-17 TOWNSHIP 49 RANGE 33
NOT TO SCALE

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $46,712.88 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 194 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PROJECT DESIGN FOR LINWOOD AND TROOST DEVELOPMENT SHALL GENERALLY COMPLY WITH THE MIDTOWN PLAZA AREA PLAN AND TROOST CORRIDOR OVERLAY.

SIGNAGE SHALL COMPLY WITH 88-445.

LANDSCAPE SHALL COMPLY WITH 88-425.

EXTERIOR LIGHTING SHALL COMPLY WITH 88-430.

LEGEND

MPD BOUNDARY

NORTH

60 0 60 120

SCALE IN FEET
HORIZONTAL SCALE 1"=60'

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2, B4-5, R-1.5	MPD	No	
Gross Land Area				
in square feet	124,429	124,429	No	
in acres	2.857	2.857	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Net Land Area				
in square feet	124,429	124,429	No	
in acres	2.857	2.857	No	
Building Area (sq. ft.)		165,907	No	
Floor Area Ratio		1.33	No	
Residential Use Info				
Total Dwelling Units	0	194	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	194	No	
Total Lots	6	2	No	
Residential	6	2	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data		Proposed B1	Proposed B2	Deviation Requested?	Approved
Rear Setback		0 ft	0 ft	Yes	
Front Setback		0 ft	0 ft	No	
Side Setback		0 ft	0 ft	No	
Side Setback (abutting street)		0 ft	0 ft	No	
Height	Building 1	53 ft - 9 in		No	
	Building 2		53 ft - 9 in	No	

BUILDING 1 (B1) - SW CORNER
BUILDING 2 (B2) - SE CORNER

TABLE 4 - PARKING

88-420 - PARKING	Vehicle Spaces Required	Vehicle Spaces Proposed	Bike Spaces Required	Bike Spaces Proposed	Alternatives Proposed? (See 88-420-16-H)
Proposed Use(s)					
Residential	97	153			
Short Term Bicycle			16	17	Yes
Long Term Bicycle			65	65	
Total	97	153	81	82	

0.5 Parking Ratio requested per See 88-420-04-M AFFORDABLE HOUSING

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	Developer to provide payment in-lieu.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	Outdoor Lighting to comply with 88-430.
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.

DENSITY

1. GROSS DENSITY: 67.90 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 67.90 UNITS / ACRE (BASED ON NET PROPOSED LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: SPRING 2026
CONSTRUCTION END: FALL 2027
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

OWNER/DEVELOPER

NAME: MILHAUS
ADDRESS: 1656 WASHINGTON ST, STE. 230
KANSAS CITY, MO 64108
PHONE: 913-915-2700
CONTACT: DEVON M COFFEY
DIRECTOR OF DEVELOPMENT
EMAIL: devon.coffey@milhaus.com

CIVIL ENGINEER

TALIAFERRO & BROWNE, INC.
LEONARD J. GRAHAM, P.E.
LAMIN B. NYANG, P.E.
PHONE: (816) 283-3456
FAX: (816) 283-0810

DEVELOPMENT SUMMARY TABLE

Name	Use	Height	No. Floors	No. Floors	Usage	Area (sf)	Area (sf)	Units	Parking Spaces Required	Parking Spaces Provided
Building 1 (SW Corner)	Apartments	53' 9"	4	01	Amenity	610	18,620	23	47	89
					Residential	18,010				
				02	Residential	18,617	18,617	24		
				03	Residential	18,617	18,617	24		
				04	Residential	18,617	18,617	24		
Building 2 (SE Corner)	Apartments	53' 9" + 12' basement	4 + basement	00 (Basement)	Residential	4,222	4,222	5	50	64
				01	Amenity	1,838	19,258	22		
					Residential	17,420				
				02	Residential	19,258	19,258	24		
				03	Residential	19,258	19,258	24		
				04	Residential	19,258	19,258	24		
Total							155,725	194	97	153

WEST PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED BY RANDY G. ZERR, MISSOURI PLS-2018016442, ON MARCH 11, 2024 AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°08'50" WEST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 64.67 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°51'10" WEST, 45.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID SOUTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE AS NOW ESTABLISHED IN MARCH 2024, HAVING AN ARC LENGTH OF 39.46 FEET, A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS SOUTH 42°21'29" EAST, 35.49 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 02°25'46" WEST, 213.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 32ND TERRACE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID WEST LINE, NORTH 87°08'50" WEST, ALONG SAID NORTH LINE, 294.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 1, WORCESTER PARK, A SUBDIVISION IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI AND RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS' OFFICE IN BOOK 4, ON PAGE 94; THENCE NORTH 02°25'46" EAST, ALONG SAID EAST LINE OF BLOCK 1, 238.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID EAST LINE OF BLOCK 1, SOUTH 87°08'50" EAST, ALONG SAID SOUTH LINE, 269.00 FEET TO THE POINT OF BEGINNING CONTAINING 69,850 SQUARE FEET OR 1.604 ACRES.

EAST PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, ALL OF LOT 2, PART OF LOT 11, ALL OF LOT 12, PART OF LOT 13, AND PART OF LOT 14, LINWOOD, A SUBDIVISION IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI AND RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS' OFFICE IN BOOK 6, ON PAGE 84, AND BEING MORE PARTICULARLY DESCRIBED BY RANDY G. ZERR, MISSOURI PLS-2018016442, ON MARCH 11, 2024 AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ALONG THE EAST RIGHT-OF-WAY LINE OF TROOST AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE NORTH 02°25'46" EAST, ALONG SAID EAST LINE, 95.00 FEET; THENCE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID EAST LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024, HAVING AN ARC LENGTH OF 78.44 FEET, A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS NORTH 47°29'12" EAST, 70.64 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°27'21" EAST, 240.00 FEET TO A POINT ON THE WEST LINE OF FOREST AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°25'46" WEST, ALONG SAID WEST LINE, 234.90 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 87°28'32" WEST, 140.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11; THENCE NORTH 02°25'46" EAST, ALONG SAID WEST LINE, 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°28'32" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 54,579 SQUARE FEET OR 1.253 ACRES.

ZONING AND DEVELOPMENT CODE DEVIATIONS REQUESTED:

THE DEVIATIONS BEING REQUESTED FROM THE ZONING AND DEVELOPMENT CODE RELATED TO THIS MPD INCLUDE:
EXEMPT FROM 88-323-03-B.6 OF THE BOULEVARD AND PARKWAY STANDARDS.
EXEMPT FROM SECTION 7 (TRANSPARENCY) OF THE TROOST OVERLAY DISTRICT. EACH FACADE OF THE BUILDINGS SHALL PROVIDE A MINIMUM OF 20% OF TRANSPARENCY.
EXEMPT FROM THE TROOST OVERLAY DISTRICT'S REQUIREMENTS TO PROVIDE ONE PRIMARY ENTRANCE EVERY 50' ALONG TROOST.
EXEMPT FROM THE TROOST OVERLAY DISTRICT'S REQUIREMENT THAT THE PRIMARY ENTRANCE FRONT ALONG TROOST.
EXEMPT FROM THE BOULEVARD AND PARKWAY STANDARDS' REQUIREMENT THAT THE PRIMARY ENTRANCE FRONT ALONG THE BOULEVARD OR PARKWAY.
EXEMPT FROM THE MINIMUM REAR SETBACK REQUIREMENTS OF THE TROOST OVERLAY DISTRICT.
EXEMPT FROM THE REQUIREMENTS OF SECTION 7 (PARKING AND LOADING) OF THE TROOST OVERLAY DISTRICT.
EXEMPT FROM THE REQUIREMENTS OF SECTION 8.A.A & 8.B.A OF THE TROOST OVERLAY DISTRICT. THE SCREENING OF DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH 88-425-08.

MILHAUS DEVELOPMENT, LLC.
210 W 19TH TERRACE
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MISSOURI CERTIFICATES OF AUTHORITY
ENGINEERING CORPORATION #000466
LAND SURVEYING CORPORATION #000094
LANDSCAPE ARCHITECT CORPORATION #2010010460
ARCHITECTURAL CORPORATION #2015037508

LINWOOD AND TROOST DEVELOPMENT
3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET
PRINCIPAL IN CHARGE ---
PROJECT MANAGER --- PROJECT ARCHITECT ---
PROJECT TEAM MEMBERS --- ---

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NOT FOR CONSTRUCTION

KEY PLAN:

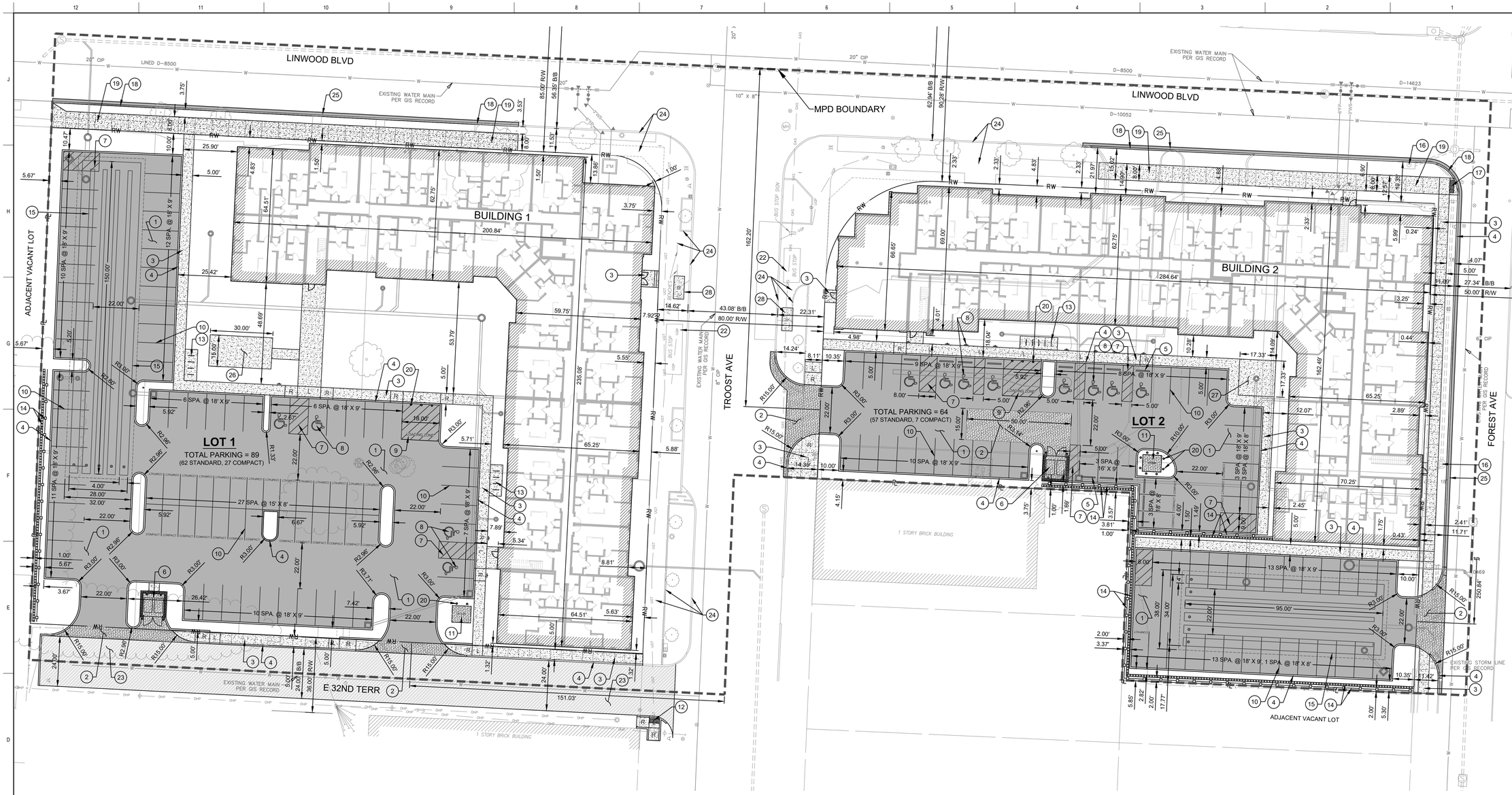
COVER SHEET

C001

Printed 8/11/2025

K:\NET-0\2023-0480\UR REZONING PLAN\UR-C001 COVER SHEET.DWG
Monday, August 11, 2025

CAMPBELL ST
HARRISON ST
TROOST AVE
FOREST AVE
TRACY AVE
LINWOOD BLVD
MPD BOUNDARY
RW
RW
RW



LEGEND:

1. NEW ASPHALT PAVEMENT
2. KCMO STD. D-2 TYPE VI COMM. DRIVEWAY. 8" CONCRETE PAVEMENT ON AGGREGATE BASE
3. PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
4. PROPOSED KCMO TYPE C-1 CURB (TYP.)
5. CONCRETE WHEELSTOP (TYP.).
6. PROPOSED TRASH ENCLOSURE LOCATION.
7. 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
8. PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.).
9. PROPOSED LOADING ZONE
10. PAINTED 4" WIDE STRIPING WHITE (TYP.)
11. PROPOSED TRANSFORMER LOCATION
12. NEW ADA RAMP. SEE PUBLIC IMPROVEMENT PLANS.
13. PROPOSED BIKE RACK LOCATION
14. PROPOSED MSE RETAINING WALL AND FENCE/GUARDRAIL. (TYP.).
15. PROPOSED UNDERGROUND STORMWATER DETENTION PIPE SYSTEM (TYP.)
16. EXISTING CURB INLET/MANHOLE TO REMAIN.
17. NEW ADA RAMPS. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. TYPE ARB RAMP
18. NEW REINF. CURB. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. STD. REINF. TYPE C CURB
19. NEW REINF. SIDEWALK. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. STD. REINF. TYPE SC SIDEWALK
20. STEEL PIPE BOLLARD (TYP.)
22. KCATA BUS STATION TO REMAIN (COORDINATE WORKS WITH KCATA)
23. PROPOSED MILL AND OVERLAY.
24. EXISTING CURB AND SIDEWALK TO REMAIN.
25. PROPOSED PAVEMENT RESTORATION PER KCMO STANDARD.
26. PROPOSED PICNIC TABLES AND ELECTRIC GRILLS AREA.
27. PROPOSED TRELLIS AND GRILLS AREA.
28. FUTURE BUS SHELTER BY KCATA.

LEGEND:

- (1) NEW ASPHALT PAVEMENT
- (2) 8" PCC PAVEMENT
- (3) KCMO 4" PCC SIDEWALK
- (19) 6" KCMO PARKS & REC. STD. SIDEWALK TYPE SC
- NEW KCMO TYPE C-1 CURB
- NEW PARKS & REC. REINF. TYPE C CURB
- MSE RETAINING WALL
- (23) PROPOSED MILL AND OVERLAY
- MPD BOUNDARY

NOTES:

1. CONSTRUCT ADA ACCESS RAMP PER KCMO STD. DWG. NO. SW-1.
2. SEE GRADING PLAN FOR RAMP ELEVATIONS AND SEE MISCELLANEOUS DETAILS FOR ADA SIGNS.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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INTERIOR DESIGN
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PLANNING
in connection with
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ARCHITECTURAL CORPORATION #2015037506

LINWOOD AND TROOST DEVELOPMENT

3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE

PROJECT MANAGER: ---
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PROJECT TEAM MEMBERS
--- ---

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NOT FOR CONSTRUCTION

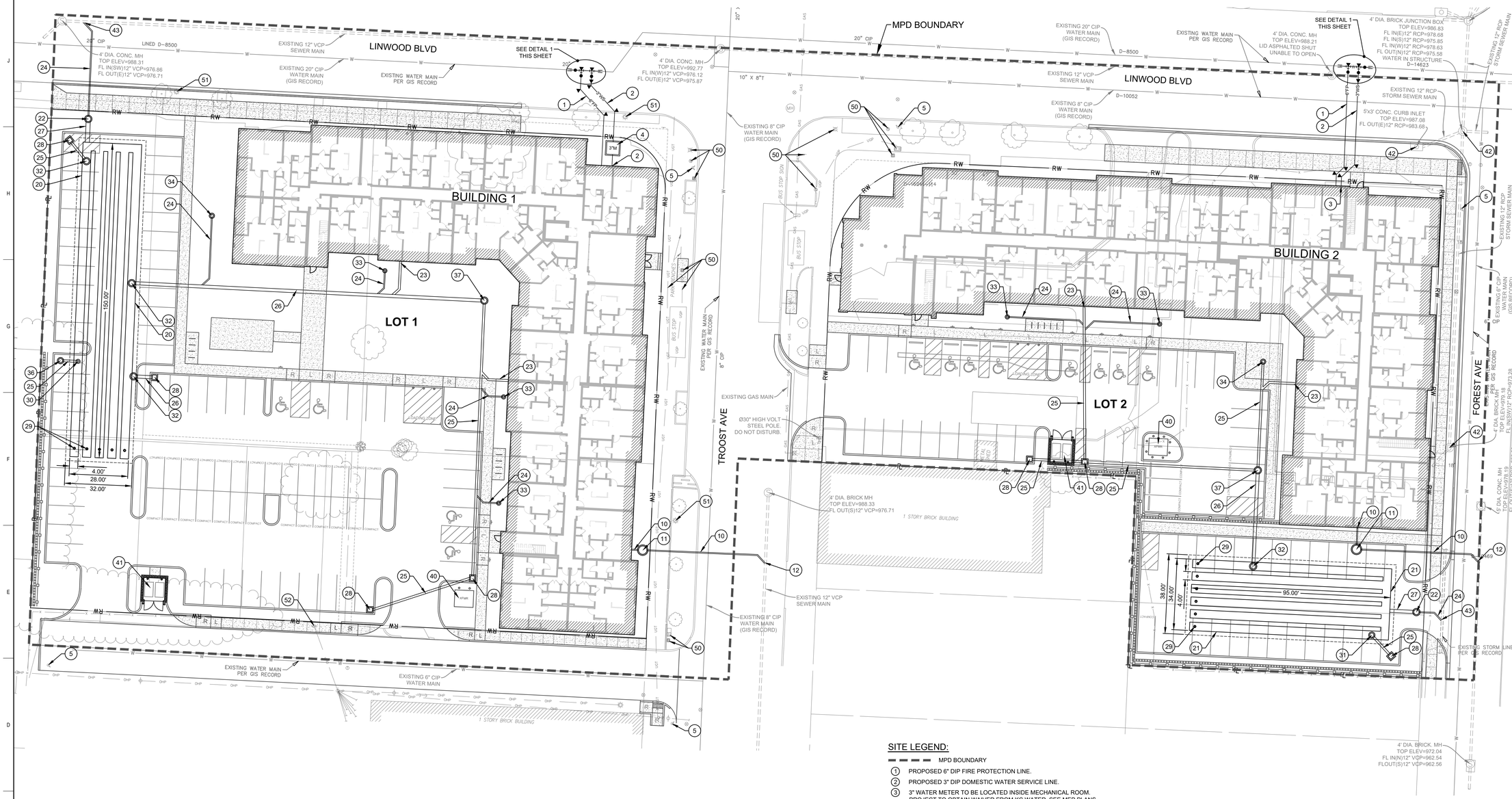
KEY PLAN:

PROPOSED SITE PLAN

C003

Printed 7/25/2025

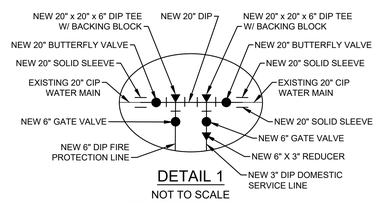
K:\NET\25672-0400\UR REZONING PLAN\UR-C003 PROPOSED SITE PLAN.DWG
Friday, July 25, 2025



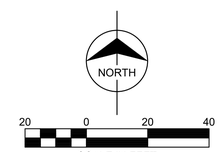
SITE LEGEND:

MPD BOUNDARY

1. PROPOSED 6" DIP FIRE PROTECTION LINE.
2. PROPOSED 3" DIP DOMESTIC WATER SERVICE LINE.
3. 3" WATER METER TO BE LOCATED INSIDE MECHANICAL ROOM. PROJECT TO OBTAIN WAIVER FROM KC WATER. SEE MEP PLANS.
4. PROPOSED 3" WATER METER PER KCMO STD. DWG. 6209
5. EXISTING FIRE HYDRANT. DO NOT DISTURB.
10. PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE.
11. PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE.
12. PROPOSED SANITARY SEWER WYE CONNECTION TO SEWER MAIN.
20. PROPOSED LOT 1/BUILDING 1 UNDERGROUND STORMWATER DETENTION SYSTEM (Ø4' PIPES). REQUIRED VOLUME = 8,734 CF. PROPOSED VOLUME = 9,350 CF.
21. PROPOSED LOT 2/BUILDING 2 UNDERGROUND STORMWATER DETENTION SYSTEM (Ø4' PIPES). REQUIRED VOLUME = 6,823 CF. PROPOSED VOLUME = 7,163 CF.
22. 30" DIA. NYLOPLAST STORM WATER OUTLET CONTROL STRUCTURE W/ H-20 ADA PEDESTRIAN GRATE.
23. PROPOSED 12" HDPE CONNECT TO INTERNAL ROOFDRAIN (TYP.).
24. PROPOSED 6" HDPE STORM PIPE
25. PROPOSED 12" HDPE STORM PIPE
26. PROPOSED 18" HDPE STORM PIPE
27. PROPOSED 24" HDPE STORM PIPE
28. PROPOSED 3'-3" X 3'-0" KCMO TYPE GI-1 DOUBLE GRATE INLET
29. PROPOSED Ø6" HDPE VENT RISER W/ H-20 STANDARD GRATE.
30. PROPOSED Ø12" HDPE VENT RISER W/ H-20 STANDARD GRATE.
31. PROPOSED Ø24" HDPE ACCESS RISER W/ H-20 ADA PEDESTRIAN GRATE.
32. PROPOSED Ø30" HDPE ACCESS RISER W/ H-20 ADA PEDESTRIAN GRATE.
33. PROPOSED Ø12" NYLOPLAST DRAIN BASIN W/ DOMED GRATE.
34. PROPOSED Ø18" NYLOPLAST DRAIN BASIN W/ DOMED GRATE.
35. PROPOSED Ø18" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
36. PROPOSED Ø24" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
37. PROPOSED Ø30" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
40. PROPOSED 8' X 9' TRANSFORMER PAD LOCATION.
41. PROPOSED TRASH ENCLOSURE LOCATION.
42. EXISTING CURB INLET AND STORM MANHOLE TO REMAIN. ADJUST TOP ELEVATION TO MATCH PROPOSED GRADE.
43. PROPOSED STORM SEWER WYE CONNECTION TO STORM SEWER MAIN.
50. EXISTING MISCELLANEOUS ITEMS TO REMAIN. DO NOT DISTURB.
51. EXISTING STREETLIGHT TO REMAIN. DO NOT DISTURB.
52. EXISTING POWER POLE TO BE REMOVED. COORDINATE POLE REMOVAL WITH EVERGY.



DETAIL 1
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS



SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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LANDSCAPE ARCHITECT CORPORATION #2010010460
ARCHITECTURAL CORPORATION #2015007506

LINWOOD AND TROOST DEVELOPMENT
3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET
PRINCIPAL IN CHARGE ---
PROJECT MANAGER ---
PROJECT ARCHITECT ---
PROJECT TEAM MEMBERS --- ---

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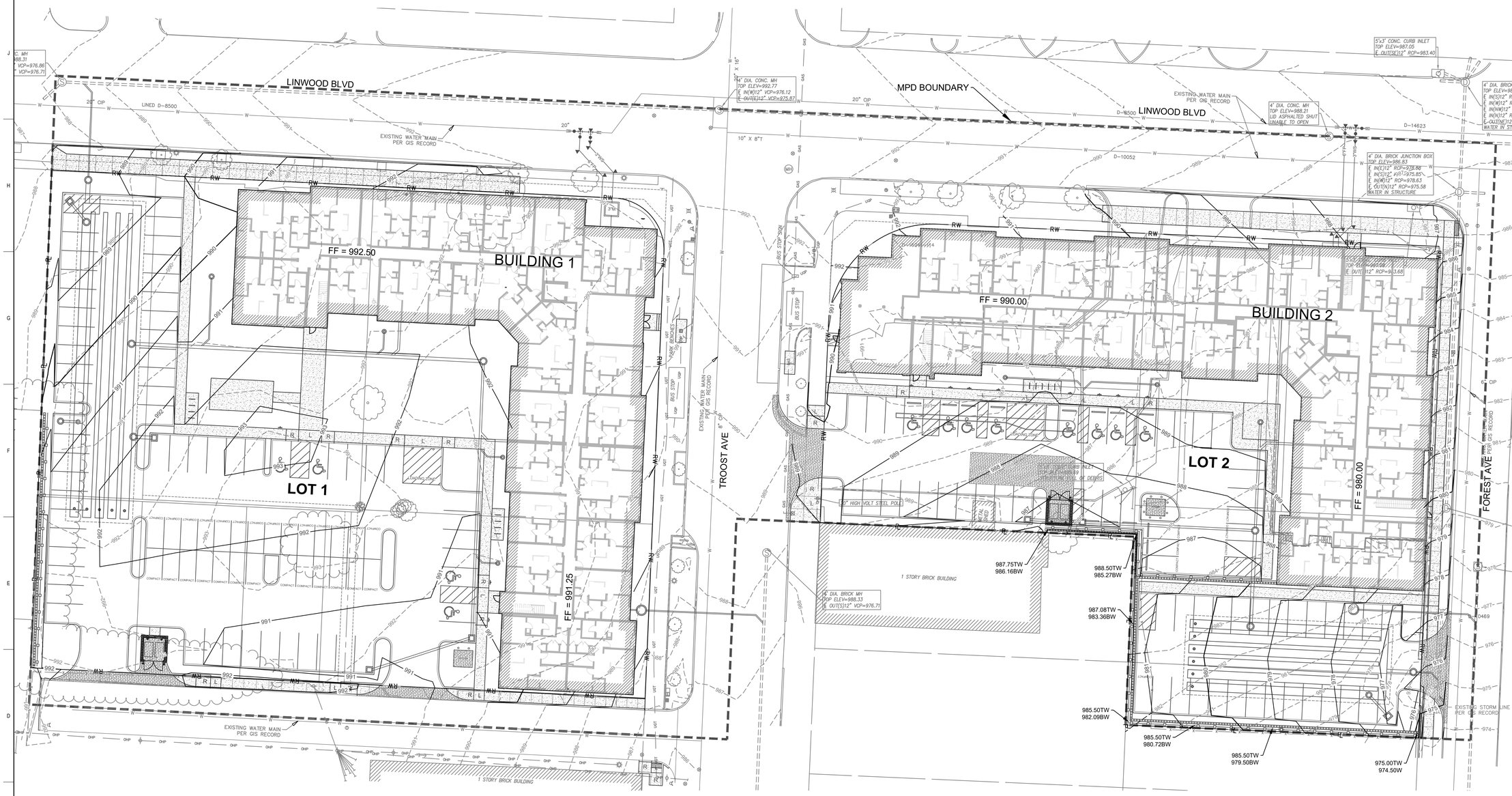
KEY PLAN

PROPOSED UTILITY PLAN

C004

Printed 7/25/2025

K:\NET-DOC\737-04B0\IR REZONING PLAN\IR-C004 PROPOSED UTILITY PLAN.DWG
Friday, July 25, 2025



LEGEND:

MPD BOUNDARY

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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KEY PLAN:

PROPOSED GRADING PLAN

C005

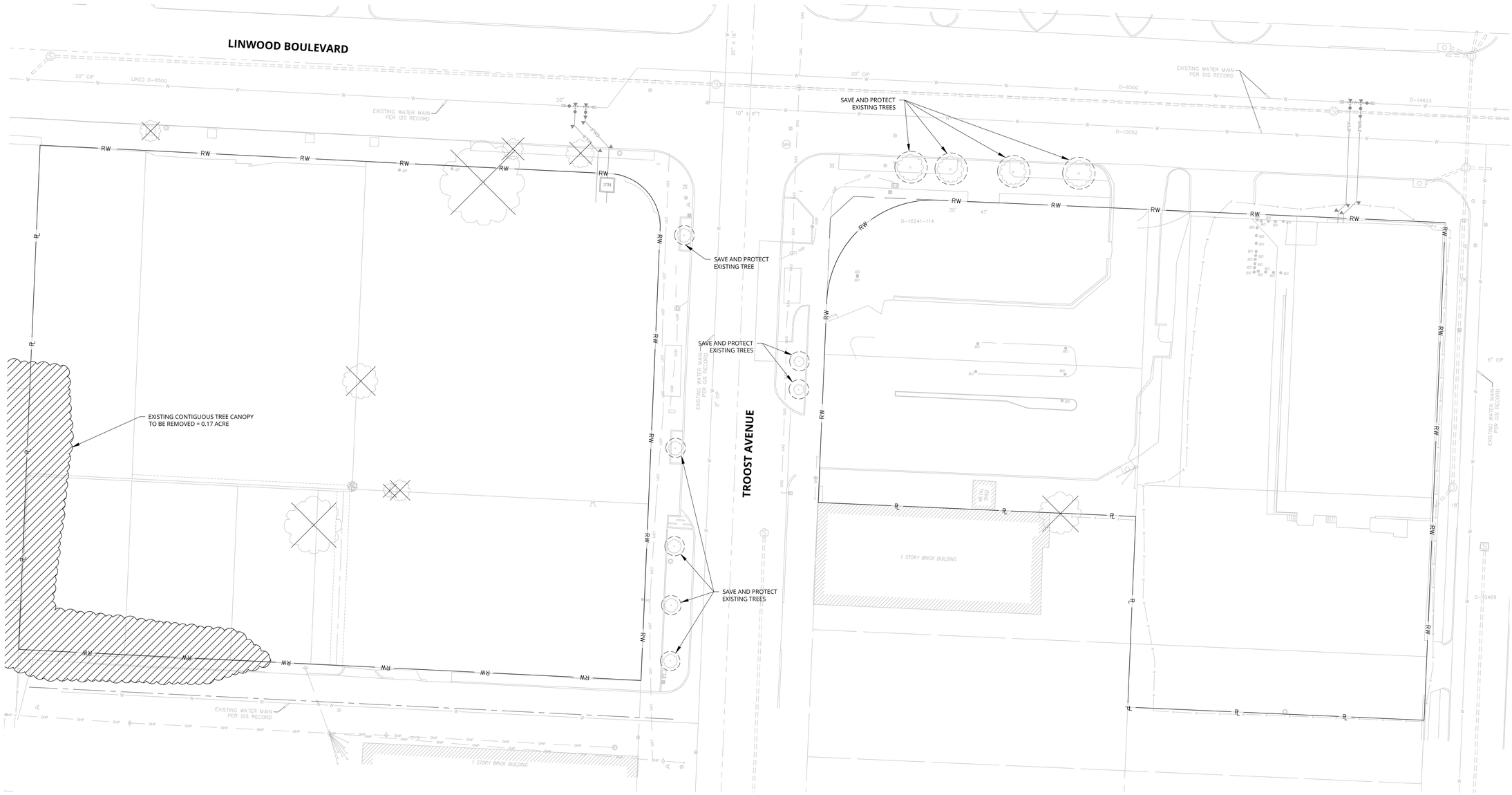
Printed 7/25/2025

K:\NET.PROJ\23.0480\UR REZONING PLAN\UR.C005 PROPOSED GRADING PLAN.DWG
Friday, July 25, 2025

TREE PRESERVATION NOTES

1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

EXISTING TREE TO BE REMOVED



1 EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN
SCALE = 1" = 20'

GRAPHIC SCALE 20'

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PRINCIPAL IN CHARGE

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT TEAM MEMBERS

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KEY PLAN:

EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN

L100

Printed 7/25/2025

P:\24-009 MILHAUS LINWOOD AND TROOST - KANSAS CITY, MO\24-009 CAD\24-009 CAD\CURRENT\24-009_L100_LSCP_CURRENT.DWG
Friday, July 25, 2025

DEVELOPMENT ORDINANCE SUMMARY

88-425 Landscape Requirements

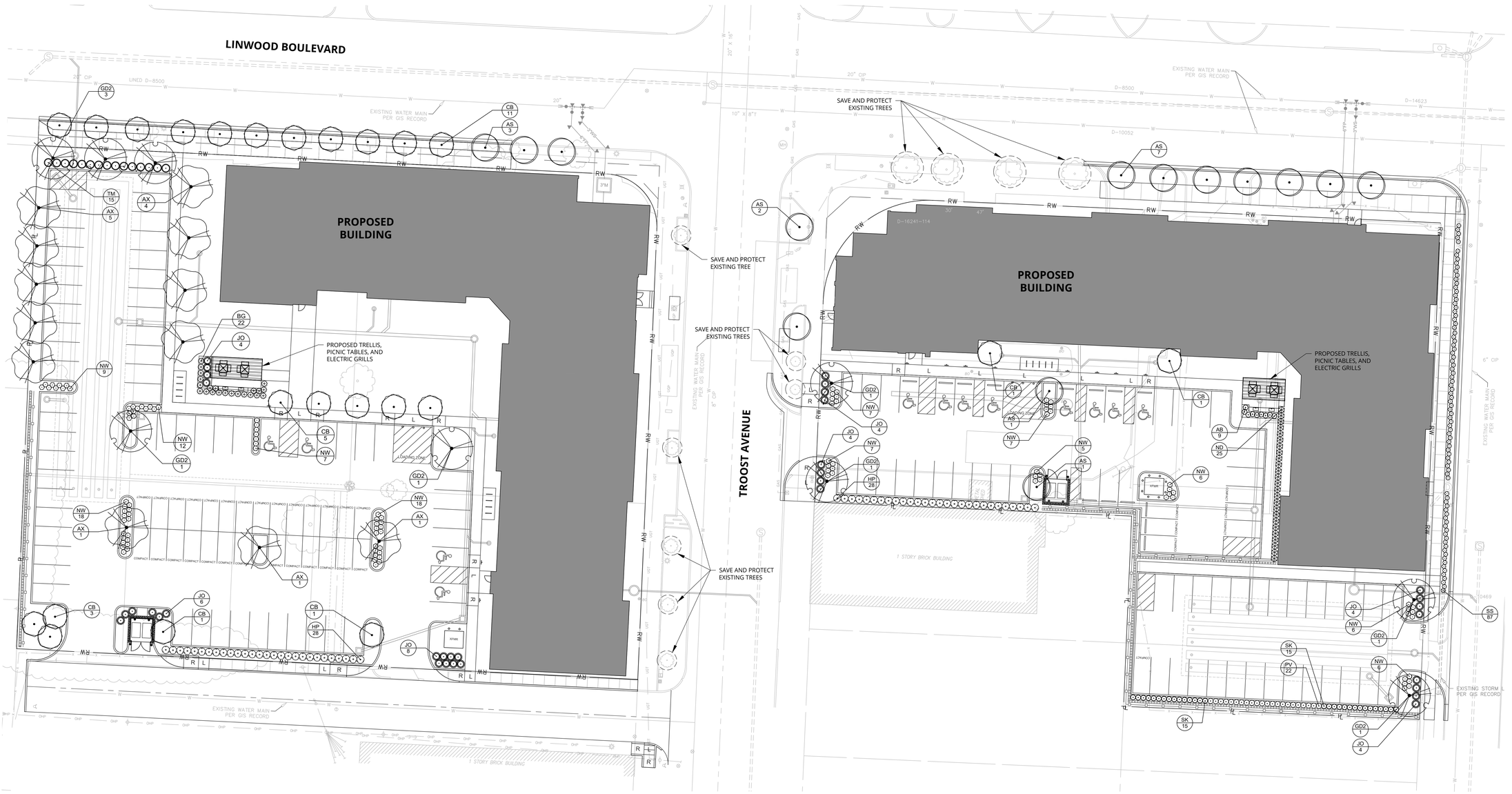
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)

	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Building 1 - Linwood Boulevard	10	14 Proposed		
Building 1 - Troost Avenue	8	5 Existing		
Building 2 - Linwood Boulevard	10	4 Existing + 7 Proposed		
Building 2 - Troost Avenue	5	2 Existing + 2 Proposed		
Building 2 - Forest Avenue	8	N/A	Native grasses due to underground utility conflicts	
88-425-04 General Landscape Trees	N/A	N/A		
88-425-05-B Perimeter Vehicular Use Area Adjacent to Streets				
Building 1	3 trees + 36" tall continuous screen of evergreen shrubs	3 trees + 36" tall continuous screen of evergreen shrubs		
Building 2	4 trees + 36" tall continuous screen of evergreen shrubs	4 trees + 36" tall continuous screen of evergreen shrubs		
88-425-05-C Adjacent to Residential Zoning Districts	N/A			
88-425-06 Interior Landscaping of Parking Lots				
Building 1 - 89 Spaces	18 trees + 89 shrubs	22 trees + 112 shrubs		
Building 2 - 64 Spaces	13 trees + 64 shrubs	4 trees + 71 shrubs		
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	Evergreen shrubs shall be used to screen utilities.			
88-425-09 Outdoor Use Screening	N/A			

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	HEIGHT
DECIDUOUS TREES						
	AS	14	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B	2"CAL	25'
	AX	12	PACIFIC SUNSET® MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	B & B	2"CAL	30'
	CB	23	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS`	B & B	2"CAL	35'
	GD2	9	STREET KEEPER HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B & B	2"CAL	40'

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT
DECIDUOUS SHRUBS					
	AB	9	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA `UCONNAM166`	2 GAL	4'
	HP	56	SHRUBBY ST. JOHN'S WORT / HYPERICUM PROLIFICUM	2 GAL	4'
	ND	25	FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER'	2 GAL	2.5'
	NW	108	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	2 GAL	2.5'
	SK	30	BLUE KAZOO DOUBLE PLAY SPIREA / SPIRAEA MEDIA 'SMSMBK' TM	2 GAL	2.5'
EVERGREEN SHRUBS					
	JO	34	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL	3'
	TM	15	DENSE YEW / TAXUS X MEDIA `DENSIFORMIS`	5 GAL	3.5'
GRASSES & PERENNIALS					
	BG	22	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL	2.5'
	PV	22	HOT ROD SWITCH GRASS / PANICUM VIRGATUM `HOT ROD`	1 GAL	3.5'
	SS	87	JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ`	1 GAL	2.5'



1 OVERALL LANDSCAPE PLAN
SCALE = 1" = 20'

GRAPHIC SCALE 20'

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PROJECT ARCHITECT: ---
PROJECT TEAM MEMBERS: ---

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KEY PLAN:

OVERALL LANDSCAPE PLAN

L101

Printed 7/25/2025

P:\24-039 MILHAUS LINWOOD AND TROOST - KANSAS CITY, MO\24-039 CAD\24-039_L100_LSCP_CURRENT.DWG
Friday, July 25, 2025

1 BUILDING 1 - FIRST FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A1

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1 BUILDING 1 - SECOND FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

A2

SW & SE Corners of
Linwood Blvd & Troost Ave

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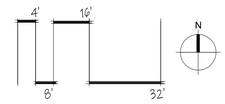
1 BUILDING 1 - THIRD FLOOR PLAN
1/16" = 1'-0"



FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A3

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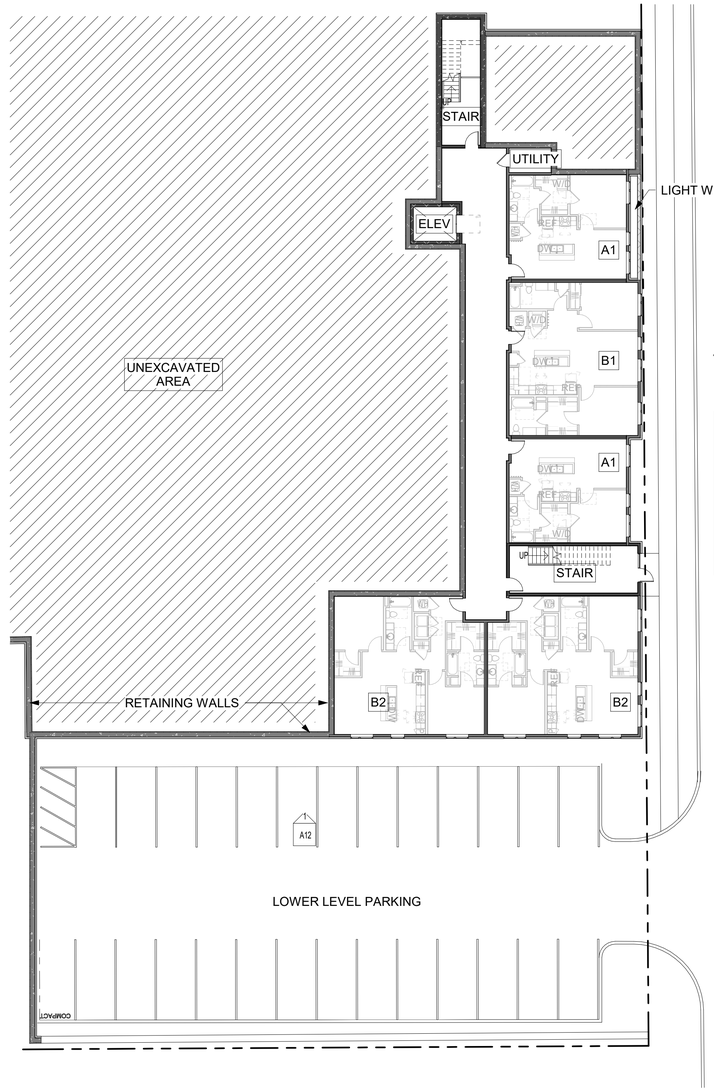
A9
2
A10
1
B2
A1
A1
B1.1
A1
A1
B2
B2
STAIR
UP
B1
A1
B3
ELEV
A1
B3
A1
A1
A1

2 BUILDING 2 - FIRST FLOOR PLAN
1/16" = 1'-0"



1 BUILDING 2 - BASEMENT FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A5

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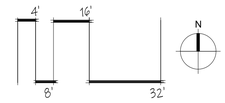
1 BUILDING 2 - SECOND FLOOR PLAN
1/16" = 1'-0"



FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A6

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1 BUILDING 2 - THIRD FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A7

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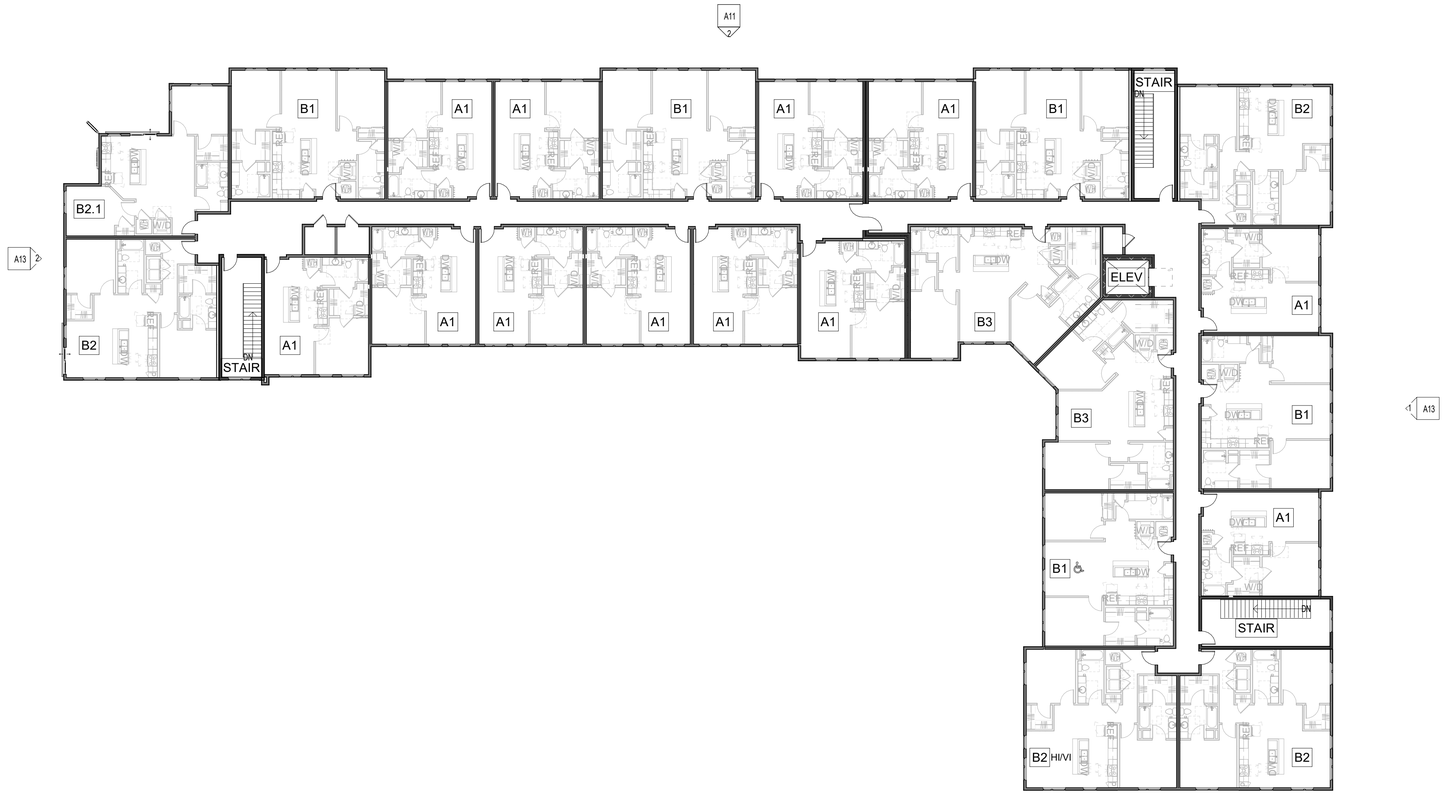
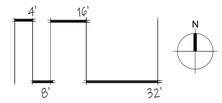


1 BUILDING 2 - FOURTH FLOOR PLAN
1/16" = 1'-0"



FLOOR PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A8

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MATERIAL PERCENTAGE - EAST FACADE	
BRICK	31%
FIBER CEMENT SIDING/BOARD	43%
GLAZING	26%
*TROOST ELEVATION	

MATERIAL PERCENTAGE - NORTH FACADE	
BRICK	29%
FIBER CEMENT SIDING/BOARD	47%
GLAZING	24%
*LINWOOD ELEVATION	

MATERIAL LEGEND

- 8" FIBER CEMENT LAP SIDING - JAMES HARDIE - SMOOTH PLANK, MONTEREY TAUPE
- 8" FIBER CEMENT LAP SIDING - JAMES HARDIE - SMOOTH PLANK, IRON GRAY
- 48"x120" ARCHITECTURAL FIBER CEMENT PANEL - JAMES HARDIE - FINE SAND, COBBLE STONE
- MODULAR FACE BRICK - ACME BRICK - GARNET, VELOUR
- PREFINISHED FIBER CEMENT TRIM - IRON GRAY
  5/4"x8" - WINDOW & DOOR HEAD, CORNER & EDGE TRIMS
  5/4"x4" - WINDOW JAMBS & SILL
- PREFINISHED FIBER TRIM - WHITE
  5/4"x8" - WINDOW & DOOR HEAD
  5/4"x4" - WINDOW JAMBS & SILL
- PARAPET COPING - FIRESTONE UNA-CLAD METAL OR SIMILAR - DARK BRONZE
- JULIET BALCONIES, STOREFRONTS & CANOPIES - BLACK FINISH

2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A9

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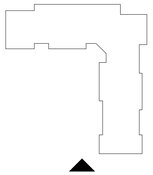
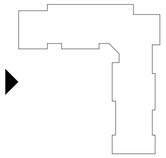
MATERIAL PERCENTAGE - WEST FACADE	
BRICK	14%
FIBER CEMENT SIDING/BOARD	65%
GLAZING	21%

MATERIAL PERCENTAGE - SOUTH FACADE	
BRICK	15%
FIBER CEMENT SIDING/BOARD	63%
GLAZING	22%

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A10

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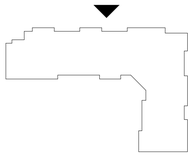
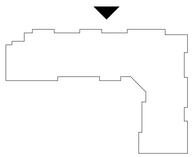
MATERIAL PERCENTAGE - NORTH FACADE	
BRICK	32%
FIBER CEMENT SIDING/BOARD	46%
GLAZING	22%
*LINWOOD ELEVATION	

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A11

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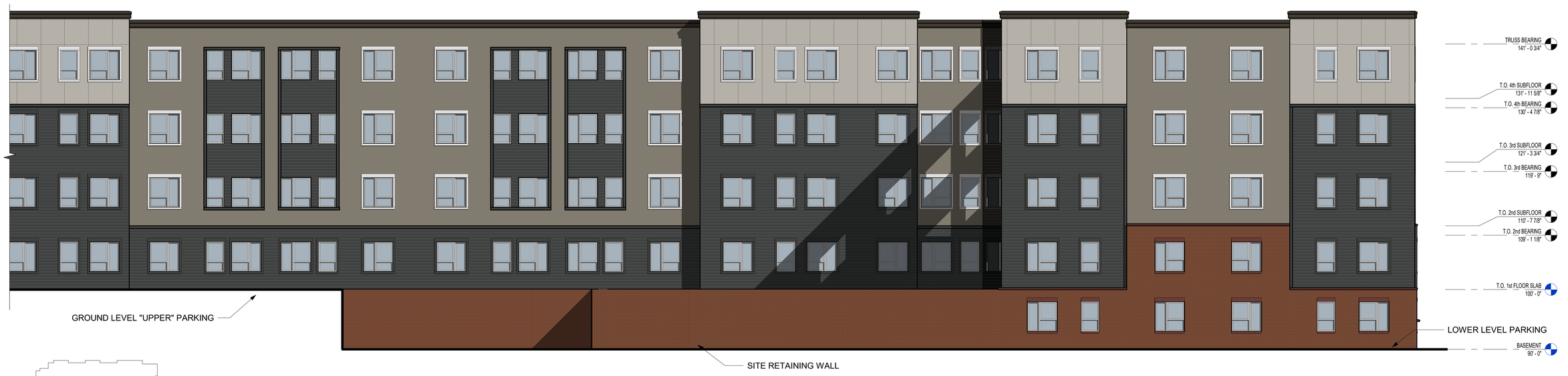
MATERIAL PERCENTAGE - SOUTH FACADE	
BRICK	8%
FIBER CEMENT SIDING/BOARD	70%
GLAZING	22%

REFERENCE A9 FOR MATERIALS LEGEND

2 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

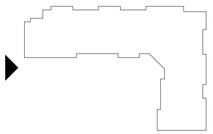
A12

rosemann & ASSOCIATES P.C.

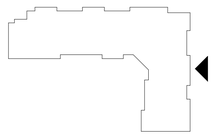
MATERIAL PERCENTAGE - EAST FACADE	
BRICK	21%
FIBER CEMENT SIDING/BOARD	58%
GLAZING	21%

MATERIAL PERCENTAGE - WEST FACADE	
BRICK	10%
FIBER CEMENT SIDING/BOARD	64%
GLAZING	26%
*TROOST + PARKING LOT ELEVATION	

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

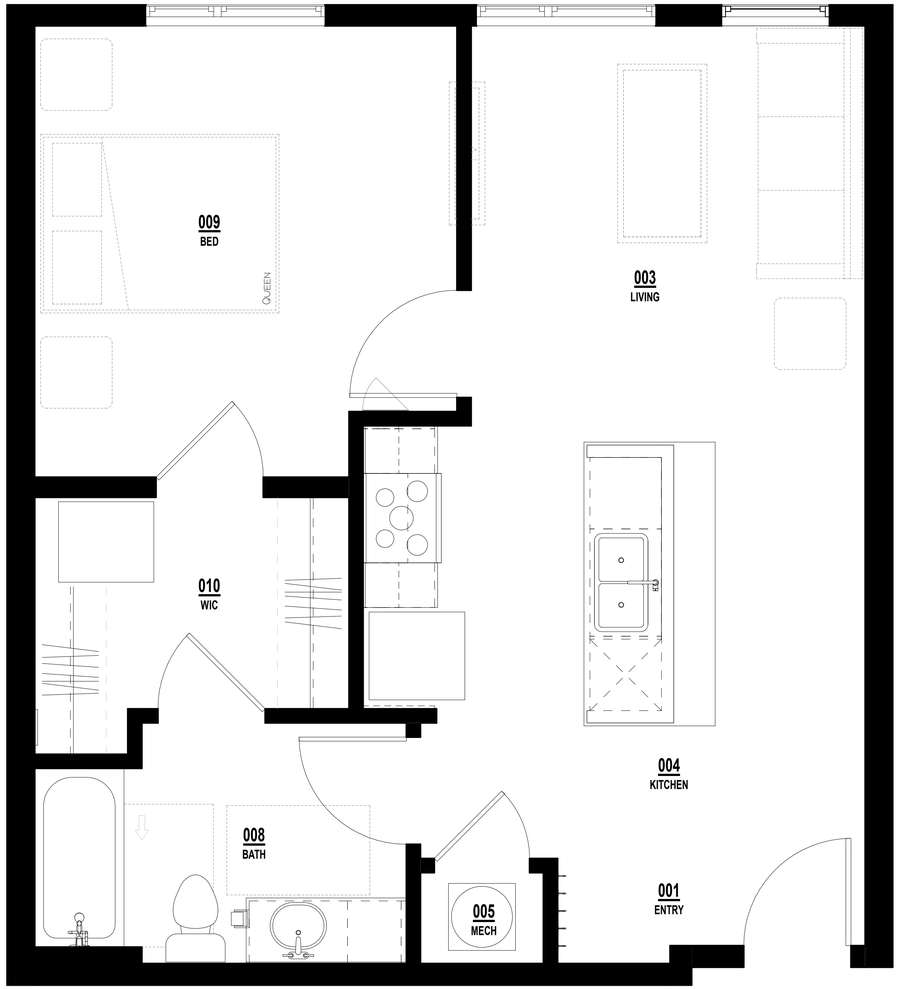
07/25/25

LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A13

rosemann & ASSOCIATES P.C.



1 UNIT TYPE A1 - 1BD 1BA
1/2" = 1'-0"

UNIT PLANS

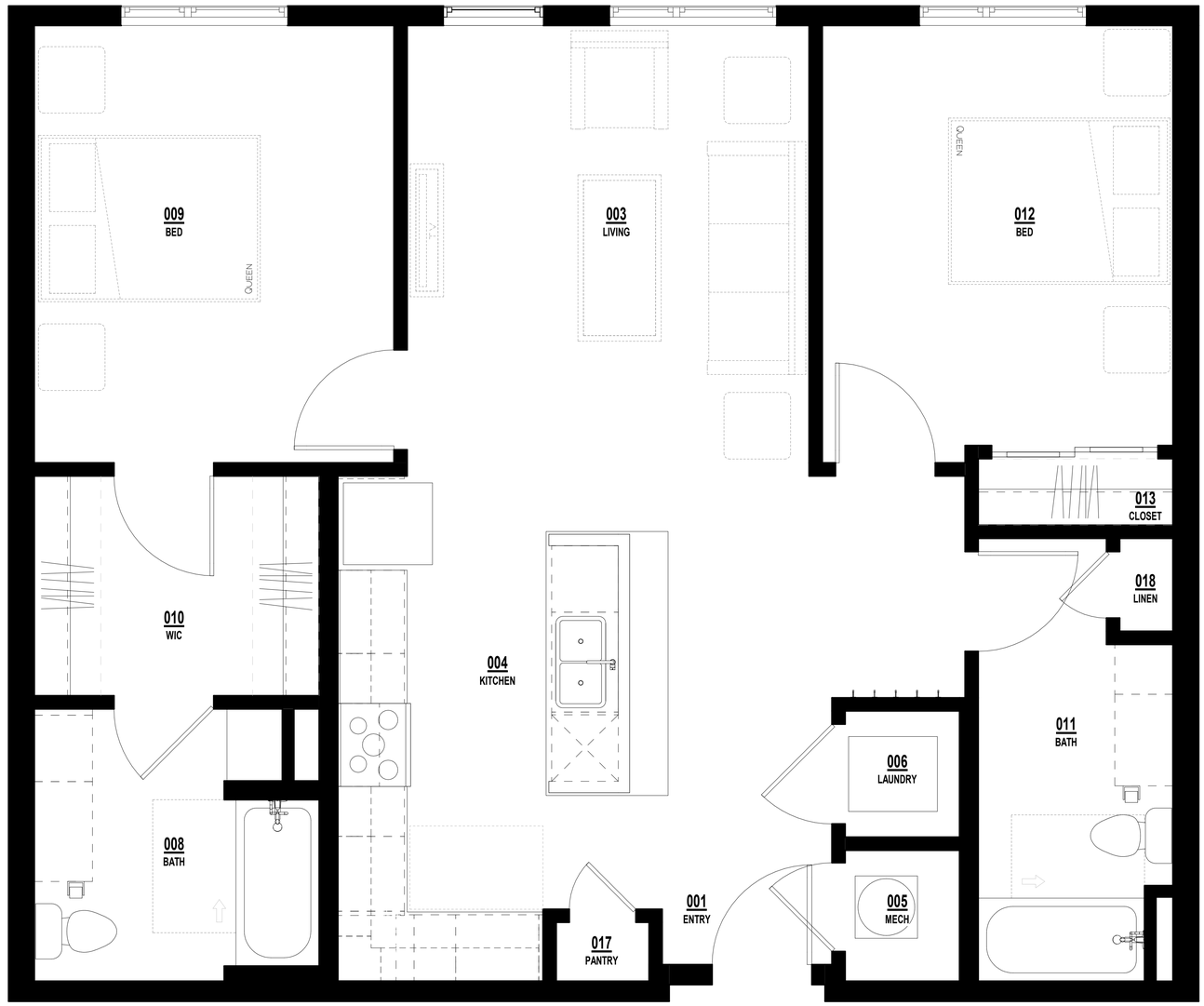
07/25/25

LINWOOD & TROOST APARTMENTS

U1

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.



1 UNIT TYPE B1 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

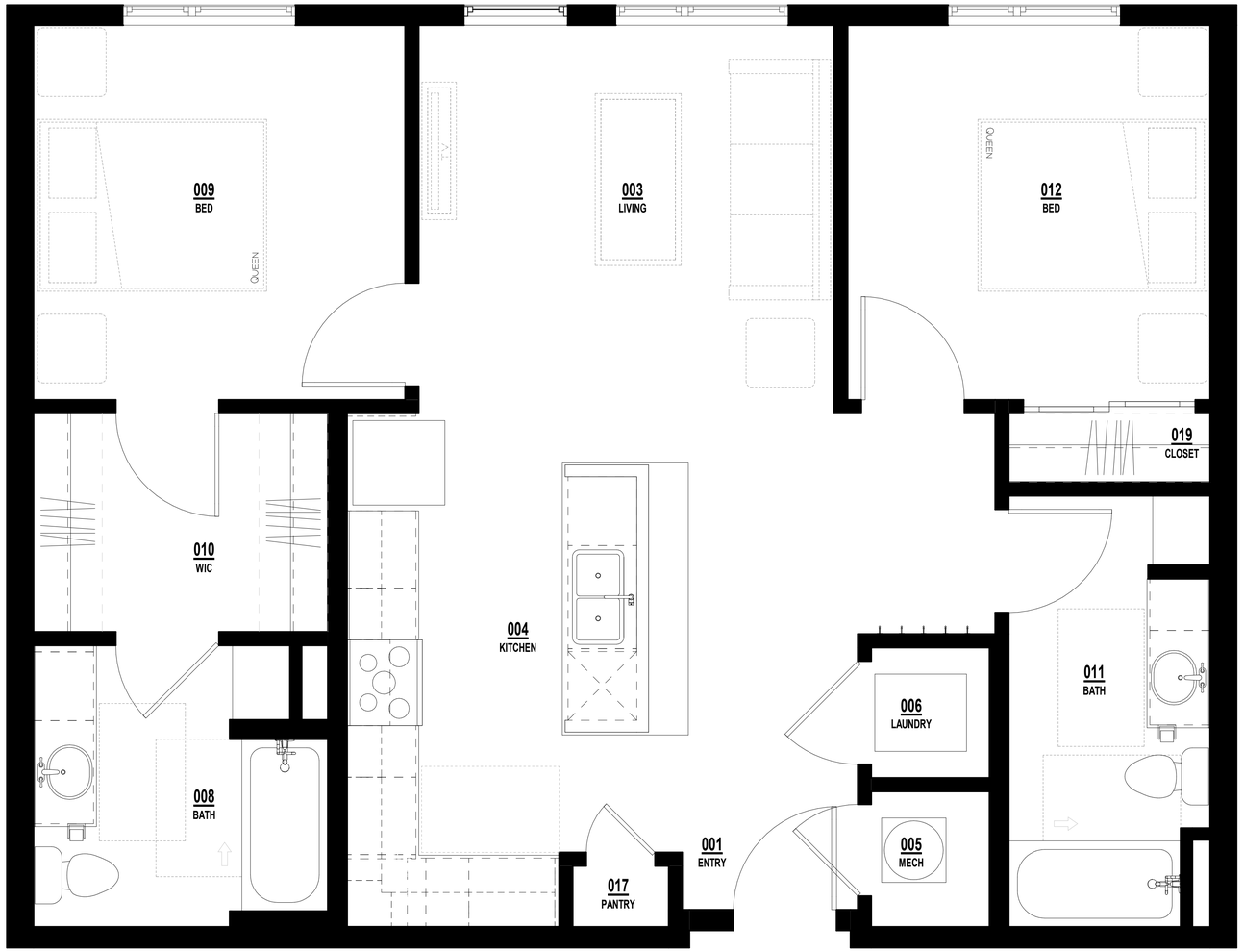
LINWOOD & TROOST APARTMENTS

U2

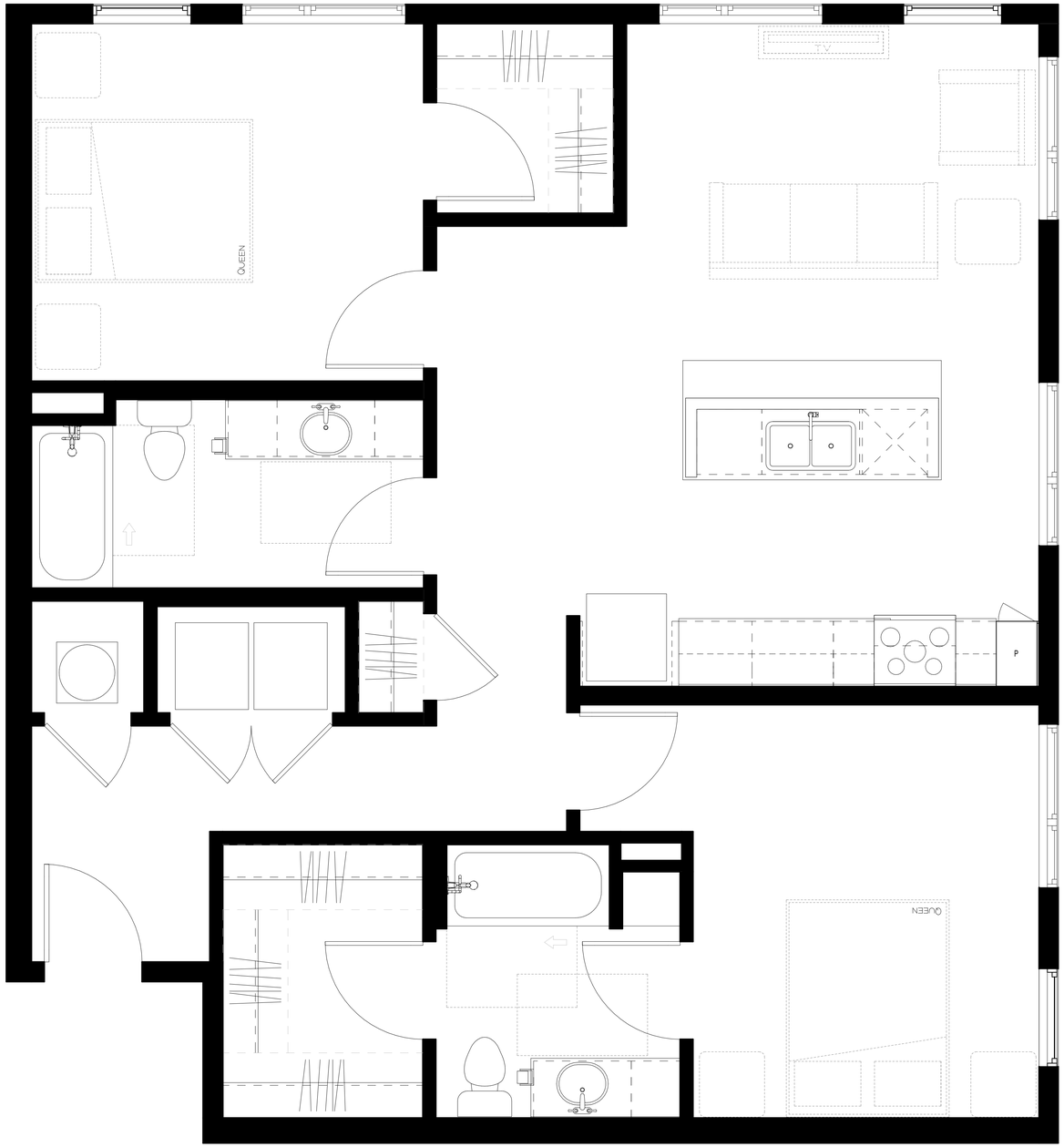
SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

*UNIT TYPE B1.1 ONLY IN BUILDING 1



1 UNIT TYPE B1.1 - 2BD 2BA
1/2" = 1'-0"



1 UNIT TYPE B2 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

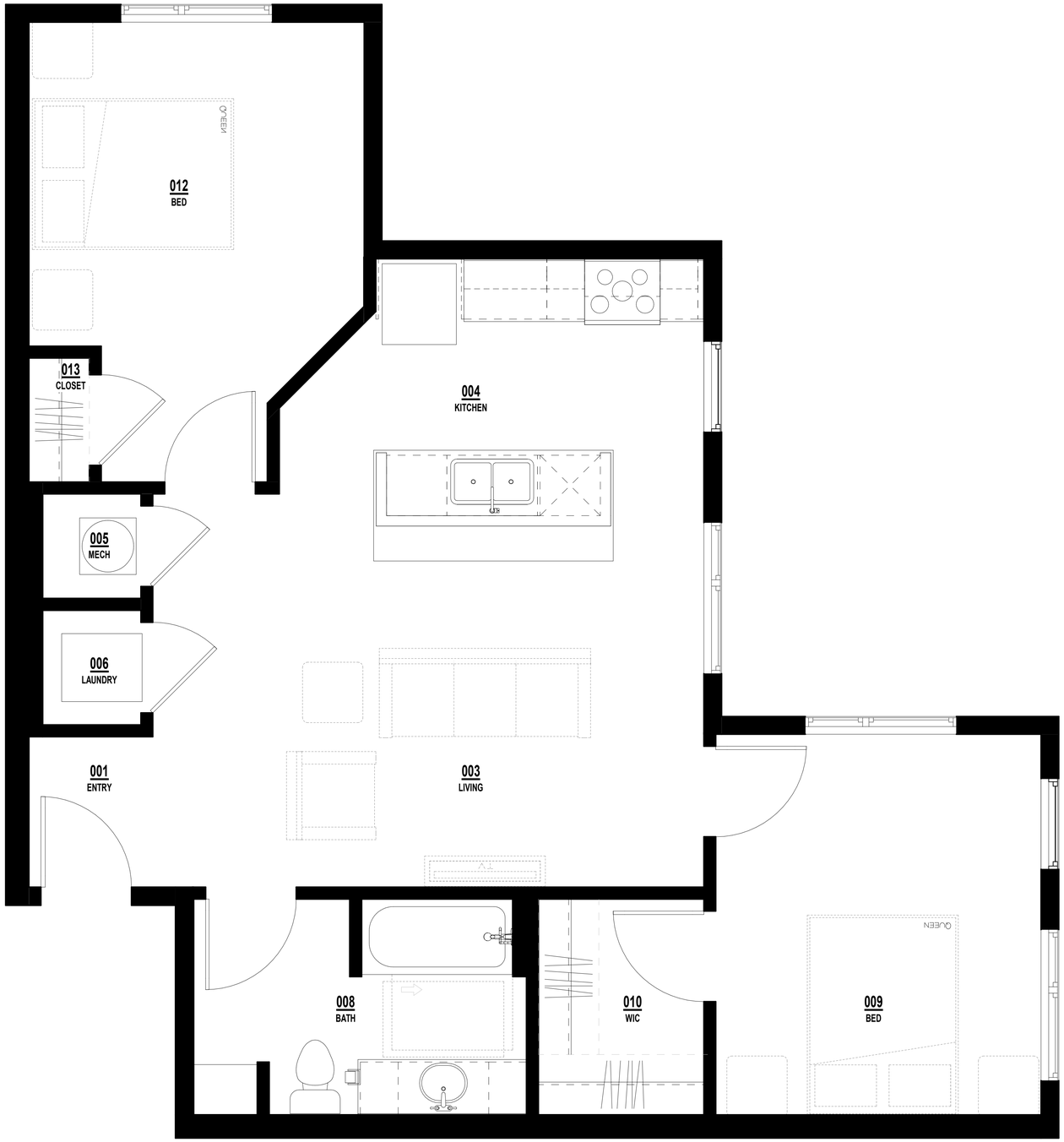
LINWOOD & TROOST APARTMENTS

U4

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

*UNIT TYPE B2.1 ONLY IN BUILDING 2



1 UNIT TYPE B2.1 - 2BD 1BA
1/2" = 1'-0"

UNIT PLANS

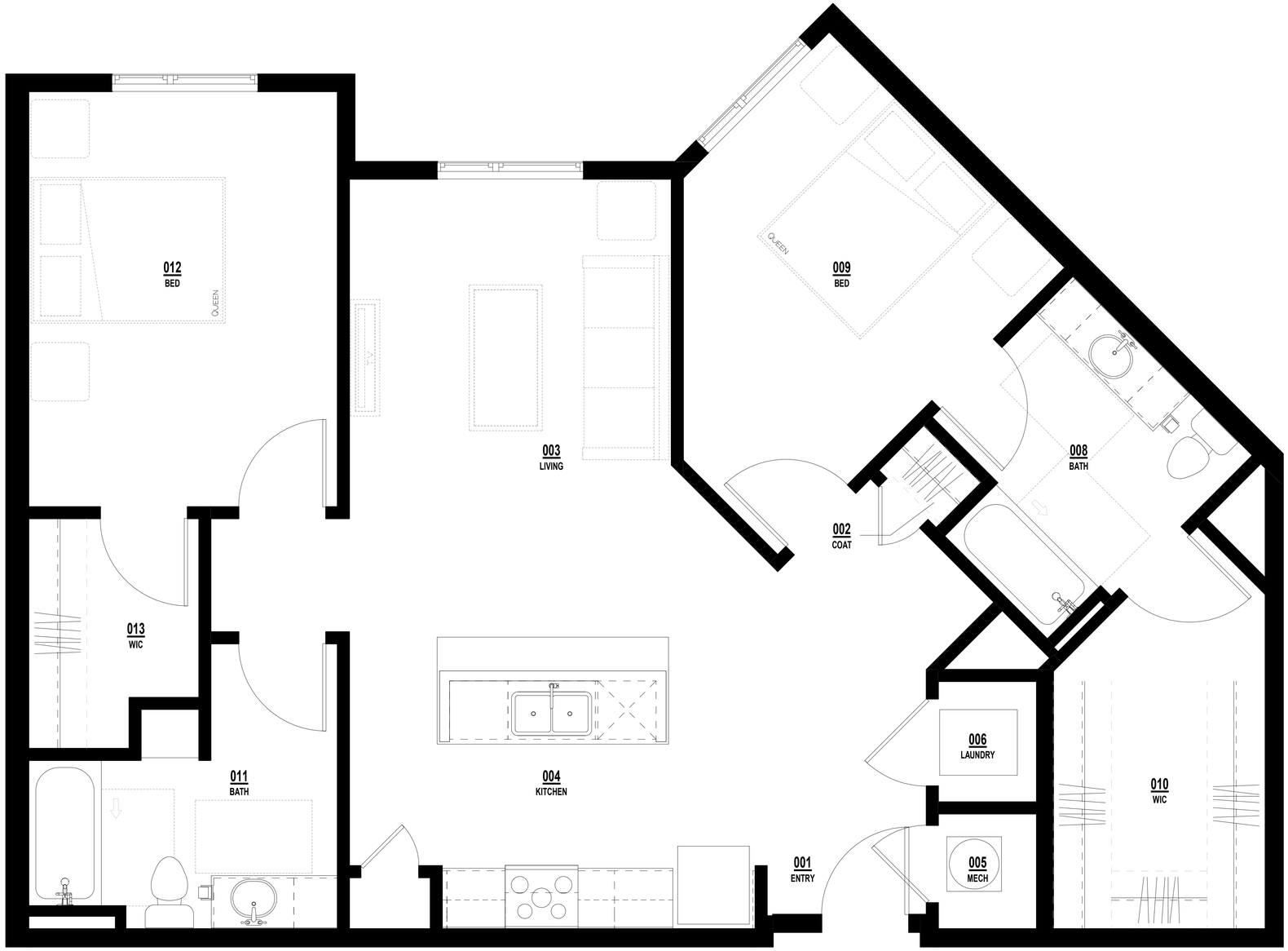
07/25/25

LINWOOD & TROOST APARTMENTS

U5

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.



1 UNIT TYPE B3 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

LINWOOD & TROOST APARTMENTS

U6

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

5. "Per the Troost Corridor Overlay District, multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. Add 3 additional entrances to building 1, or request a deviation. If a deviation is being requested, submit a statement of practical difficulty to support the deviation request. *all deviation requests should accompany a statement of practical difficulty. (6/13/2025)"

Statement of Practical Difficulty

The quantity of requested entrances is more typical of commercial, rather than residential, developments and as such places an undue cost burden and operational dilemma on the property. This community is designed with resident safety and privacy in-mind, for which reason having fewer primary entrances is necessary to ensure that property staff and property security systems can safely and effectively monitor the ingress and egress locations.

9. "Per the Troost Corridor Overlay District, residential buildings shall include one or more of the following features: (1) porches, (2) balconies, even small Juliet balconies, (3) stoops, (4) patios, and (5) terraces. (6/13/2025)"

Statement of Practical Difficulty

This property is to be operated as a Low-Income Housing Tax Credit (LIHTC) community, in order to support Kansas City in achieving the goals listed in the *A Housing Policy for Kansas City: (2019-2023)*. Within this report, the City identifies in Goal 1 (pg. 23-33) a series of policies to execute to encourage the construction of additional affordable housing units through reduced entitlement costs, plan review times, and subsidies. Policy 1.9 encourages the development of transit-oriented communities through reduced parking requirements and designs based on the utilization of existing and future transit opportunities, which our proposed community does by maintaining the existing 2 on-site KCATA stations, reducing parking to below a 1:1 ratio, and providing both interior and exterior bike storage. Policy 1.10 explicitly directs the City to streamline the zoning review and building permit review processes to encourage new affordable communities that can be built efficiently and without unnecessary delay in receiving entitlements. Policy 1.11 specifically calls-out Linwood Blvd as an ideal location for additional affordable housing units.

Additional features, such as porches, balconies, and stoops impose a significant cost burden on the property that realistically prohibits the community moving forward as a financially viable investment. Such a requirement would work against the goals of the *Housing Policy* discussed above and jeopardize the City's accomplishment of said plan. LIHTC communities often, due to the nature of how the communities' construction is financed, necessitate fewer

feature amenities to ensure that the development remains a financially viable investment for developers and their partners, in order to provide housing with rents that are below the recent market-rate rents in the area, and to assist municipalities in accomplishing their stated housing objectives.

The Milhaus team is happy to provide Juliet balconies for units throughout the community in order to increase street-level interaction and façade undulation, thereby increasing the overall quality of the proposed design.

10. "Per the Troost Corridor Overlay District, at least 70% of the façade facing Troost between 3 ft and 10 ft above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. Detail compliance on the elevations. (6/13/2025)"

Statement of Practical Difficulty

This property is to be operated as a Low-Income Housing Tax Credit (LIHTC) community, in order to support Kansas City in achieving the goals listed in the *A Housing Policy for Kansas City: (2019-2023)*. Within this report, the City identifies in Goal 1 (pg. 23-33) a series of policies to execute to encourage the construction of additional affordable housing units through reduced entitlement costs, plan review times, and subsidies. Policy 1.9 encourages the development of transit-oriented communities through reduced parking requirements and designs based on the utilization of existing and future transit opportunities, which our proposed community does by maintaining the existing 2 on-site KCATA stations, reducing parking to below a 1:1 ratio, and providing both interior and exterior bike storage. Policy 1.10 explicitly directs the City to streamline the zoning review and building permit review processes to encourage new affordable communities that can be built efficiently and without unnecessary delay in receiving entitlements. Policy 1.11 specifically calls-out Linwood Blvd as an ideal location for additional affordable housing units.

Milhaus is happy to provide revised plans showing increased facade transparency on prominent corners and along the Troost frontage and showing compliance with the Boulevard & Parkway standards along Linwood Blvd regarding window glazing. Per recent conversations with staff, we feel our increased transparency and large window placements are much desired. We feel these improvements meet the intention of the Troost Corridor in providing an engaged street-level experience for residents and pedestrians alike.

The Milhaus team has revised the elevations previously provided to include additional brick on prominent corners along Troost Ave and along street-facing facades. We have also swapped out much of the lap siding for paneling in order to provide for a more modern and quality design.

11. "The minimum transparency for the second story and above is 40%. Detail compliance on the elevations. (6/13/2025)"

Statement of Practical Difficulty

This property is to be operated as a Low-Income Housing Tax Credit (LIHTC) community, in order to support Kansas City in achieving the goals listed in the *A Housing Policy for Kansas City: (2019-2023)*. Within this report, the City identifies in Goal 1 (pg. 23-33) a series of policies to execute to encourage the construction of additional affordable housing units through reduced entitlement costs, plan review times, and subsidies. Policy 1.9 encourages the development of transit-oriented communities through reduced parking requirements and designs based on the utilization of existing and future transit opportunities, which our proposed community does by maintaining the existing 2 on-site KCATA stations, reducing parking to below a 1:1 ratio, and providing both interior and exterior bike storage. Policy 1.10 explicitly directs the City to streamline the zoning review and building permit review processes to encourage new affordable communities that can be built efficiently and without unnecessary delay in receiving entitlements. Policy 1.11 specifically calls-out Linwood Blvd as an ideal location for additional affordable housing units.

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550 E. WASHINGTON ST., INDIANAPOLIS, INDIANA, 46204 - 317.226.9500 - MILHAUS.COM

Ordinance #

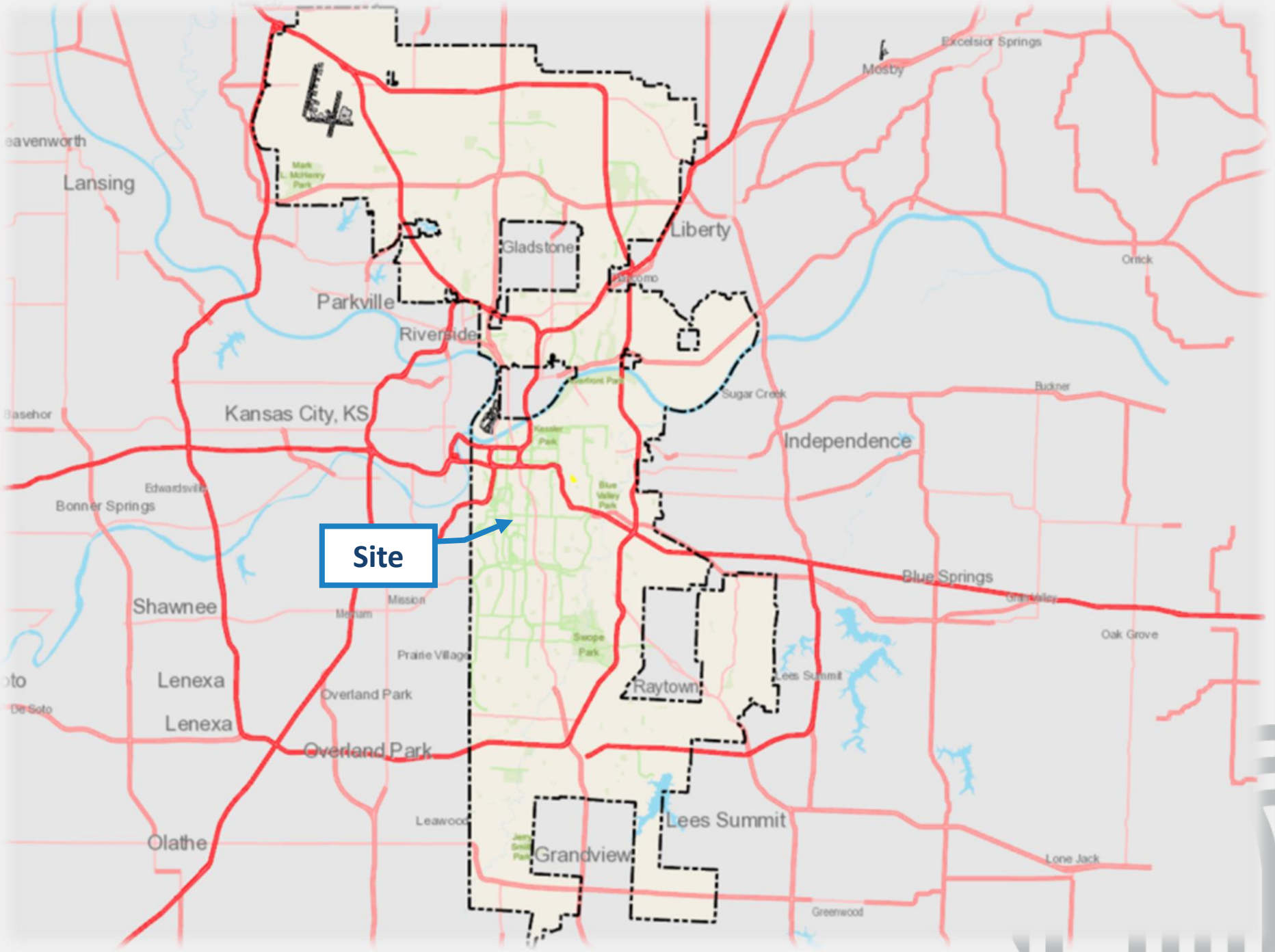
CD-CPC-2025-00075

The applicant seeks to rezone the subject sites to MPD, with an associated development plan, in order to construct two apartment complexes (one on each site).

date

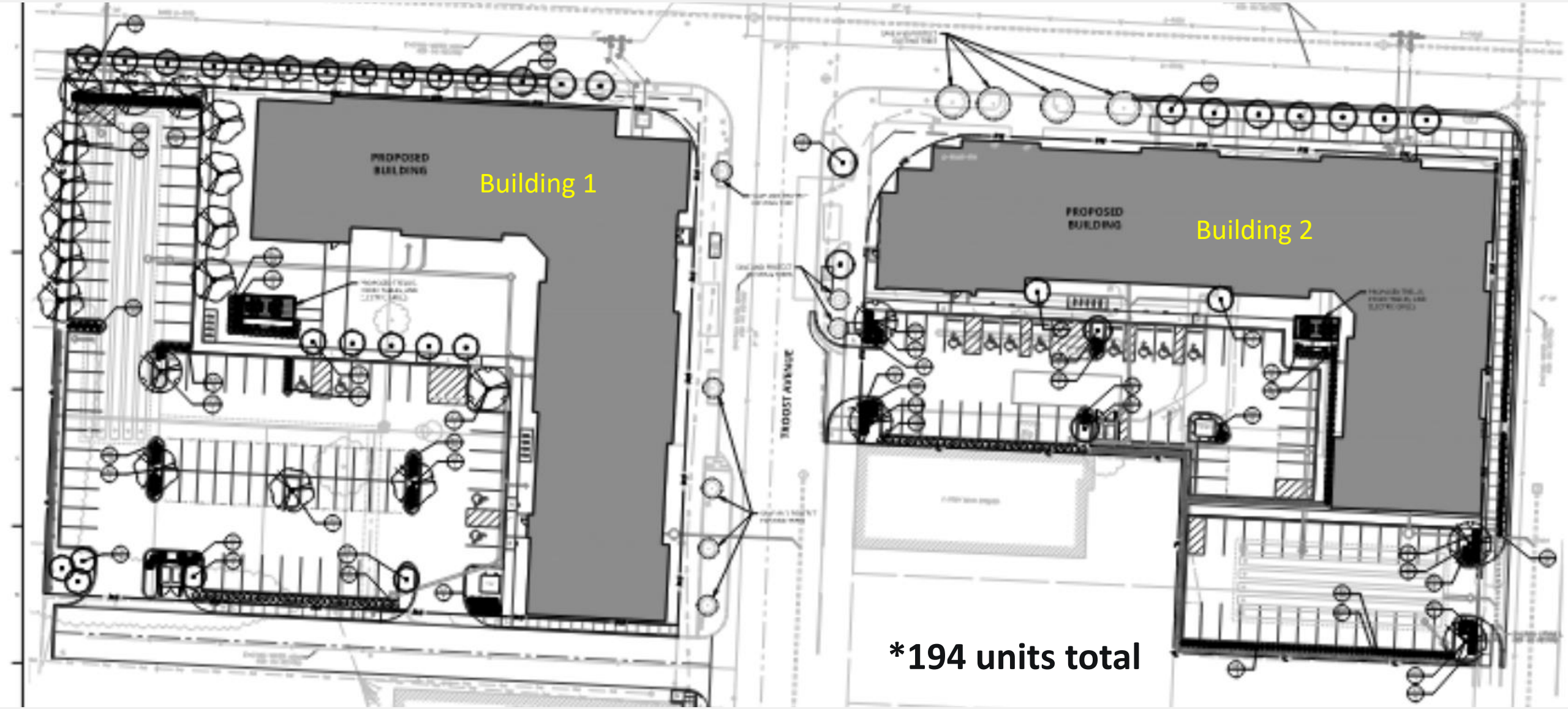
Prepared for

Neighborhood Planning and Development Committee


Site
Lansing
Leavenworth
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Excelsior Springs
Mosby
Orrick
Sugar Creek
Buckner
Independence
Bonner Springs
Edwardsville
Basehor
Shawnee
Mission
Merriam
Prairie Village
Overland Park
Lenexa
Olathe
De Soto
Raytown
Lees Summit
Blue Springs
Oak Grove
Grandview
Leawood
Greenwood
Lone Jack

E Linwood Blvd
E 32nd Ter
Harrison St
Forest Ave
Site 1
Site 2
KCMO P
Central P
Divisio

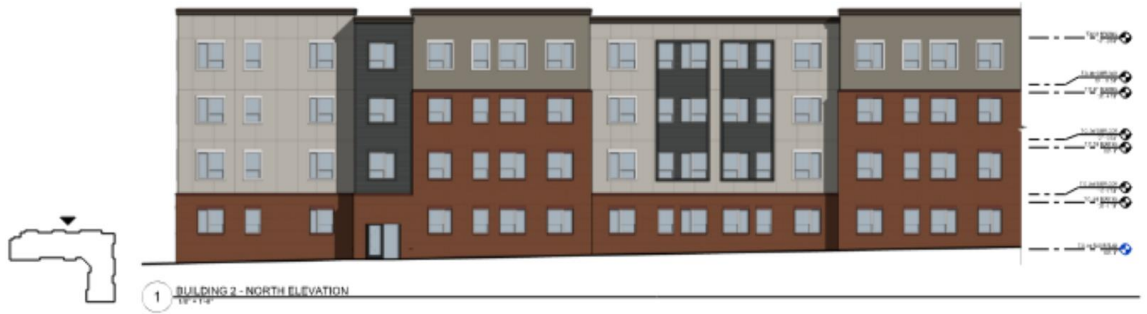
LINWOOD


PROPOSED BUILDING
Building 1
PROPOSED BUILDING
Building 2
*194 units total

2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"
1 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"
BUILDING ADDRESS SIGNAGE

MATERIAL PERCENTAGE - EAST FACADE
BRICK 21%
GLAZING 21%
MATERIAL PERCENTAGE - WEST FACADE
GLAZING 26%
BLADE SIGNAGE
BRANDING ICON SIGANGE
BUILDING ADDRESS SIGNAGE
GLAZING 21%

2 BUILDING 2 - NORTH ELEVATION


1 BUILDING 2 - NORTH ELEVATION

88-516-05 - APPROVAL CRITERIA FOR PLANS

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

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

CD-CPC-2025-00075

88-516-05 - APPROVAL CRITERIA FOR PLANS

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

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

88-516-05-B. The proposed use must be allowed in the district in which it is located.

- High alignment - KC Spirit and Midtown Plaza Area Plan
- ~8 variances needed.
  - Number of primary entrances.
  - Transparency (ground and upper floors).
  - Secondary materials.
  - Parking lot location
  - Residential use features (balconies).
  - Loading areas.

CD-CPC-2025-00075

88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

- Safe, efficient, and convenient non-motorized travel opportunities are proposed on the subject site – MAX Line.

CD-CPC-2025-00075

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

- Location and orientation compatible with adjacent properties.
- Architectural features not compatible with TCO.

- **26% glazing** | 70% Ground Floor
- **43% secondary materials** | 20%

Upgrade since V1, with neighborhood discussion, still not in compliance with TCO.

CD-CPC-2025-00075

CITY STAFF RECOMMENDATION

Approval, Subject to Conditions

CITY PLAN COMMISSION RECOMMENDATION

Approval, Subject to Conditions

August 11, 2025

RE: CD-CPC-2025-00075: A request to approve a rezoning from Districts B4-5 and B3-2 to MPD and preliminary development plan generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue.

Dear KCMO City Plan Commission,

The Hyde Park Neighborhood Association (HPNA) would like to voice its conditional support of the above referenced rezoning and development plan. This proposal will successfully increase the supply of affordable housing in our neighborhood, something our city critically needs. The proposed density appears extremely appropriate and aligns with our community's expectations for this location. However, we feel the proposal requests too many deviations from the Troost Overlay design standards. These standards were created over ten years ago by community members concerned with the declining quality of development proposals along Troost through Midtown. Hundreds of hours were spent creating design guidelines to help secure Troost's longevity through meaningful urban conditions with sustained identity and investment along the corridor. Today, the Troost Coalition, HPNA, and five additional neighborhoods continue efforts to maintain these standards as adopted by the city.

HPNA and the Troost Coalition take exception to two proposed deviations from the Troost Overlay:

- An increase of secondary façade materials beyond 20% (Design Standard 4.b).
- Proposed parking is not located behind the building, or parking lot is in excess of 25% of lot width when located beside the building (Design Standards 7.a and 7.b.i).

Although considerable improvements have been made to the designs based on community feedback, we still feel the proposal falls short of the community's expectations for the development considering the safety net provided by the Troost Overlay. We strongly encourage an increase in the use of brick veneer, particularly on Building 1, to meet the overlay requirements of no less than 80% of the east facade. If no increase can be made due to other design factors, we request that a significant amount of brick be added above the first floor of the north façade to account for this deviation. We also strongly encourage the parking lot design of Building 2 to be reconsidered to be combined into one lot with access from Forest Avenue, allowing maximum building frontage along Troost. Doing so will significantly improve urban conditions while

simultaneously reducing traffic safety risks. Removing a parking lot entry near the major intersection of Linwood and Troost should be encouraged, this is an intersection that already sees congestion and is exacerbated by the existence of the MAX bus stop.

It is worth noting there have been at least six multi-family residential developments along Troost since the adoption of the Troost Overlay, one of which was built by this same developer, (Marcato Apartments at 27th and Troost) which was successfully designed within these established parameters. And while there have been minor deviations from the overlay requirements regarding façade materiality and parking lot design at two other projects, those proposed deviations were in direct response to neighborhood feedback. This proposed development at Linwood and Troost is a generational project that our community has long awaited for and while we are extremely supportive of this project, we strongly encourage you to uphold the design standards set forth in the Troost Overlay and consider the feedback shared by our community. We want to make sure the precedent remains in-tact for continued successful developments along Troost Avenue.

Sincerely,

Christopher Koch, AIA
President, Hyde Park Neighborhood Association
President@hydeparkkc.org
816.769.9089

3200 and 3201
Troost Ave

File #: 250805

ORDINANCE NO. 250805

Sponsor: Director of City Planning and Development Department

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

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 30th day of June, 2025, a petition was filed with the City Clerk of Kansas City by Jacob Hodson for the vacation of This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18’11” West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37’19” East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23’21” West along said North line a distance of 816.86 feet; thence North 3°37’19” East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23’21” East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37’19” West along said West line, a distance of 700.00 feet to the Point of Beginning; giving the distinct description of the street 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 street 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 subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18’11” West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37’19” East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23’21” West along said North line a distance of 816.86 feet; thence North 3°37’19” East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23’21” East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37’19” West along said West line, a distance of 700.00 feet to the Point of Beginning.be and the same is hereby vacated and subject to the following conditions:

1. That the applicant shall relocate water and sanitary sewer mains if found to be in conflict at the owners expense as required by Kansas City Water Services.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.

..end

_____

Approved as to form:

_____

Sarah Baxter

Senior Associate City Attorney

Approved by the City Plan Commission

_____
Sara Copeland, FAICP
Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20___, before me, a Notary Public in and for said County, personally appeared _____ to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires _____, 20____.

_____
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

_____
Recorder

By_____
Deputy

CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

In the matter of the vacation of:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____

_____ by _____

City Clerk Deputy

CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS **CASE NO.** CD-ROW-2025-00010

Owner's name	Legal description of property
P150 - Phase 01, LLC (print) _____ (sign) By: Kyle Siner, Authorized Representative (if no corporate seal) (also to be notarized) Corporate seal above	Hawthorne Park Legal Description: This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 25th day of June, 2025, before me, appeared Kyle Siner, to me personally known, who being by me personally sworn, did say that he/she is the Authorized Representative of P150 - Phase 01, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said company, and said Authorized Representative acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me on this 25th day of June, 2025

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 5/13/29

JENNIFER METZ
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21453294
My Commission Expires 05-13-2029

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5896
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150 and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

Discussion

The applicant requested approval of a vacation of right-of-way. The street requested to be vacated is an improved stub street approximately 650 feet in length. The site is under development for the East Campus of Honeywell; Ordinance 23104 approved the development plan for said development. The approved plans include a note that states this right-of-way to be vacated by a separate application. This proposal is in line with the approved development plan.

There are public and private utilities within the Public Right-of-Way. The applicant provided documents releasing the Evergy and Spire utilities and is therefore no longer required to retain easements for those two utilities. The proposed ordinance includes a condition that water and sanitary mains must be relocated at the applicant's expense if they are found to be in conflict with the development.

The City Plan Commission heard the application on 08/20/2025 and recommended approval with conditions. There was no public testimony provided at the hearing.

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 vacating a portion of right-of-way.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a zoning ordinance vacating a portion of right-of-way.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   The ordinance authorizes vacating a public right-of-way. Once completed, the infrastructure will be accepted by a private entity and will be maintained by the property owner.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is a zoning ordinance vacating a portion of right-of-way.

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

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
No account string to verify.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   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

CD-CPC-2023-00150 – Ordinance No. 231041, rezoned an are of about 250 acres generally located at the northeast corner of Missouri Route 150 and Botts Road from Districts M2-2 and M3-4 to District MPD and approved a development plan which also served as a preliminary plat to allow for about 2.5 million square feet of office, administrative, commercial, and manufacturing uses, including a substation on seven lots and four tracts, approved on December 14, 2023.

Service Level Impacts

Not applicable as this is a zoning ordinance as this is a zoning ordinance vacating a public right-of-way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is a zoning ordinance vacating a portion of right-of-way.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is a zoning ordinance vacating a portion of right-of-way. Vacation requests don't require public engagement.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is a zoning ordinance vacating a portion of right-of-way.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18’11” West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37’19” East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23’21” West along said North line a distance of 816.86 feet; thence North 3°37’19” East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23’21” East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37’19” West along said West line, a distance of 700.00 feet to the Point of Beginning.

KANSAS CITY
Planning & Dev

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

_____ by _____
City Clerk Deputy

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
P150 - Phase 01, LLC	14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150) & See attached property description of Lot 2 of I-49 Industrial Center North	1511 Baltimore Ave Ste 300 Kansas City, MO 64108

(attach additional sheets if required)

P150 - Phase 01, LLC,
by Kyle Siner, Authorized Representative

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 25th day of June in the year 2025, before me, a Notary Public in and for said state, personally appeared Kyle Siner, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 25th day of June, 2025.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 5/13/29

JENNIFER METZ
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21453294
My Commission Expires 05-13-2029

I-49 Industrial Center North – Lot 2
Olsson No. D19-2841
April 8, 2022

Property Description

All of Lots 2, 3, and Part of Lot 4, HAWTHORNE PARK, a subdivision of land in the Southeast Quarter of Section 26 Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1976K0311458 in Book 34 at Page 42 in the Jackson County Recorder of Deeds Office and an unplatted tract of land in the Southeast and Southwest Quarters of said Section 26 being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows: Commencing at the Northwest corner of said Southwest Quarter ;thence South 03°40'55" West on the West line of said Southwest Quarter, 1,241.69 feet; thence leaving said West line on a perpendicular bearing to the previous call South 86°19'05" East, 20.00 feet to the Point of Beginning of the tract of land to be herein described; thence North 72°00'36" East, 1,004.03 feet; thence South 72°53'57" East, 531.50 feet; thence South 15°37'16" East, 356.11 feet; thence South 86°31'32" East, 323.40 feet; thence North 47°38'24" East, 558.94 feet; thence South 63°06'52" East, 384.78 feet; thence North 17°33'47" East, 413.95 feet; thence South 85°21'29" East, 418.40 feet; thence North 60°13'09" East, 340.17 feet; thence South 68°42'50" East, 566.56 feet; thence North 61°36'31" East, 291.95 feet to a point on the existing Westerly right-of-way line of Kansas City Southern Railroad as now established; thence Southerly on said existing Westerly right-of-way line along a curve to the right having an initial tangent bearing of South 04°14'59" East with a radius of 5,679.65 feet, a central angle of 07°52'28" and an arc distance of 780.59 feet; thence South 03°37'29" West on said existing Westerly right-of-way line, 641.82 feet to the Northeast corner of Lot 2 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 2, a distance of 350.00 feet to the Southeast corner of said Lot 2; thence leaving said existing Westerly right-of-way line and said East line North 86°24'09" West on the South line of said Lot 2, a distance of 386.86 feet to a point on the existing Easterly right-of-way line of Colorado Avenue as established by said HAWTHORNE PARK also being the Southwest corner of said Lot 2; thence North 03°36'31" East on said existing Easterly right-of-way line also being the West line of said Lot 2, a distance of 350.00 feet to the Northwest corner of said Lot 2; thence leaving said existing Easterly right-of-way line and said West line North 86°24'09" West, 80.00 feet to a point on the existing Westerly right-of-way line of said Colorado Avenue as established by said HAWTHORNE PARK also being the Northeast corner of Lot 3 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 3 and the East line of Lot 4 of said HAWTHORNE PARK, 582.11 feet to a point on the existing Northerly right-of-way line of Missouri 150 Highway as now established; thence on said existing Northerly right-of-way line for the following 18 calls: South 58°57'33" West, 73.17 feet; thence North 86°19'24" West, 287.67 feet; thence North 84°23'33" West, 402.10 feet; thence South 87°02'33" West, 651.16 feet; thence North 79°22'46" West, 134.60 feet; thence North 79°23'17" West, 156.03 feet; thence North 03°35'13" East, 80.57 feet; thence North 86°24'47" West, 121.39 feet; thence South 03°35'13" West, 65.62 feet; thence North 86°24'47" West, 164.04 feet; thence South 72°38'43" West, 175.64 feet; thence North 86°15'01" West, 164.04 feet; thence North 80°08'18" West, 211.33 feet; thence North 80°10'54" West, 118.72 feet; thence North 82°58'42" West, 164.34 feet;

thence South 82°16'36" West, 15.03 feet; thence North 67°46'01" West, 677.56 feet; thence North 62°18'19" West, 271.28 feet to a point on the existing Easterly right-of-way line of Botts Road as now established; thence on said existing Easterly right-of-way line for the following 6 calls: North 01°46'47" East, 177.50 feet; thence North 13°34'46" West, 201.59 feet; thence North 86°19'05" West, 39.28 feet; thence North 03°40'55" East, 324.90 feet; thence North 86°21'00" West, 10.00 feet; thence North 03°40'55" East, 327.29 feet to the Point of Beginning. Containing 6,794,794 square feet or 155.99 acres, more or less.

Docket Item #7

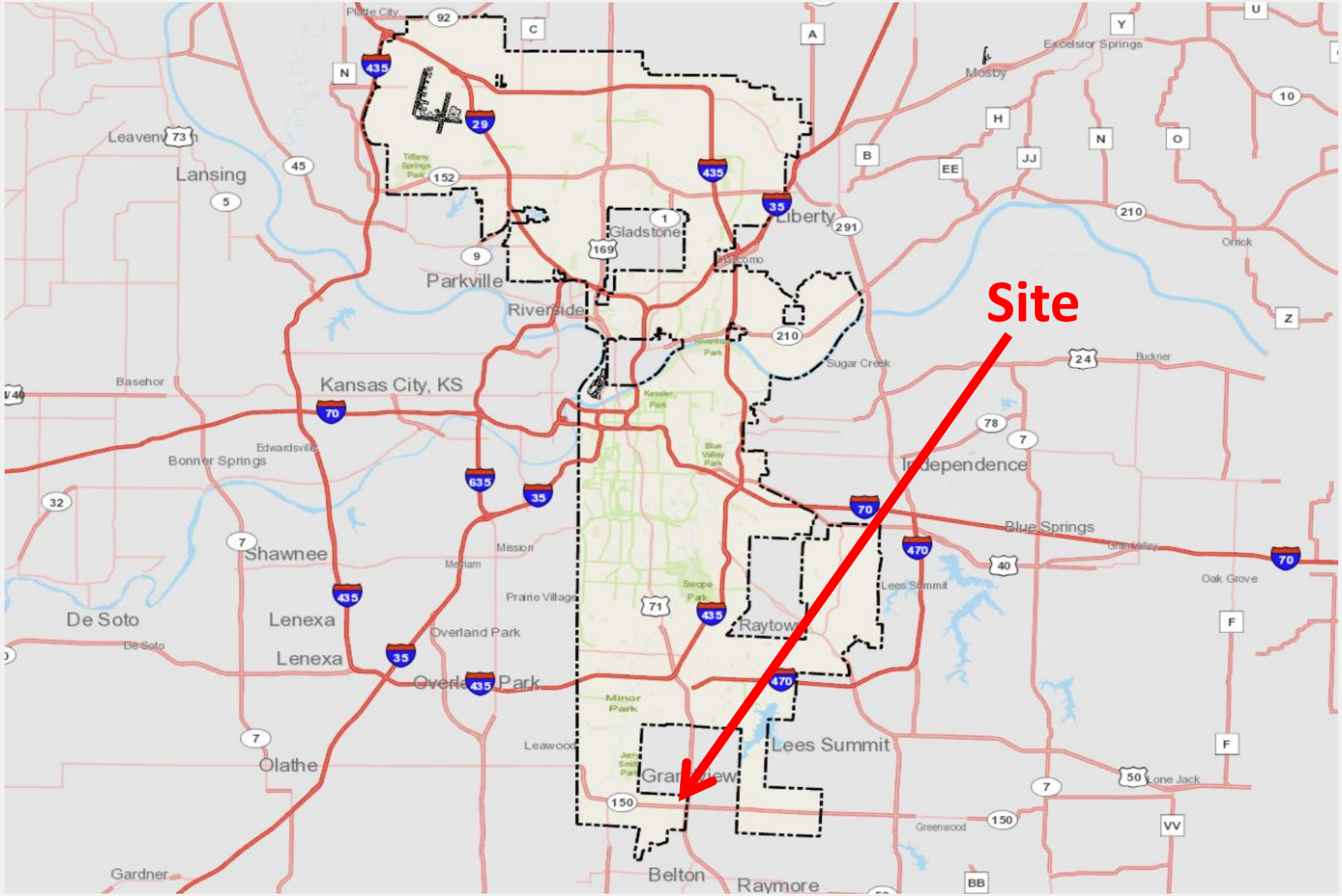
Vacation of Public Right of Way: Colorado Avenue

CD-ROW-2025-00010

August 20, 2025

City Plan Commission

Location

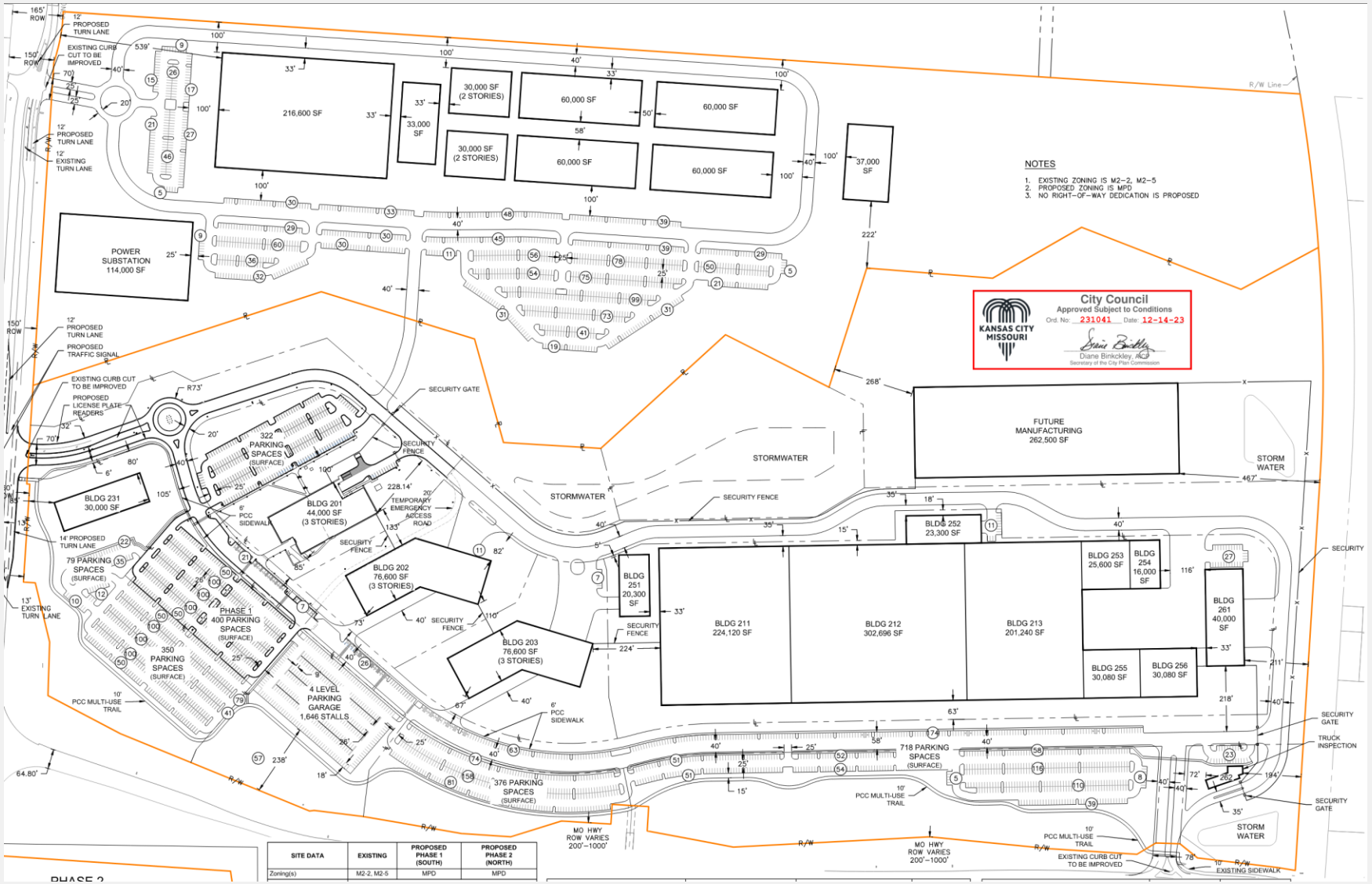

Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Overland Park
Lenexa
Olathe
De Soto
Shawnee
Bonner Springs
Basehor
Lansing
Leavenworth
Gardner
Belton
Raymore
Grandview
Oak Grove
Excelsior Springs
Mosby
Orrick
Buckner
Sugar Creek
Prairie Village
Mission
Merriam
Leawood
Edwardsville
Platte City
Greenwood
Lone Jack

Location

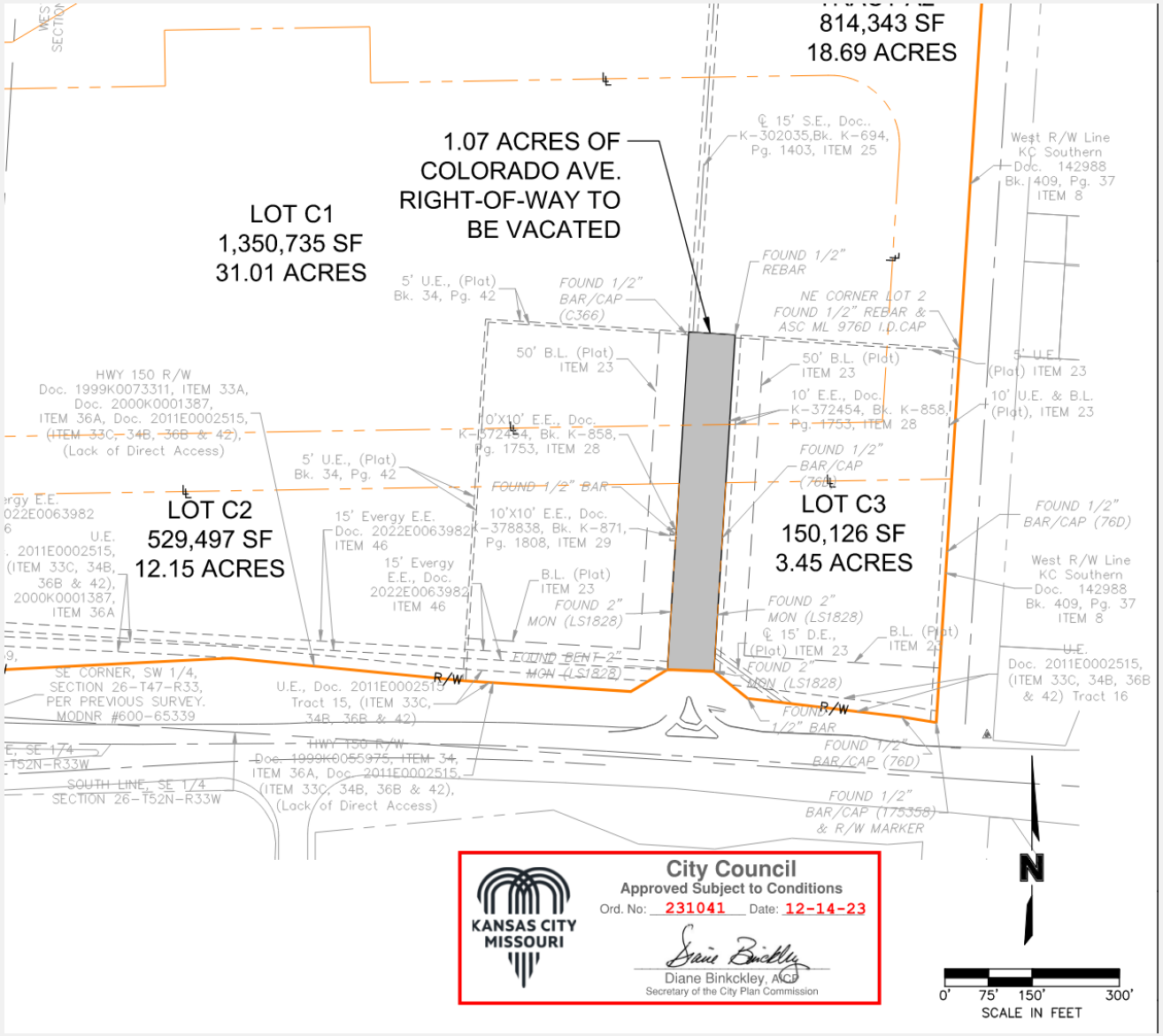
Botts Rd
Access Road
Access Road
BG&KC RR
Colorado Ave
71
150
150
150
Cleveland Ave
Botts Rd
Andrews Rd
E 149th St
Botts Rd
Andrews Rd
BG&KC RR
US 71 Hwy West Frontage Rd
E 149th Ter

Looking North from Highway 150

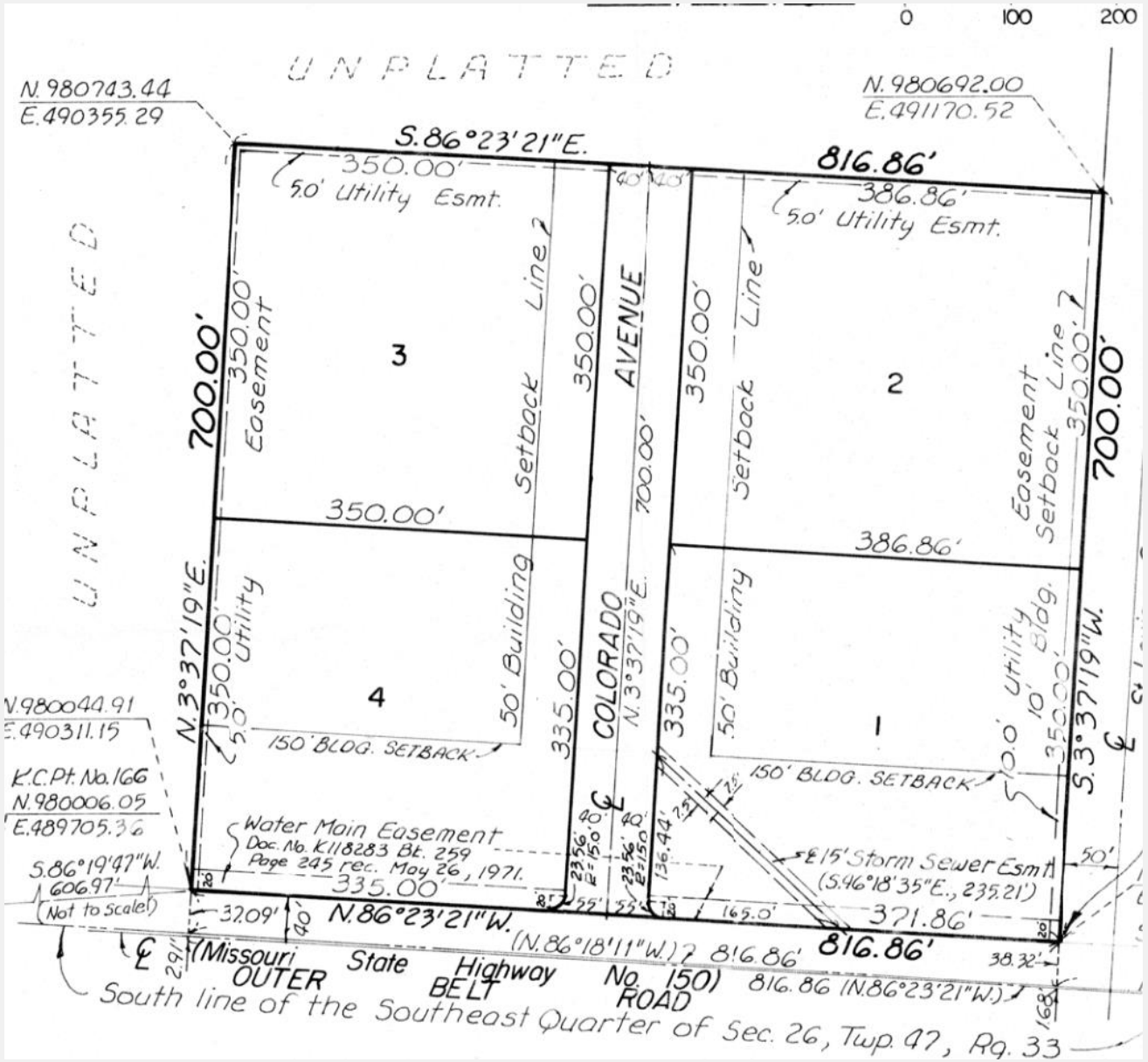
Overall MPD Plan



Overall MPD Plan



Survey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UNPLATTED
N. 980743.44
E. 490355.29
S. 86°23'21"E.
350.00'
5.0' Utility Esmt.
816.86'
386.86'
5.0' Utility Esmt.
N. 980692.00
E. 491170.52
700.00'
350.00' Easement
3
Setback Line
350.00'
AVENUE
COLORADO
N. 3°37'19"E.
700.00'
350.00'
Setback Line
2
Easement Setback Line
350.00'
700.00'
350.00'
386.86'
N. 3°37'19"E.
350.00' Utility
5.0'
4
50' Building
335.00'
150' BLDG. SETBACK
50' Building
1
10.0' Utility
10' Bldg.
150' BLDG. SETBACK
S. 3°37'19"W.
N. 980044.91
E. 490311.15
K.C.Pt. No. 166
N. 980006.05
E. 489705.36
Water Main Easement
Doc. No. K118283 Bk. 259
Page 245 rec. May 26, 1971.
335.00'
136.44'
15' Storm Sewer Esmt
(S. 46°18'35"E., 235.21')
50'
S. 86°19'47"W.
606.97'
(Not to scale)
32.09'
40'
N. 86°23'21"W.
(N. 86°18'11"W.) 816.86'
816.86'
165.0'
371.86'
38.32'
816.86 (N. 86°23'21"W.)
(Missouri State Highway No. 150)
OUTER BELT ROAD
South line of the Southeast Quarter of Sec. 26, Twp. 47, Rg. 33

Public Utility Condition

- That the applicant shall **relocated water and sanitary sewer mains if found to be in conflict** at the owners expense required by KCMO **Water Services**.

Private Utility Conditions

- That the applicant shall **retain all utility easements** and **protect facilities** required by **Evergy**.
- That the applicant shall **retain all utility easements** and **protect facilities** required by **Spire**.

Staff Recommendation Docket Item #7

Vacation of Public Right of Way

Case No. CD-ROW-2025-00010

Approval with Conditions

Colorado Avenue

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00010

Colorado Avenue Vacation

August 20, 2025

Docket # 7

Request
Vacation of Right-of-Way

Applicant
Jacob Hodson
Olsson

Owner
Scott Cargill
C & G Consulting

Site Information

Location	14665 Colorado Ave
Area	56,000 SF
Zoning	MPD
Council District	6th
County	Jackson
School District	Grandview

Surrounding Land Uses
North: Industrial, MPD
South: Industrial, M1-5
East: Industrial, MPD
West: Industrial, MPD

Land Use Plan
The Martin City/Richards-Gebaur Area Plan recommends Industrial Land Use for this location.

Major Street Plan
Colorado Avenue is not identified on the Major Street Plan.

Approval Process

Overview
The applicant is seeking approval of a Vacation of Public Right of Way in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150.

Existing Conditions
The subject right of way which is proposed to be vacated is a dead-end street of approximately 650 feet in length and 56,000 Square Fee in area. It does not serve as the primary access to any parcel.

Neighborhood
This site is located within the South Kansas City Alliance Neighborhood Association.

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

Controlling + Related Cases
CD-CPC-2023-00150- Ordinance 231041, rezoned an area of about 250 acres generally located at the northeast corner of Missouri Route 150 and Botts Road from Districts M2-2 and M3-4 to District MPD and approved a development plan which also served as a preliminary plat to allow for about 2.5 million square feet of office, administrative, commercial, and manufacturing uses, including a substation on seven lots and four tracts, approved on December 14, 2023.

Project Timeline
The application was filed on March 19, 2025. Scheduling deviations have occurred due to the length of time required to obtain consent forms from utility companies.

Professional Staff Recommendation
Docket # 7 Approval Subject to Conditions

KANSAS CITY Planning & Dev

VICINITY MAP

VACATION REVIEW

The street requested to be vacated is currently an improved street approximately 650 feet in length, which dead ends to the north of Missouri Route 150. This site is currently under development for the East Campus of Honeywell, which is to the west of Botts Road. Ordinance 23104, reviewed under Case CD-CPC-2023-00150, approved a development plan which states that this right of way is to be vacated through a separate application. This proposal is in line with the approved development plan which shows a private access point at this location. Due to the nature of the proposed development, the general public is not permitted on site and would be required to go thorough a security checkpoint before entering.

There are public and private utilities within the Public Right-of-Way. Public Utilities include water and sanitary mains which must be relocated at the applicant's expense if it is found to be in conflict with the development. Private Utilities include Evergy and Spire, both of which are requesting easements and that the facilities are protected.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and

development director, city plan commission, and city council must consider at least the following factors:

A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This right-of-way vacation is for the improved street of Colorado Avenue. All adjacent property owners will retain legal access to public right-of-way.

B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

The street in question does not serve any current or future public purpose other than general alley-connectivity. The proposed development does not require this access point to be public right-of-way.

C. The vacation will not result in a violation of 88-405.

The proposed development and vacation does not violate 88-405. The proposed development was reviewed and approved by City Council on December 14, 2023.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network and will not have an impact on physical connectivity.

E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley, as the entirety of the alley is proposed for vacation.

F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
    a. Exhibit
    b. Legal Description
    c. Petition to Vacate
    d. Consent to Vacate
    e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: August 14, 2025

Case Number: CD-ROW-2025-00010

Project: Colorado Avenue Vacation

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

1. That the applicant shall retain all utility easements and protect facilities required by Spire.

2. That the applicant shall retain all utility easements and protect facilities required by Evergy.

3. That the applicant shall relocate water and sanitary sewer mains if found to be in conflict at the owners expense as required by Kansas City Water Services.

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18’11” West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37’19” East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23’21” West along said North line a distance of 816.86 feet; thence North 3°37’19” East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23’21” East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37’19” West along said West line, a distance of 700.00 feet to the Point of Beginning.

HAWTHORNE PARK

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

311458

04-3390

BOOK 34 PAGE 42

1976 NOV 24 PM 2 33 3

RECORDED BOOK ____ PAGE ____
STEVEN A. GLORIOSO
DIRECTOR OF RECORDS

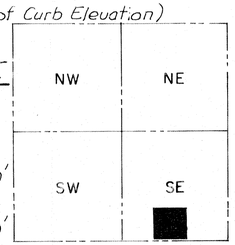
J. Beamguard 25.00

404

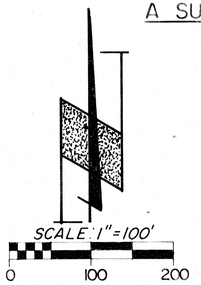
STREET GRADES (Established Grade is Top of Curb Elevation)

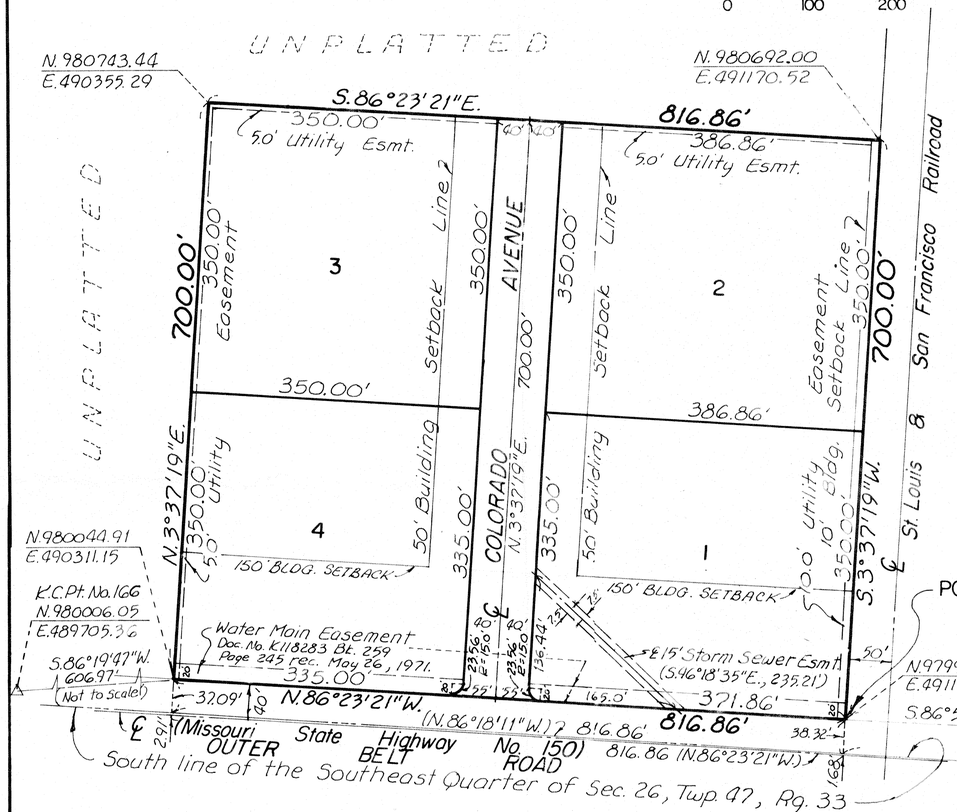
COLORADO AVENUE

Grade Point	Elev.	V.C.T.
700' N. of N. line of Missouri State Highway No. 150 (Prop. Ln)	277.00	
460' N. of N. line of Highway No. 150	P.V.I. 279.40	100'
160' N. of N. line of Highway No. 150	P.V.I. 273.40	100'
N. line of Highway No. 150	276.60	



LOCATION MAP
Sec. 26, Twp. 47, Rg. 33





DESCRIPTION:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road, (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall hereafter be known as **HAWTHORNE PARK**.

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, to locate construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements will be kept free from buildings and any other obstructions which will interfere with agents and employees of Kansas City, Missouri going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of either the Director of Public Works or the Director of the Water Department, where applicable.

STREETS: The Streets or Avenues shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

SETBACK LINES: Building setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street or lot line.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 14th day of JULY, 1976.

Enos A. Axtell, Sr. — Sophronia M. Axtell

STATE OF MISSOURI } S.S.
COUNTY OF JACKSON }

Be it remembered that on this 14TH day of JULY, 1976, before me, the undersigned Notary Public, personally appeared Enos A. Axtell, Sr. and Sophronia M. Axtell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal in my office in said county and state, the day and year last written above.

My commission expires SEPT. 8, 1976

E. C. Axtell
Notary Public in and for Jackson County, Missouri.

NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System using a combined grid factor of 0.999896131.

This plat and the survey of **HAWTHORNE PARK** were executed by **ANDERSON SURVEY COMPANY**, 5301 Brighton Avenue, Kansas City, Missouri.

I hereby certify that the information contained herein is true and accurate and that the regulations governing subdivisions of land issued by the Kansas City, Mo. Planning Commission have been complied with in full.

Date: July 13, 1976 By Oliver S. Anderson
Oliver S. Anderson - Mo. L.S. 49

CITY PLAN COMMISSION
RECEIVED
APPROVED JUL 2 1976
E. CRICHTON SINGLETON - CHAIRMAN
47004
RICHARD E. DUNCAN - SECRETARY

OLIVER S. ANDERSON L.S. 49 SURVEY DIVISION

PUBLIC WORKS
APPROVED August 24, 1976
DON D. HURLBERT - CITY ENGINEER
APPROVED August 20, 1976
MYRON CALKINS - DIRECTOR

ENTRY NO. ____

CITY COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 47004, duly authenticated as passed this 7th day of October, 1976.

Elva L. Belt 11-23-76
Assistant

Charles B. Wheeler Jr.
CHARLES B. WHEELER, JR. - MAYOR

47004
E. Richard Brenneman
E. RICHARD BRENNEMAN - CITY CLERK

KANSAS CITY
Planning & Dev

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

_____ by _____
City Clerk Deputy

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
P150 - Phase 01, LLC	14698 COLORADO /HAWTHORNE PARK LOT 1 (EX PT IN M-150) & See attached property description of Lot 2 of I-49 Industrial Center North	1511 Baltimore Ave Ste 300 Kansas City, MO 64108

(attach additional sheets if required)

P150 - Phase 01, LLC,
by Kyle Siner, Authorized Representative

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 25th day of June in the year 2025, before me, a Notary Public in and for said state, personally appeared Kyle Siner, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 25th day of June, 2025.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 5/13/29

JENNIFER METZ
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21453294
My Commission Expires 05-13-2029

I-49 Industrial Center North – Lot 2
Olsson No. D19-2841
April 8, 2022

Property Description

All of Lots 2, 3, and Part of Lot 4, HAWTHORNE PARK, a subdivision of land in the Southeast Quarter of Section 26 Township 47 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1976K0311458 in Book 34 at Page 42 in the Jackson County Recorder of Deeds Office and an unplatted tract of land in the Southeast and Southwest Quarters of said Section 26 being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows: Commencing at the Northwest corner of said Southwest Quarter ;thence South 03°40'55" West on the West line of said Southwest Quarter, 1,241.69 feet; thence leaving said West line on a perpendicular bearing to the previous call South 86°19'05" East, 20.00 feet to the Point of Beginning of the tract of land to be herein described; thence North 72°00'36" East, 1,004.03 feet; thence South 72°53'57" East, 531.50 feet; thence South 15°37'16" East, 356.11 feet; thence South 86°31'32" East, 323.40 feet; thence North 47°38'24" East, 558.94 feet; thence South 63°06'52" East, 384.78 feet; thence North 17°33'47" East, 413.95 feet; thence South 85°21'29" East, 418.40 feet; thence North 60°13'09" East, 340.17 feet; thence South 68°42'50" East, 566.56 feet; thence North 61°36'31" East, 291.95 feet to a point on the existing Westerly right-of-way line of Kansas City Southern Railroad as now established; thence Southerly on said existing Westerly right-of-way line along a curve to the right having an initial tangent bearing of South 04°14'59" East with a radius of 5,679.65 feet, a central angle of 07°52'28" and an arc distance of 780.59 feet; thence South 03°37'29" West on said existing Westerly right-of-way line, 641.82 feet to the Northeast corner of Lot 2 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 2, a distance of 350.00 feet to the Southeast corner of said Lot 2; thence leaving said existing Westerly right-of-way line and said East line North 86°24'09" West on the South line of said Lot 2, a distance of 386.86 feet to a point on the existing Easterly right-of-way line of Colorado Avenue as established by said HAWTHORNE PARK also being the Southwest corner of said Lot 2; thence North 03°36'31" East on said existing Easterly right-of-way line also being the West line of said Lot 2, a distance of 350.00 feet to the Northwest corner of said Lot 2; thence leaving said existing Easterly right-of-way line and said West line North 86°24'09" West, 80.00 feet to a point on the existing Westerly right-of-way line of said Colorado Avenue as established by said HAWTHORNE PARK also being the Northeast corner of Lot 3 of said HAWTHORNE PARK; thence South 03°36'31" West on said existing Westerly right-of-way line also being the East line of said Lot 3 and the East line of Lot 4 of said HAWTHORNE PARK, 582.11 feet to a point on the existing Northerly right-of-way line of Missouri 150 Highway as now established; thence on said existing Northerly right-of-way line for the following 18 calls: South 58°57'33" West, 73.17 feet; thence North 86°19'24" West, 287.67 feet; thence North 84°23'33" West, 402.10 feet; thence South 87°02'33" West, 651.16 feet; thence North 79°22'46" West, 134.60 feet; thence North 79°23'17" West, 156.03 feet; thence North 03°35'13" East, 80.57 feet; thence North 86°24'47" West, 121.39 feet; thence South 03°35'13" West, 65.62 feet; thence North 86°24'47" West, 164.04 feet; thence South 72°38'43" West, 175.64 feet; thence North 86°15'01" West, 164.04 feet; thence North 80°08'18" West, 211.33 feet; thence North 80°10'54" West, 118.72 feet; thence North 82°58'42" West, 164.34 feet;

thence South 82°16'36" West, 15.03 feet; thence North 67°46'01" West, 677.56 feet; thence North 62°18'19" West, 271.28 feet to a point on the existing Easterly right-of-way line of Botts Road as now established; thence on said existing Easterly right-of-way line for the following 6 calls: North 01°46'47" East, 177.50 feet; thence North 13°34'46" West, 201.59 feet; thence North 86°19'05" West, 39.28 feet; thence North 03°40'55" East, 324.90 feet; thence North 86°21'00" West, 10.00 feet; thence North 03°40'55" East, 327.29 feet to the Point of Beginning. Containing 6,794,794 square feet or 155.99 acres, more or less.

CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010

In the matter of the vacation of:

Hawthorne Park Legal Description:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____

_____ by _____

City Clerk Deputy

CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS **CASE NO.** CD-ROW-2025-00010

Owner's name	Legal description of property
P150 - Phase 01, LLC (print) _____ (sign) By: Kyle Siner, Authorized Representative (if no corporate seal) (also to be notarized) Corporate seal above	Hawthorne Park Legal Description: This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 25th day of June, 2025, before me, appeared Kyle Siner, to me personally known, who being by me personally sworn, did say that he/she is the Authorized Representative of P150 - Phase 01, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said company, and said Authorized Representative acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me on this 25th day of June, 2025

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 5/13/29

JENNIFER METZ
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 21453294
My Commission Expires 05-13-2029

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** AT&T Transmission (Legacy T)

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☑ Other: AT&T Transmission Lines under Lenny Vohs is not present

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Kevin Wingard Project Manager — Authorized Representative

4-9-25 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024 **UTILITY/AGENCY: AT&T**

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. **Our utility/agency:**
   - ☒ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brian Davidson
Authorized Representative

9/9/2024
Date

Return this form to:

Jacob Hodson	816.442.6030
Applicant Name	Phone
1301 Burlington Street, North Kansas City, MO 64116	jhodson@olsson.com
Address	Email

Docusign Envelope ID: F37B0580-7114-40DF-A3C7-278B60DDE2C4

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Google Fiber

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Signed by: Andy Simpson 2AE049B913044DD...

Authorized Representative — Date: 4/9/2025

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Comcast

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☑ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Dallas Swofford
Authorized Representative

06/25/2026
Date

Return this form to:

Jacob Hodson
Applicant Name

816-442-6030
Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116
Address

jhodson@olsson.com
Email

KANSAS CITY
Planning & Dev

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Everfast Fiber Network

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☒ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sean LaForce — Authorized Representative

4/14/25 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

KANSAS CITY
Planning & Dev

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Water

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☒ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☒ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☒ Relocate facilities – Water & Sanitary Sewer
     - ☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Authorized Representative

06/24/2025
Date

Return this form to:

Jacob Hodson
Applicant Name

816-442-6030
Phone

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
Address

jhodson@olsson.com
Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Public Works Street & Traffic

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☑ No (form complete)
2. **Our utility/agency:**
   - ☑ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept, — Authorized Representative

6/27/2025 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Public Works Street Lighting

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   ☐ Yes (proceed to #2) ■ No (form complete)

2. **Our utility/agency:**
   ■ has no objections
   ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   ☐ will waive objections subject to the following conditions (describe below)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

James Bennett — Authorized Representative
4/9/2025 — Date

Return this form to:

Jacob Hodson — Applicant Name
816-442-6030 — Phone
1301 Burlington Street, Suite 100
North Kansas City, MO 64116 — Address
jhodson@olsson.com — Email

Outlook

P-658059 : RELO - Right-of-Way Vacation of Colorado Ave

From Relocation-LUMEN <relocations@lumen.com>
Date Mon 4/28/2025 11:29 AM
To Jacob Hodson <jhodson@olsson.com>

This Message Is From an External Sender
This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Date: **4/28/2025**
Attn: **Jake Hodson**
RE: **RELO - Right-of-Way Vacation of Colorado Ave**
Requestor Project ID: **CD-ROW-2025-00010**

It has been determined that Lumen does **not** have facilities within your proposed construction area.

Any changes or additions to the project plans or parameters must be submitted using the Lumen Relocation Request Portal by selecting the option “Update An Existing Project”. Please reference the Project ID **P-658059** with any future communications.

Thank you for your cooperation!

Lumen Intake Team
relocations@lumen.com

Remember: Please contact your State One Call prior to construction – call811.com or dial 811 on your phone.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Segra - UPN

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brandon Myer — Authorized Representative

4/10/2025 — Date

Return this form to:

Jacob Hodson
Applicant Name

816-442-6030
Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116
Address

jhodson@olsson.com
Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Spectrum Charter

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
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for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Alexey Gulak — Authorized Representative

4/21/2025 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Vicinity Energy

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
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for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Josh Jeffus — Authorized Representative

6/24/25 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Evergy

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☒ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☒ will waive objections subject to the following conditions (describe below)
     - ☑ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

Evergy does not have any facilities currently in the R/W. Evergy does have a private easement we secured in 2022 that we want to retain. Jackson County Instrument #2022E0063982.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Eric Bowen — Authorized Representative

4/9/25 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Spire

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☑ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☑ will waive objections subject to the following conditions (describe below)
     - ☑ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Valerie Barrett — Authorized Representative

May 9, 2025 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** AT&T Transmission (Legacy T)

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☑ Other: AT&T Transmission Lines under Lenny Vohs is not present

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Kevin Wingard Project Manager — Authorized Representative

4-9-25 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024 **UTILITY/AGENCY: AT&T**

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. **Our utility/agency:**
   - ☒ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brian Davidson
Authorized Representative

9/9/2024
Date

Return this form to:

Jacob Hodson	816.442.6030
Applicant Name	Phone
1301 Burlington Street, North Kansas City, MO 64116	jhodson@olsson.com
Address	Email

Docusign Envelope ID: F37B0580-7114-40DF-A3C7-278B60DDE2C4

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Google Fiber

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   ☐ Yes (proceed to #2) ☒ No (form complete)
2. **Our utility/agency:**
   ☐ has no objections
   ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   ☐ will waive objections subject to the following conditions (describe below)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Signed by: Andy Simpson 2AE049B913044DD...

Authorized Representative — Date: 4/9/2025

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Comcast

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☑ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Dallas Swofford
Authorized Representative

06/25/2026
Date

Return this form to:

Jacob Hodson
Applicant Name

816-442-6030
Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116
Address

jhodson@olsson.com
Email

KANSAS CITY
Planning & Dev

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Everfast Fiber Network

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☒ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sean LaForce — Authorized Representative

4/14/25 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Water

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☒ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☒ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☒ Relocate facilities – Water & Sanitary Sewer
     - ☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Authorized Representative

06/24/2025
Date

Return this form to:

Jacob Hodson
Applicant Name

816-442-6030
Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116
Address

jhodson@olsson.com
Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Public Works Street & Traffic

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☑ No (form complete)
2. **Our utility/agency:**
   - ☑ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept, — Authorized Representative

6/27/2025 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** KCMO Public Works Street Lighting

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   ☐ Yes (proceed to #2) ■ No (form complete)

2. **Our utility/agency:**
   ■ has no objections
   ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   ☐ will waive objections subject to the following conditions (describe below)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

James Bennett — Authorized Representative
4/9/2025 — Date

Return this form to:

Jacob Hodson — Applicant Name
816-442-6030 — Phone
1301 Burlington Street, Suite 100
North Kansas City, MO 64116 — Address
jhodson@olsson.com — Email

Outlook

P-658059 : RELO - Right-of-Way Vacation of Colorado Ave

From Relocation-LUMEN <relocations@lumen.com>
Date Mon 4/28/2025 11:29 AM
To Jacob Hodson <jhodson@olsson.com>

This Message Is From an External Sender
This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Date: **4/28/2025**
Attn: **Jake Hodson**
RE: **RELO - Right-of-Way Vacation of Colorado Ave**
Requestor Project ID: **CD-ROW-2025-00010**

It has been determined that Lumen does **not** have facilities within your proposed construction area.

Any changes or additions to the project plans or parameters must be submitted using the Lumen Relocation Request Portal by selecting the option “Update An Existing Project”. Please reference the Project ID **P-658059** with any future communications.

Thank you for your cooperation!

Lumen Intake Team
relocations@lumen.com

Remember: Please contact your State One Call prior to construction – call811.com or dial 811 on your phone.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Segra - UPN

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brandon Myer — Authorized Representative

4/10/2025 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Spectrum Charter

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Alexey Gulak — Authorized Representative

4/21/2025 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Vicinity Energy

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☐ will waive objections subject to the following conditions (describe below)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Josh Jeffus — Authorized Representative

6/24/25 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Evergy

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☒ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☒ will waive objections subject to the following conditions (describe below)
     - ☑ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

Evergy does not have any facilities currently in the R/W. Evergy does have a private easement we secured in 2022 that we want to retain. Jackson County Instrument #2022E0063982.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Eric Bowen — Authorized Representative

4/9/25 — Date

Return this form to:

Jacob Hodson — Applicant Name

816-442-6030 — Phone

1301 Burlington Street, Suite 100

North Kansas City, MO 64116 — Address

jhodson@olsson.com — Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00010 **UTILITY/AGENCY** Spire

Be it known that Promontory 150 LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

Hawthorne Park Legal Description:
This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

for the following purpose: Expanding the NNSA national Security Campus

1. **Our utility/agency has facilities or interest within this right of way:**
   - ☑ Yes (proceed to #2)
   - ☐ No (form complete)
2. **Our utility/agency:**
   - ☐ has no objections
   - ☐ objects to the vacation and will not waive objection under any conditions (describe below)
   - ☑ will waive objections subject to the following conditions (describe below)
     - ☑ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other:_____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Valerie Barrett — Authorized Representative

May 9, 2025 — Date

Return this form to:

Jacob Hodson Applicant Name	816-442-6030 Phone
1301 Burlington Street, Suite 100 North Kansas City, MO 64116 Address	jhodson@olsson.com Email

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/27/2025 11:06 AM
FEE: $33.00 5 PGS

INSTRUMENT NUMBER
2025E0062532

Title of Document:	Release of Easements
Date of Document:	8/20/2025
Submitted By:	Evergy Missouri West, Inc.
Grantor:	**Evergy Missouri West, Inc.** **f/k/a Missouri Public Service Company**
Statutory Address:	4400 E. Front St, Kansas City, Missouri 64120
Grantee:	Promontory 150 LLC, a Missouri Limited Liability Company
Legal Description:	Part of Hawthorne Park Subdivision in Kansas City, Jackson County, Missouri See Attached Exhibit A
Reference Book and Page:	Book 858 Page 1753

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 20TH day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by Enos A. Axtell and Sophronia M. Axtell, dated June 15, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on July 6, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K372454 Book 858 Page 1753(the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: _____

Printed Name: Matt J. Armfield

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 20TH day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

_____
Notary Public

KENT FREDLUND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 29, 2028
Commission # 12413848

EXHIBIT A PAGE 1

Legal Description of Easement to be Disclaimed

Parent tract:

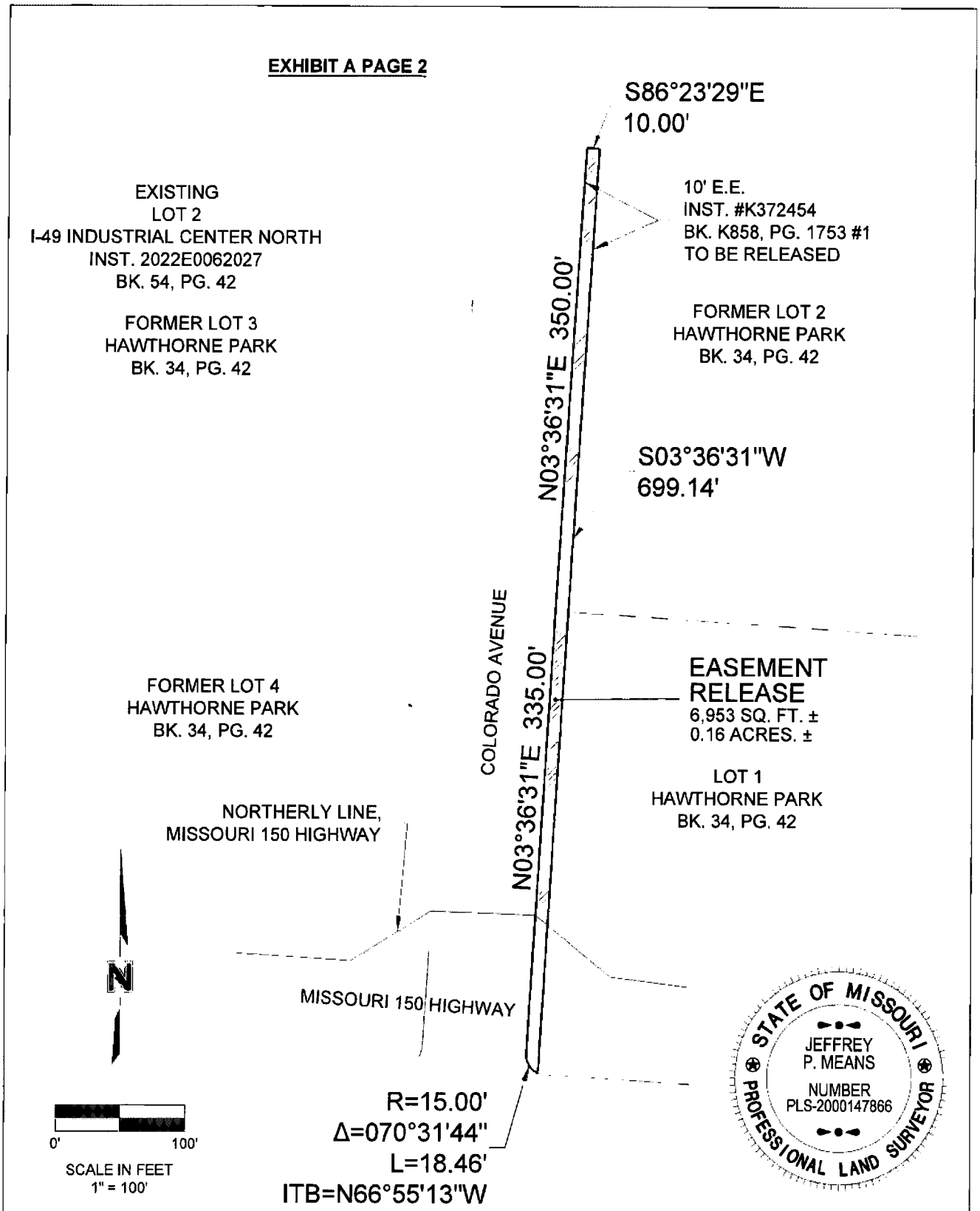
Lots 1, 2, and 3 of Hawthorne Park, a subdivision in Kansas City, Jackson County, Missouri.

Easement area:

1) The Western most ten (10) feet of Lots 1 and 2.

2) Beginning at the Southeastern most corner of Lot 3, said point being on the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, along the Southern property line of said lot; thence Northerly ten (10) feet, parallel with the Western right-of-way of Colorado Avenue; thence Easterly ten (10) feet, parallel with the Southern property line of said lot, to the said Westerly right-of-way line; thence Southerly ten (10) feet, along the said Westerly right-of-way line to the point of beginning.

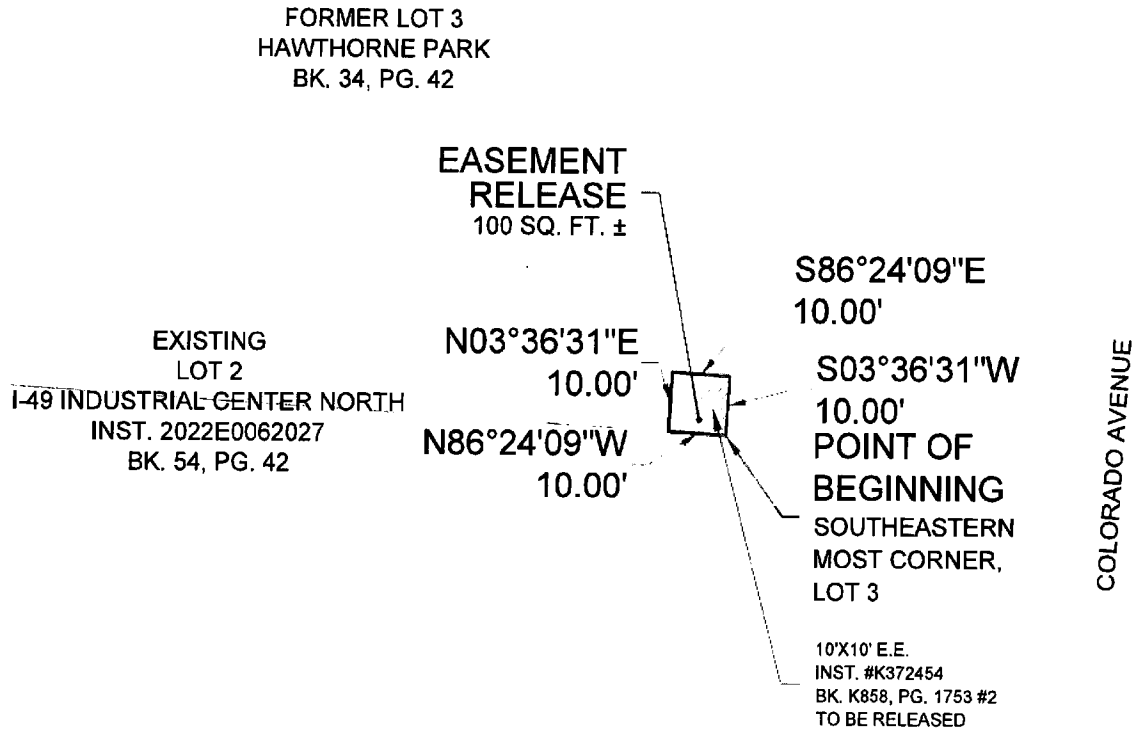
EXHIBIT A PAGE 2



PROJECT NO: J22-06947	BK. K858, PG. 1753 #1 RELEASE - EXHIBIT	olsson	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03	1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	2 of 7
DATE: 2025-07-21	SEC. 26 - T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI	Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	

DWG: F:\2022\06501-070000022-06947-JM0-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg USER: jholdcroft
DATE: Aug 20, 2025 2:07PM

EXHIBIT A PAGE 3



SCALE IN FEET
1" = 30'

PROJECT NO: J22-06947	BK. K858, PG. 1753 #2 RELEASE - EXHIBIT	olsson	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03		
DATE: 2025-07-21	SEC. 26 - T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI		

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

DWG: F:\2022\06501-07000\022-06947-I-40-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg USER: jholdcroft
DATE: Jul 21, 2025 6:37PM

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
08/27/2025 11:06 AM
FEE: $30.00 4 PGS

INSTRUMENT NUMBER
2025E0062533

Title of Document:	Release of Easements
Date of Document:	8/20/2025
Submitted By:	Evergy Missouri West, Inc.
Grantor:	**Evergy Missouri West, Inc.** **f/k/a Missouri Public Service Company**
Statutory Address:	4400 E. Front St, Kansas City, Missouri 64120
Grantee:	Promontory 150 LLC, a Missouri Limited Liability Company
Legal Description:	Part of Hawthorne Park Subdivision in Kansas City, Jackson County, Missouri See attached Exhibit A
Reference Book and Page:	Book 871 Page 1808

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given this 20TH day of August, 2025, by Evergy Missouri West, Inc., a Delaware corporation, whose mailing address is PO Box 418679, Kansas City, Missouri 64141-9679 ("Evergy"), with respect to the following facts and objectives:

RECITALS:

WHEREAS, Evergy, was granted an easement by UMB Properties, Inc., dated August 7, 1978, over certain tracts and parcels of ground in Jackson County, Missouri, for the purposes of erecting, constructing, maintaining, repairing and relocating facilities for the distribution and transmission of electric energy and for communication purposes, which Easement was recorded on August 28, 1978, in the Office of the Recorder of Deeds for Jackson County, Missouri as Document No. K378838 Book 871 Page 1808 (the "Easement(s)");

WHEREAS, Evergy is willing to provide this release and disclaimer to facilitate the development of the property upon which the Easement is located.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Evergy hereby disclaims and releases any easement rights that it may possess with respect to the easement referenced above. See attached Exhibit A.

Evergy Missouri West, Inc., a Delaware Corporation

By: _____

Printed Name: Matt J. Armfield

Title: Senior Manager Real Estate Services

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 20TH, day of AUG, 2025 before me a Notary Public, appeared Matt J. Armfield, to me personally known, who being by me duly sworn, did say that he is the Senior Manager of Real Estate Services for Evergy Missouri West, Inc. , who executed the foregoing instrument, and stated that said instrument was signed on behalf of said corporation by the authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation for the purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: 5-29-2028

_____
Notary Public

KENT FREDLUND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 29, 2028
Commission # 12413848

EXHIBIT A PAGE 1

Legal Description of Easement to be Disclaimed

Parent tract:

Lot 4 of Hawthorne Park, a subdivision in Kansas City, Jackson County, Missouri. 011.3390

Easement area:

Beginning at the Northeastern most corner of lot 4, said point being on the Western right-of-way line of Colorado Avenue; thence Southerly ten (10) feet, along the Western right-of-way line of Colorado Avenue; thence Westerly ten (10) feet, parallel with the Northern property line of said lot; thence Northerly ten (10) feet, parallel with the said Westerly right-of-way line to a point on the Northern property line of said lot; thence Easterly ten(10) feet along the Northern property line of said lot to the point of beginning.

EXHIBIT A PAGE 2

FORMER LOT 3
HAWTHORNE PARK
BK. 34, PG. 42

EASEMENT
RELEASE
100 SQ. FT. ±

POINT OF
BEGINNING
NORTHEASTERN MOST
CORNER LOT 4

EXISTING
LOT 2
I-49 INDUSTRIAL CENTER NORTH
INST. 2022E0062027
BK. 54, PG. 42

S86°24'09"E
10.00'

N03°36'31"E
10.00'

N86°24'09"W
10.00'

S03°36'31"W
10.00'

10'X10' E.E.
INST. #K378838
BK. K871, PG. 1808
TO BE RELEASED

COLORADO AVENUE

FORMER LOT 4
HAWTHORNE PARK
BK. 34, PG. 42

N

0' 30'

SCALE IN FEET
1" = 30'

STATE OF MISSOURI
JEFFREY
P. MEANS
NUMBER
PLS-2000147866
PROFESSIONAL LAND SURVEYOR

PROJECT NO: J22-06947	BK. K871, PG. 1808 RELEASE - EXHIBIT	olsson	EXHIBIT
DRAWN BY: JRH	EAST CAMPUS PHASE 02/03		
DATE: 2025-07-21	SEC. 26 T47N - R33W KASNAS CITY, JACKSON COUNTY, MISSOURI		

1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

DWG: F:\2022\06501-070000\022-06947-J\40-Design\Survey\SRVY\Sheets\Evergy Easement Vacations\V_ESM_J22-06947 Easement Vacations.dwg USER: jholdcroft
DATE: Jul 21, 2025 6:37PM

Chambi, Larisa

From: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Sent: Thursday, August 21, 2025 10:11 AM
To: Jacob Hodson
Cc: Jones, Brent; Collins, Chris; Hutchins, Ronald; Politte, Carla; Nick Heiser; Scott Cargill
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

This Message Is From an External Sender
This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Jacob,

Once the abandonment is confirmed with our crews, I can resend another answer to the request itself. This request came in before the actual abandonment request.

Thank you,

Valerie Barrett, MBA
Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com

From: Jacob Hodson <jhodson@olsson.com>
Sent: Wednesday, August 20, 2025 3:34 PM
To: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Cc: Jones, Brent <Brent.Jones@spireenergy.com>; Collins, Chris <Chris.Collins@spireenergy.com>; Hutchins, Ronald <Ronald.Hutchins@spireenergy.com>; Politte, Carla <Carla.Politte@spireenergy.com>; Nick Heiser <nheiser@olsson.com>; Scott Cargill <scargill@cgconsultkc.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Valerie,
For the vacation of Colorado Ave. City Staff wants confirmation that Spire has no easements or equipment. The Utility Comment sheet that you provided states that Spire had equipment along Colorado. With the demo of the line that provided service to the old asphalt plant Spire no longer has equipment along Colorado Ave. The title report did not identify any other Spire easements in the area.

Can you please confirm Spire has no equipment or easements in a formal letter I can provided to City Staff?

Thank you,

Jake Hodson, PLA

D 816.442.6030

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
O 816.361.1177

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From: scargill@cgconsultkc.com <scargill@cgconsultkc.com>
Sent: Friday, August 1, 2025 9:54 AM
To: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Cc: Jacob Hodson <jhodson@olsson.com>; Jones, Brent <Brent.Jones@spireenergy.com>; Collins, Chris <Chris.Collins@spireenergy.com>; Hutchins, Ronald <Ronald.Hutchins@spireenergy.com>; Politte, Carla <Carla.Politte@spireenergy.com>; Nick Heiser <nheiser@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

This Message Is From an External Sender
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Confirmation of the disconnect at the old Ideker Asphalt Plant so no need for Gas service along Colorado. Will forward last communication i had (or at least that I can find) with Spire regarding abandonment.

Please proceed with abandonment if it's not already been completed. Working on a new gas main extension to the site so we will dedicate new easements with the new main extension. Should be no need to cover the old facilty.

Thx, Scott

From: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Sent: Thursday, July 31, 2025 11:23 AM
To: Scott Cargill <scargill@cgconsultkc.com>
Cc: Jacob Hodson <jhodson@olsson.com>; Jones, Brent <Brent.Jones@spireenergy.com>; Collins, Chris <Chris.Collins@spireenergy.com>; Hutchins, Ronald <Ronald.Hutchins@spireenergy.com>; Politte, Carla <Carla.Politte@spireenergy.com>; Nick Heiser <nheiser@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Scott, I wanted to find out if you were able to see any prior correspondence with Spire and has this disconnection taken place? When we received this request, we did submit our response as needing an ordinance to cover our facilities.

Thank you,

Valerie Barrett, MBA
Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com

From: Scott Cargill <scargill@cgconsultkc.com>
Sent: Friday, July 11, 2025 12:50 PM
To: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Cc: Jacob Hodson <jhodson@olsson.com>; Jones, Brent <Brent.Jones@spireenergy.com>; Collins, Chris <Chris.Collins@spireenergy.com>; Hutchins, Ronald <Ronald.Hutchins@spireenergy.com>; Politte, Carla <Carla.Politte@spireenergy.com>; Nick Heiser <nheiser@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

As an FYI to all included, there is a disconnect order on the main in question as it is no longer necessary and scheduled for demolition. I can look for my prior communications with Spire on Monday.

Thx Scott

Sent from my iPhone

> On Jul 11, 2025, at 12:16 PM, Barrett, Valerie <Valerie.Barrett@spireenergy.com> wrote:
>
> Jacob, we will need to have a staking of the ROW and locates of our main in order to 100% confirm that information for you.
>
> Thank you,
>
> *Valerie Barrett,* MBA
> *Right of Way Representative*
>
> 3025 SE Clover Dr.

Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com
<Outlook-mthdhpdj.png>

From: Jacob Hodson <jhodson@olsson.com>
Sent: Tuesday, July 8, 2025 10:28 AM
To: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Cc: Jones, Brent <Brent.Jones@spireenergy.com>; Collins, Chris <Chris.Collins@spireenergy.com>; Hutchins, Ronald <Ronald.Hutchins@spireenergy.com>; Politte, Carla <Carla.Politte@spireenergy.com>; Scott Cargill (scargill@cgconsultkc.com) <scargill@cgconsultkc.com>; Nick Heiser <nheiser@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Valerie,

As a part of the NNSA campus expansion the service line that runs North on the west side of Colorado Ave will be removed (see attached exhibit). Our records show the gas main along highway 150 is in MoDOT Right-of-Way. Can you confirm the gas main is entirely within the Right-of-Way and does not require an easement?

Thank you,

Jake Hodson, PLA

D 816.442.6030

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
O 816.361.1177

<C2_signature_Olsson_RGB_email_94ba0249-5a99-420a-a915-1e2621d00f2d.png>
Follow Us: *Facebook / Instagram / LinkedIn / YouTube*
View Legal Disclaimer

From: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Sent: Tuesday, July 8, 2025 8:01 AM
To: Jacob Hodson <jhodson@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

This Message Is From an External Sender
This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Good morning, Jacob. Wanted to touch base and find out if you have a copy of the recorded dedicated easement for this vacation request.

Thank you,

Valerie Barrett, MBA

Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com
<Outlook-pjbsc3wh.png>

From: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Sent: Tuesday, May 13, 2025 10:41 AM
To: Jacob Hodson <jhodson@olsson.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Good morning, Jake. Hope you had a good weekend. Please find attached Spire's response to your requested ROW vacation.

Thank you,

Valerie Barrett, MBA
Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com
<Outlook-5lmwd2fm.png>

From: Jacob Hodson <jhodson@olsson.com>
Sent: Tuesday, May 6, 2025 4:47 PM
To: Barrett, Valerie <Valerie.Barrett@spireenergy.com>
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Valerie,

Attached is an exhibit that shows the portion of Colorado Right-of-Way that was created with the Hawthorne Park Plat (also attached). We will be vacating the entirety of the Hawthorne Park Plat. If you have any active services within the Plat area, we will create an easement for them. Please let me know if you need any additional information.

Thank you,

Jake Hodson, PLA
Group Leader / Site Design

D 816.442.6030

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
O 816.361.1177
<Olsson_RGB_email_94ba0249-5a99-420a-a915-1e2621d00f2d.png>

From: Barrett, Valerie
Sent: Tuesday, May 6, 2025 10:54 AM
To: Jacob Hodson
Subject: Re: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

This Message Is From an External Sender
This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Good morning, Jacob.

I wanted to touch base on this vacation of Colorado Ave and see if you have an exhibit showing the hachured area of where the vacate is needed. I have this pushing through as a rush now and just need an exhibit to get the signatures needed for approval.

Thank you,

Valerie Barrett, MBA
Right of Way Representative

3025 SE Clover Dr.
Lee's Summit, MO 64082
Mobile: 816.317.5718
SpireEnergy.com
<Outlook-p1mbcgaa.png>

From: Strauss, Johnny
Sent: Wednesday, April 9, 2025 7:20 AM
To: Barrett, Valerie
Subject: FW: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010

Valerie,

This was sent to me and I am pretty sure that this is in your territory, holler if you need any help on this……

Regards,

Johnny Strauss
Right of Way Representative
Right of Way & Land Management
Certified Natural Gas Champion
7500 E. 35th Terrace
Kansas City, MO 64129

816.360-5037 Office
816.381-0969 Mobile
SpireEnergy.com

"Don't let your choice of energy be taken away….be an advocate for reliable, abundant, and affordable natural gas!
Visit www.naturalgasinfact.com for the facts."
<image001.png>
<image002.jpg>

From: Jacob Hodson <jhodson@olsson.com>
Sent: Tuesday, April 8, 2025 4:03 PM
To: Strauss, Johnny <Johnny.Strauss@spireenergy.com>
Cc: Barnes, Matthew <Matthew.Barnes@kcmo.org>
Subject: Right-of-Way Vacation of Colorado Ave CD-ROW-2025-00010
Importance: High

⚠ External email

I am the agent for the owner of the land at 14665 Colorado Ave Kansas City, MO 64147. We have an application with KCMO to vacate the Hawthorne Park Plat and the associated Right-of-Way (exhibit attached). Please complete the attached Utility Comment Sheet at your earliest convenience and return it to me. Feel free to reach out if you have any questions.

Thank you,

Jake Hodson, PLA
Group Leader / Site Design

D 816.442.6030

1301 Burlington Street, Suite 100
North Kansas City, MO 64116
O 816.361.1177
<C2_signature_Olsson_RGB_email_94ba0249-5a99-420a-a915-1e2621d00f2d.png>
Follow Us: *Facebook / Instagram / LinkedIn / YouTube*
View Legal Disclaimer

HAWTHORNE PARK

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

311458

04-3390

BOOK 34 PAGE 42

1976 NOV 24 PM 2 33 3

JACKSON COUNTY, MO
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD BY STEVEN A. GLORIOSO DIRECTOR OF RECORDS

RECORDED BOOK ____ PAGE ____
STEVEN A. GLORIOSO
DIRECTOR OF RECORDS

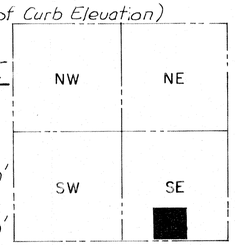
K. Beamguard 25.00

457

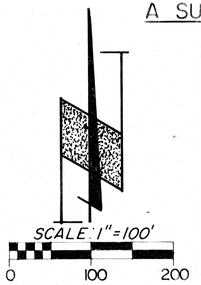
STREET GRADES (Established Grade is Top of Curb Elevation)

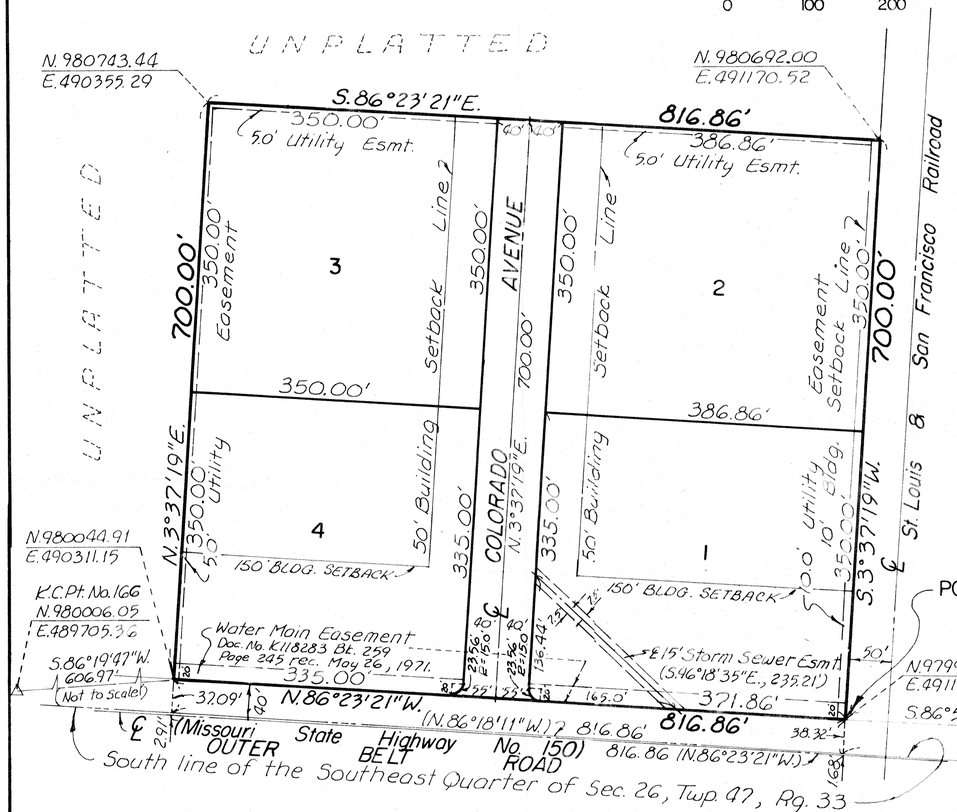
COLORADO AVENUE

Grade Point	Elev.	V.C.T.
700' N. of N. line of Missouri State Highway No. 150 (Prop. Ln)	277.00	
460' N. of N. line of Highway No. 150	P.V.I. 279.40	100'
160' N. of N. line of Highway No. 150	P.V.I. 273.40	100'
N. line of Highway No. 150	276.60	



LOCATION MAP
Sec. 26, Twp. 47, Rg. 33





NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane Coordinate System using a combined grid factor of 0.999896131.

This plat and the survey of **HAWTHORNE PARK** were executed by **ANDERSON SURVEY COMPANY**, 5301 Brighton Avenue, Kansas City, Missouri.

I hereby certify that the information contained herein is true and accurate and that the regulations governing subdivisions of land issued by the Kansas City, Mo. Planning Commission have been complied with in full.

Date: July 13, 1976 By Oliver S. Anderson
Oliver S. Anderson - Mo. L.S. 49

CITY PLAN COMMISSION

RECEIVED

APPROVED JUL 2 1976

E. CRICHTON SINGLETON - CHAIRMAN

47004

RICHARD E. DUNCAN - SECRETARY

PUBLIC WORKS

APPROVED August 24 1976

DON D. HURLBERT - CITY ENGINEER

APPROVED August 26 1976

MYRON CALKINS - DIRECTOR

ENTRY NO. ____

DESCRIPTION:

This is a subdivision of that part of the Southeast Quarter of Section 26, Township 47, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Southeast corner of said Section 26; thence North 86°18'11" West along the South line of said Southeast Quarter, a distance of 997.49 feet; thence North 3°37'19" East, a distance of 38.32 feet to the Point of Beginning, said point being the intersection of the West line of the St. Louis and San Francisco Railroad right of way and the North line of Outer Belt Road (State Highway No. 150), as now established; thence North 86°23'21" West along said North line a distance of 816.86 feet; thence North 3°37'19" East parallel with the West line of said railroad right of way, a distance of 700.00 feet; thence South 86°23'21" East parallel with the North line of said Outer Belt Road, (State Highway No. 150) 816.86 feet to a point on the West line of said railroad right of way; thence South 3°37'19" West along said West line, a distance of 700.00 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall hereafter be known as **HAWTHORNE PARK**.

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, to locate construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, coble TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements will be kept free from buildings and any other obstructions which will interfere with agents and employees of Kansas City, Missouri going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of either the Director of Public Works or the Director of the Water Department, where applicable.

STREETS: The Streets or Avenues shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

SETBACK LINES: Building setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street or lot line.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto set their hands this 14th day of July, 1976.

Enos A. Axtell, Sr. — Sophronia M. Axtell

STATE OF MISSOURI } S.S.
COUNTY OF JACKSON }

Be it remembered that on this 14th day of July, 1976, before me, the undersigned Notary Public, personally appeared Enos A. Axtell, Sr. and Sophronia M. Axtell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal in my office in said county and state, the day and year last written above.

My commission expires SEPT. 8, 1976

Notary Public in and for Jackson County, Missouri.

CITY COUNCIL

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 47004, duly authenticated as passed this 7th day of October, 1976.

Elva L. Belt 11-23-76
Assistant

CHARLES B. WHEELER, JR. - MAYOR

47004

E. RICHARD BRENNEMAN - CITY CLERK

File #: 250536

RESOLUTION NO. 250536

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

WHEREAS, on January 7, 2016, the City Council by Committee Substitute for Resolution No. 150899, As Amended, adopted the Midtown/Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown/Plaza Area Plan as it affects that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on June 4, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on June 4, 2025, recommend approval of the proposed amendment to Midtown/Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown/Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood.

Section B. That the amendment to the Midtown/Plaza Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250536
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from Residential Low Density and Mixed Use Neighborhood to Mixed Use Neighborhood for the Hickok Homes 39th Street project. (CD-CPC-2025-00055)

Discussion

Amending the Midtown/Plaza Area Plan in coordination with rezoning and development plan (CD-CPC-2025-00054 & CD-CPC-2025-00056). The property is currently split between the Mixed Use Neighborhood and Residential Low Density land use designations. This amendment would designate the entire site as Mixed Use Neighborhood.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC. The City Plan Commission discussed the residents' concerns and voted (3-2) to recommend approval.

Fiscal Impact

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

2. What is the funding source?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution.

3. How does the legislation affect the current fiscal year?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not appliciable as this is a resolution to amend an Area Plan. There is no fiscal impact related to this resolution

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

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

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

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

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

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

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

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

☐

Prior Legislation

None

Service Level Impacts

None

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This resolution was not evaluated for potential health impacts. No impact expected.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement as required by 88-505-12 was completed in accordance with Code.

3. How does this legislation contribute to a sustainable Kansas City?
   This resolution doesn't authorize physical development, but contributes to the associated ordinance for rezoning and development plan.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable.

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)

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail To: publicengagement@kcmo.org
Via Electronic Mail To: genevieve.kohn@kcmo.org
RE: Plan Number: CD-CPC-2025-00054

I am writing to express my opposition to the rezoning and area plan amendment as proposed by Hickok Development at 3825 Roanoke Rd.

Time and time again, residents in Midtown feel dismissed or ignored when it comes to decision-making that affects our day-to-day lives. We have invested our time and money here as residents, individual creators, neighbors, and business owners. We are the ones that collectively make Kansas City, Kansas City. There are countless individuals with whom I am personally acquainted who spend many hours volunteering their time toward civic engagement, ensuring our neighborhoods grow in a sustainable and vibrant way for future generations. These endeavors include the previous development of the Midtown Plaza Area Plan.

These aren't the personalities who will run for city council, lead large-public-facing organizations, nor seek public recognition for what they do. They do it because they love their community, and want to see it continue as close-knit, and full of character.

Yet, over and over, development projects from outside entities deviate from these area plans. City officials view the plans as "aspirational at best", and allow for variations to plans that don't fit within the parameters that local residents *gave* countless hours of input to the city to develop.

This particular project ignores setbacks, height restrictions, and doesn't fit within the character of the community in which it is proposed. Developers should not be able to assume when purchasing property adjacent to historic neighborhoods that they will blow through zoning and development, as has historically been the case. West 39th Street is full of small business owners, local artisans, historic homes, starter bungalows, affordable housing, and newly-constructed apartments. The proposed development doesn't fit within this character in both design and proposed market.

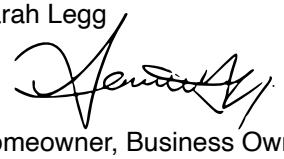
The neighborhood is saturated with "luxury apartments" as it stands. We want more locally-owned businesses with buildings that fit within the scale and massing of our neighborhood. We want a three-story building with two floors of apartments over one floor of businesses, we want townhomes, we want to see affordable spaces for business owners and residents from all walks of life.

This particular property has a built-in buffer with the northern portion of the proposed development zoned residential already. When the developer purchased the land, they should have budgeted to keep the buffer zone as-is and proposed a development fitting within the current Midtown Plaza Area Plan recommendations. A developer's financial feasibility in a project is not the neighbors' issue, nor concern when it comes to our quality of life.

The denial of this application as proposed will, in fact, promote the public health and safety *by preventing:* the encroachment of a large building into neighbors' yards; increased cut-through traffic on both Valentine and West 38th Street; and increased load on our already-overflowing combined sewer system. These are issues we live with every day already, and on paper may seem like they aren't a problem, but when you can't let your kids play outside because there are cars flying down the street to cut through, or people leering from their balconies, it has a detrimental effect on quality of life.

This corner *can* increase housing density by creating any amount of housing above zero, and using every-square inch of lot space is *not* necessary to do so. Not every project needs to maximize profits, and if the developer can't find a way to make this work financially, then perhaps it's time to move onto a different location for a project and sell this land.

Sarah Legg



Homeowner, Business Owner, City Commissioner
909 W 38th St. KCMO

File #: 250537

ORDINANCE NO. 250537

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

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-1494, rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business) and approving a development plan to allow for a multi-unit residential building with limited commercial space, said section to read as follows:

Section 88-20A-1494. That an area legally described as:

> All that part of Lot 1 and 2, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as: Beginning at the intersection of the east right-of-way line of Roanoke Road and the north right-of-way line of 39th Street, as now established; thence North 3° 14' 41" East along said east right-of-way line, a distance of 200.24 feet to a point on the north line of the south 207.75 feet of Lots 1 and 2; thence South 87° 18' 38" East along said north line, a distance of 129.73 feet; thence South 3° 14' 03" West, a distance of 200.36 feet to a point on said north right-of-way of Roanoke Road; thence North 87° 15' 13" West along said north right-of-way line, a distance of 129.76 feet to the point of beginning.
>
> Also being shown as Tract 2, on the minor subdivision lot split of part of Lot 1, Lot 2, and Lot 3, Hamilton Hill, a subdivision of land in Kansas City, Jackson County, Missouri, recorded July 25, 2022, as Document No. 2022E0069738, in Book 54, page 64.

is hereby rezoned from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business), all as shown outlined on a map marked Section 88-20A-1494, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an

amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

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

4. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

5. The developer shall pay a fee in-lieu of providing 4 trees (8 caliper inches) in the amount of $1,480.00 to the Tree Fund prior to a certificate of occupancy.

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. 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)

8. 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.

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

10. The developer shall provide fire lane signage on fire access drives.

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

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

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

14. 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.

15. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.

16. 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.

17. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, 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.

18. The developer shall grant a City approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

19. The developer shall enter into a covenant agreement for the maintenance of any decorative paving and landscaping located within the public right-of-way as required by the Land Development Division of the Public Works Department, prior to the issuance of any certificate of occupancy or recording the plat.

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

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

22. The developer shall hire a Missouri professional engineer to design and submit a water main extension plan set for installation of an additional public fire hydrant. The plans shall follow the Kansas City Water rules and regulations and provide public fire hydrants along the perimeter public streets at 300' max. spacing. The plans shall be approved and under contract (permitted) prior to building permit issuance.

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

24. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

25. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

26. The developer shall provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by the Kansas City Water Services Department prior to issuance of a building permit.

27. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area as required by the Kansas City Water Services Department, prior to issuance of building permit.

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

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

Section C. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. A deviation to 88-120-04 Rear Setback (abutting an R-5 District) in the amount of 30 feet to allow a 0 foot setback.

2. A deviation to 88-120-04 Side Setback (interior) in the amount of 8 feet to allow a 0 foot setback.

3. A deviation to 88-120-04 Lot Area per Unit in the amount of 52 square feet to allow 348 square feet of lot area per unit.

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

..end

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

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250537
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from District B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 & CD-CPC-2025-00056).

Discussion

The proposed development is a multi-unit residential building with 1,233 square feet of ground floor commercial tenant space. The building will contain 73 dwelling units and amenity spaces. The lobby and commercial space will be located at the southwest corner of the building fronting on the corner of W 39th Street and Roanoke Road.

There will be 73 parking spaces partially underground and at-grade on the north side of the site. Access to the parking area will be at the northwest corner of the proposed building. All parking areas will be screened as part of the building architecture. Four on-street parking spaces will be created on Roanoke Road and used for tenant loading areas. Streetscape improvements will be made along W 39th Street and Roanoke Road enhancing the pedestrian environment with planters and specialty paving.

There is 10 feet of grade change across the site from south to north. The building height varies between 53 to 50 feet at the corner of W 39th Street and Roanoke Road and will step down with the slope towards the residential neighborhood to approximately 47 feet. The north facade will step back having no units with balconies to reduce imposition on the nearby residences. South, west, and east elevations will have units with balconies. Proposed building materials include thin brick, wood-look plank, stucco, and concrete.

There are site constraints limiting the amount of landscaping, but proposed species include Flowering Plum, Arborvitae, Zelkova, Sumac, Bluestem, etc.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC.

The City Plan Commission discussed the resident's concerns and voted (3-2) to recommend approval with conditions.

Fiscal Impact

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

2. What is the funding source?
   Not appliciable as this is a zoning ordinance authorizing physical development on a subject property.

3. How does the legislation affect the current fiscal year?
   Not appliciable as this is a zoning ordinance authorizing physical development on a subject property

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.

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)
This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

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

Inclusive Growth and Development (Press tab after selecting.)

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

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

Prior Legislation

None

Service Level Impacts

Minimal density increase along the 39th St corridor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance was not evaluated for potential health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?
   This ordinance complies with public engagement as required by 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?
   This ordinance authorizes the construction of 73 residential units to increase density along the 39th St transit corridor.

4. Does this legislation create or preserve new housing units?
   Yes (Press tab after selecting)

   Total Number of Units 73
   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:
   Not applicable for private development authorized by this ordinance.

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 #: 250668

RESOLUTION NO. 250668

Sponsor: Director of City Planning and Development Department

Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

WHEREAS, on December 21, 2017, the City Council by Resolution No. 170989 adopted the Shoal Creek Valley Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Shoal Creek Valley Area Plan as it affects the area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density; and

WHEREAS, the City Plan Commission considered this amendment to the Shoal Creek Valley Area Plan on July 16, 2025; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 16, 2025, recommend approval of the proposed amendment to the Shoal Creek Valley Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Shoal Creek Valley Area Plan is hereby amended as to the residential high density for that area described above by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density.

Section B. That the amendment to the Shoal Creek Valley Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023 by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250668
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Sponsor: Director of City Planning and Development Department
Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Discussion

This area plan amendment seeks to amendment the Shoal Creek Valley Area Plan by changing the recommended future land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density, in an area generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway.
City Staff Recommended approval.
The CPC Recommends approvl.

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 an area plan amendment authorizing the change in the future land use desigbation (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 an area plan amendment authorizing the change in the future land use desigbation (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 an area plan amendment authorizing the change in the future land use desigbation (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?
   Not applicable as this is a an area plan amendment authorizing the change in the future land use desigbation (subdivision of subject property/physical development of subject property/allowed uses on subject property).

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

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

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

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
   ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
   ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☒ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.

- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

2. How have those groups been engaged and involved in the development of this ordinance?
   This resolution requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
   - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and

Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

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

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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

File #: 250674

ORDINANCE NO. 250674

Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

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-1499, rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), said section to read as follows:

Section 88-20A-1499. That an area legally described as:

> A tract of land in the Northeast Quarter of Section 25, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Beginning at the Southwest Quarter of Lot 1, Benton House of Staley Hills, a subdivision of land in said Kansas City, recorded as Document No. 2016043280, in Book H, at page 176.4; thence South 89°25'00" East, on the south line of said Lot 1 and Tract A, said Benton House of Staley Hills, 608.35 feet to the southeast corner of said Tract A; thence North 00°35'00" East, on the east line of said Tract A, 240.00 feet; thence North 07°41'20" West, on the east line of said Tract A, 125.46 feet to the northeast corner thereof, also being a point on the westerly right of way line of N. Euclid Avenue, as established by said Benton House of Staley Hills; thence North 55°28'56" East, on the southerly line of said N. Euclid Avenue and the northerly line of Tract D, said Benton House of Staley Hills, 220.86 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 103.19 feet; thence North 83°15'29" East, on the westerly line of said Tract D, 25.39 feet; thence South 44°47'03" East, on the westerly line of said Tract D, 207.31 feet; thence South 24°29'25" East, on the westerly line of said Tract D, 101.80 feet; thence South 34°38'55" East, on the westerly line of said Tract D, 115.44 feet; thence South

71°02'35" East, on the westerly line of said Tract D, 75.30 feet; thence North 63°23'35" East, on the southeasterly line of said Tract D, 119.14 feet to the westerly line of Tract A, Staley Hills - First Plat, a subdivision of land in said Kansas City, recorded as Document No. 2005044944, in Book F, at page 198; thence South 26°36'25" East, on the westerly line of said Tract A, 242.38 feet; thence South 34°12'55" West, on the westerly line of said Tract A, 272.37 feet; thence South 26°36'25" East, on the westerly line of said Tract A, 350.92 feet to an angle point on the northerly line of Tract A, Staley Hills - Ninth Plat, a subdivision of land in said Kansas City, recorded as Document No. 2019031803, in Book I, at page 80.3; thence South 46°34'42" West, on the northerly line of said Tract A, 171.74 feet; thence North 66°47'08" West, on the northerly line of said Tract A, 340.28 feet; thence South 23°12'52" West, on the westerly line of said Tract A, and westerly line of Lot 18, said Staley Hills - Ninth Plat, 250.13 feet to a point on the northerly right of way line of N.E. Shoal Creek Parkway as establish by Document No. 2008018527, in Book 5980, at page 34; thence westerly on said northerly right of way line on a curve to the left having an initial tangent bearing of North 71°39'02" West with a radius of 2,812.00 feet, a central angle of 09°08'18" and an arc distance of 448.50 feet to a point on the northerly right of way line of said N.E. Shoal Creek Parkway as established by the Missouri Special Warranty Deed, recorded as Document No. 2022009482, in Book 9327, at page 144; thence on said northerly line, on a line non-tangent to said curve, North 89°38'19" West, a distance of 128.34 feet; thence westerly, on said northerly line, on a curve to the left having an initial tangent bearing of South 84°59'16" West with a radius of 1,857.92 feet, a central angle of 03°06'34" and an arc distance of 100.83 feet; thence on said northerly line, on a line non-tangent to said curve, South 85°17'16" West, a distance of 32.51 feet; thence North 87°39'13" West, on said northerly line, 164.97 feet; thence North 83°34'51" West, on said northerly line, 6.42 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 36.00 feet, a central angle of 43°28'52" and an arc distance of 27.32 feet; thence on said northerly line, on a line non-tangent to said curve, North 40°05'56" West, a distance of 10.60 feet; thence northwesterly on said northerly line, on a curve to the right being tangent to the last described course with a radius of 76.00 feet, a central angle of 30°45'32" and an arc distance of 40.80 feet; thence continuing on said Document No. 2022009482, now being the easterly right of way line of Maplewoods Parkway (N. Woodland Avenue), on a line non-tangent to said curve, North 09°20'30" West, a distance of 48.55 feet; thence northerly on said easterly line, on a curve to the right being tangent to the last described course with a radius of 68.00 feet, a central angle of 13°49'37" and an arc distance of 16.41 feet; thence on said easterly line, on a line non-tangent to said curve, North 04°29'04" East, a distance of 13.72 feet; thence North 06°15'39" East, on said easterly line, 29.51 feet; thence North 08°02'13" East, on said easterly line, 168.78 feet; thence northerly on said easterly line, on a curve to the left being tangent to the last described course with a radius of 1,037.33 feet, a central angle of 07°27'13" and an arc distance of 134.95 feet to a point on the easterly right of way line of said Maplewoods Parkway (N. Woodland Avenue) as established by aforesaid

Document No. 2008018527, in Book 5980, at page 34; thence North 00°35'00" East, on said easterly right of way line as established by said Document No. 2008018527 and by Document No. 2022009477, in Book 9327 at page 139, 295.35 feet to the point of beginning. Containing 1,230,708 square feet or 28.253 acres, more or less.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5 (Residential 2.5), all as shown outlined on a map marked Section 88-20A-1499, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved which also serves as a preliminary plat, 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 submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

3. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.

4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

5. The developer shall secure approval of a project plan from the City Plan Commission for all private open spaces tracts prior to a building permit.

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

7. Prior to issuance of the certificate of occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

8. The developer shall obtain a variance to the setback required by 88-323-03-A or revise the development plan to meet the R-2.5 district setback prior to issuance of a building permit.

9. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)

10. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1) (The cottage style homes shall not interfere with the 150 ft reach.)

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

12. 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)

13. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

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

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

16. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

17. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

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

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

21. The developer shall provide fire lane signage on fire access drives. With the density of the project emergency access shall not be impeded by parking on the streets.

22. Dumpster screening plans need to be submitted and reviewed with the project plan. The dumpster screening should have one side elevated 6"-1' off the ground, or a convex mirror should be added to the area to remove the areas of concealment created by the screenings. This will increase safety to the area.

23. 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.

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

25. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

26. The developer shall submit plans to 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

street lighting) 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.

27. N.E. Shoal Creek Parkway and Maplewoods Parkway are both classified as parkways creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-323-01-A, shall comply with the parkway and boulevard standards with regards to development nodes or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.

28. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

29. 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.

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

31. 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.

32. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

33. 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.

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

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

36. The developer shall submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Parkway. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording.

37. 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.

38. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

39. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

41. 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 Kansas City Water Services Department, prior to recording the plat or issuance of a building permit, whichever occurs first.

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

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

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

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

46. The developer shall provide covenants to maintain private storm sewer mains acceptable to the Kansas City Water Services Department for any private storm sewer mains prior to the issuance of any building permits.

47. The developer shall provide covenants to maintain private water mains acceptable to the Kansas City Water Services Department for any private water mains prior to the issuance of any building permits.

48. The developer shall provide covenants to maintain private sanitary sewer mains acceptable to the Kansas City Water Services Department for any private sanitary sewer mains prior to the issuance of any building permits.

49. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, 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 Kansas City Water Services Department prior to issuance of any certificate of occupancy.

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

Section C. That the Council finds and declares that before taking any action on the proposed amendment 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.

_____

Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250674
Submitted Department/Preparer: City Planning
Revised 6/10/24

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

Executive Summary

Sponsor: Director of City Planning and Development Department

Approving the rezoning of an area of approximately 30 acres generally located at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5, and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 & CD-CPC-2025-00076)

Discussion

This rezoning and develpment plan seeks to provide for 177-unit cottage house (detached) development on one lot.
City Staff Recommended approval.
The CPC Recommends approvl.

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?
   Not applicable as this is a zoning ordinance authorizing subdivision of subject property/physical development of subject property/allowed uses on subject property.

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

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

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

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan
2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

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

Prior Legislation

None

Service Level Impacts

Minimal impact anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

2. How have those groups been engaged and involved in the development of this ordinance?
   This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on July 9, 2025. See attached summary as part of the staff report.

3. How does this legislation contribute to a sustainable Kansas City?
   City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:
   - Healthy Environmental Systems: We will promote and value the health of our environmental and natural systems and protect them from degradation.

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

   Click or tap here to enter text.
   Click or tap here to enter text.

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

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

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

No(Press tab after selecting)

Click or tap here to enter text.

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