Kansas City

414 E. 12th Street
Kansas City, MO 64106

KANSAS CITY
MISSOURI

Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, July 14, 2021 **1:30 PM** **26th Floor, Council Chamber**

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

Any closed session may be held via teleconference.

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

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

210574 Accepting and approving two one-year contracts in the amounts of $61,000.00 and $118,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

Attachments: CYSHCN FY22 - Fact Sheet
CYSHCN FY22 - Fiscal Note
Budget
CYSHCN FY22 - Budget

210575 Accepting and approving a $375,879.00 grant amendment from the Missouri Department of Health and Senior Services for developing and implementing programs tailored to ending the Human Immunodeficiency Virus (HIV) epidemic in the Kansas City, Missouri area; and designating requisitioning authority.

Attachments: Ending the Epidemic FY22 - Fact Sheet
Ending the Epidemic FY22 - Fiscal Note
Budget
Ending the Epidemic FY22 - Budget

210576 Accepting and approving a $25,000.00 grant from Washington University to collaborate on the Centers for Disease Control and Prevention Capacity Building Assistance program for non-clinical HIV testing and prevention in the metropolitan Kansas City area; and designating requisitioning authority.

Attachments: Washington University CBA FY22 - Fact Sheet
Washington University CBA FY22 - Fiscal Note
Budget
Washington University CBA FY22 - Budget

210577 Accepting and approving a grant award agreement in the amount of $57,041.00 with the Health Forward Foundation to provide funding for transportation access to COVID-19 vaccinations; estimating and appropriating $57,041.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: HFF - COVID Vaccine Transportation FY22 - Fact Sheet
HFF - COVID Vaccine Transportation FY22 - Fiscal Note
Budget
Approp_Admin- Rev TMP-0675.pdf
HFF - COVID Vaccine Transportation FY22 - Budget

210582 Rezoning an approximately 10.6 acre tract of land generally located at the northeast corner of North Oak Trafficway and N.E. Shoal Creek Parkway (N.E. 108th Street), from District B2-2 to District MPD, and approving a MPD development plan that serves as a preliminary plat for the development of commercial/office/retail development consisting of a grocery store, commercial store with gasoline and fuel sales, and two retail/office buildings. (CD-CPC-2021-00067)

Attachments: No Fact Sheet 210582

HELD IN COMMITTEE

140602 Approving and designating Redevelopment Project Area 6 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: 140602 Fact Sheet
Request for Ordinance 1st Amendment Bannister I-435 Project 6 (00169869xA7821)

210445 Authorizing the City Manager to enter into contracts with Merging KC, Inc. for construction and associated services of Verge--A Pallet Community, that will consist of temporary shelters for approximately 200 beds and related offices for security, medial and other services; appropriating $1,700,000.00 from the Unappropriated Fund Balance of the General Fund; designating requisitioning authority; approving a substantial amendment to the 2020 One Year Action Plan to reprogram funding; recognizing this ordinance as having an accelerated effective date; and waiving the solicitation requirements of Chapter 3.

Attachments: No Fact Sheet 210445
Fiscal Note Verge A Pallet Community

210455 Approving a development plan which also acts as a preliminary plat in District R-6 on about 0.427 acres generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, to create seven (7) residential lots with deviations from required lot and building standards. (CD-CPC-2021-00058)

Attachments: Fact Sheet
05_CD-CPC-2021-00058_1821 Mercier Infill_5-4-21 Staff Report

210463

Amending Chapter 88, Zoning and Development Code, Section 88-370, to include a new subsection 88-370-08, Temporary Government Sponsored Shelters, to allow the City to provide temporary housing for the houseless. (CD-CPC-2021-00074)

Attachments: CD-CPC-2021-00074_Fact Sheet
Code Amendment_ORDREQ
210463 Compared Version

210565 Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

Attachments: fact sheet

210569 Rezoning about 30 acres generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west from District M1-5 to District MPD, to allow for renovation of the existing casino to a mixed use development that includes retail, a hotel and amphitheater. (CD-CPC-2020-00196)

Attachments: CD-CPC-2020-00196_FACTSHT
10_CD-CPC-2020-00196_CPCStaffRpt_04_06_21
Exhibit A_ Section Map

RE-REFERRED

210514 Approving an Industrial Development Plan for Lux Living, LLC for the purpose of the acquisition and construction of a commercial multifamily apartment complex and a related parking garage, located at 3948 Main Street, Kansas City, Missouri; authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Lux Living, LLC or its affiliate or designee; authorizing the issuance of taxable industrial development revenue bonds in a maximum aggregate principal amount not to exceed $32,000,000; authorizing and approving certain other documents; and authorizing certain other actions in connection with the issuance of said bonds

Attachments: 210514 - FINAL Fact Sheet
210514 Fiscal Note
Katz Drugstore Building- Ordinance 210514
Bruce A. Eddy, PhD~Testimony-Katz-Bruce A Eddy PhD
Bruce A. Eddy, PhD Public Testimony-Katz-Bruce A Eddy PhD
Angie Lile Ordinance-250514-by-Angie-Lile
Angie Lile Ordinance 250514 Testimony
210514~TIF for the rich and powerful
210514 - Council Presentation_Financial But-For Analysis_Katz No 9_2021-06-15
210514 - Katz intro
210514 - Katz Notice FINAL
210514 - Katz Notice FINAL
210514 - Katz Multifamily Industrial Development FINAL
Testimony - HEART OF WESTPORT NEIGHBORHOOD ASSOCIATION 6.16.2021
Testimony - Kay Miller Boehr 6.16.2021
Testimony - Laura Burkhalter 6.16.2021
Testimony - Matthew Browning 6.16.2021
Testimony - Michael Kruse 6.16.2021
Testimony - Paul Mohr 6.16.2021
202514 - FACT SHEET 6.16.2021

Legislative History

6/10/21	Council	referred to the Neighborhood Planning and Development Committee
6/24/21	Council	Failed
7/1/21	Council	Re-referred

SEMI-ANNUAL DOCKET

The listing of Semi-Annual Docket items are provided this week for informational purposes only. Please see City Clerk`s Office for full listing.

ADDITIONAL BUSINESS

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

2. Closed Session

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

3. Those who wish to comment on proposed ordinances can attend or, send testimony to:public.testimony@kcmo.org. Comments received will be distributed to the Finance 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

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 #: 210574, **Version:** 1

ORDINANCE NO. 210574

Accepting and approving two one-year contracts in the amounts of $61,000.00 and $118,000.00 with the Missouri Department of Health and Senior Services to provide funding for children and youth with special health care needs; and designating requisitioning authority.

Section 1. That contracts between the City of Kansas City, Missouri, acting through its Director of Health, and the Missouri Department of Health and Senior Services, whereby the Missouri Department of Health and Senior Services will provide funding for children and youth with special health care needs for the period of July 1, 2021 through June 30, 2022, for total amounts not to exceed $61,000.00 for Region 1 and $118,000.00 for Region 2, are hereby accepted and approved. Copies of the contracts, in substantial form, are attached hereto and made a part hereof by reference.

Section 2. That the Director of Health is hereby authorized to expend the sum of $50,833.00 from funds appropriated to Account No. 22-2480-505426-G50542623A and $98,334.00 from funds appropriated to Account No. 22-2480-505426-G50542623B for the aforesaid contracts.

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.

_____
Tammy L. Queen
Director of Finance

Approved as to form and legality:

_____
Eluard Alegre
Assistant City Attorney

LEGISLATIVE FACT SHEET

Legislation Number:	
Approval Deadline:	

LEGISLATION IN BRIEF:

Children & Youth with Special Health Care Needs Service Coordination

What is the reason for this legislation?

This ordinance is to accept and approve two contract amendments with the Missouri Department of Health and Senior Services to provide Service Coordination for Children With Special Health Care Needs for the period of July 1, 2021 to June 30, 2022. The first amount of $61,000.00, will be used to provide services in Region I counties which consist of Atchison, Nodaway, Worth, Harrison,Gentry, Holt, Andrew, DeKalb, Davies, Buchanan, Clinton, Caldwell counties. The second amount of $118,000.00, will be used to provide services in Region 2 counties which consist of Platte, Clay, Ray, Jackson, and Cass counties.

Discussion (including relationship to other Council actions)

This funding from the Missouri Department of-Health and Senior Services funds coordination services for children with special health care needs, who live in the following counties: Atchison, Nodaway, Worth, Harrison, Gentry, Holt, Andrew, DeKalb, Davies, Buchanan, Clinton, Caldwell, Jackson, Ray, Clay, Platte, and Cass. The purpose of the contract amendments is to provide services for children who are at a increased risk of chronic, physical, developmental, behavioral, or emotional conditions who require health related services beyond that required by children generally; to assist children and families to identify when to access necessary services and supports to increase health care options and to partner with community-based systems to assist in transitions in all aspects of life. The child must qualify medically, and the family must meet income guidelines. Both amendments allow the department to fund two full-time case managers.

Citywide Business Plan Goal

Housing and Healthy Communities

Citywide Business Plan Objective

Address the various needs of the City's most vulnerable population

Citywide Business Plan Strategy

Fact Sheet Color Codes
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Sponsor(s)

Programs, Departments, or Groups Affected

Health Dept.

Sub-Program in Budget (page #)

Family Health Services, p. 177

Applicants/ Proponents	City Department
	Health Department
	Other
	Health Department
Staff Recommendation	For
Board or Commission Recommendation	
	N/A

Future Impacts

$29,833 in FY23

Cost of Legislation current Fiscal Year	$149,167
Costs in Future Fiscal Years?	Yes
Annual Revenue Increase/Decrease	$29,833 in FY23
Applicable Dates:	
Prepared by:	Brigget Cooks
Date Prepared:	6/16/2021
Reviewed by:	Kitty Steffens
Date Reviewed	6/28/21
Reference Numbers	

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Approving two, one-year contracts with the Missouri Department of Health and Senior Services to provide funding for children & youth with special health care needs service coordination

What is the purpose of this legislation? OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match?

Does this grant require a match? NO *Yes/No*

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? NO *Yes/No*

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? NO *Yes/No*

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? NO *Yes/No*

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

Revenues for FY22 have been estimated in the budget.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505426	Various	G50542623A/B	149,167.00	29,833.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
NET IMPACT ON OPERATIONAL BUDGET				-	-
			RESERVE STATUS:		

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grant Fund	149,167	29,833					
		-						
		-						
		-						
	TOTAL REV	**149,167**	**29,833**	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grant Fund	149,167	29,833					
	TOTAL EXP	**149,167**	**29,833**	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)							-	

REVIEWED BY *Kimberlee Sawyer* DATE 6/28/2021

Children & Youth with Special Health Care Needs Service Coordination

Revenues

Account Number	Revenue Account Title	Current Estimate	Revised Estimate	Dollar Change
22-2480-500001-472880-G50542623A	Children & Youth w/Spec. Health Care Needs	$50,833	$50,833	$0
22-2480-500001-472880-G50542623B	Children & Youth w/Spec. Health Care Needs	$98,334	$98,334	$0
		########	########	**$0**

Appropriations

Account Number	Expense	Current Estimate	Revised Estimate	Dollar Change
22-2480-505426-A-G50542623A	Children & Youth w/Spec. Health Care Needs	41,452	41,452	$0
22-2480-505426-B-G50542623A	Children & Youth w/Spec. Health Care Needs	4,193	4,193	$0
22-2480-505426-C-G50542623A	Children & Youth w/Spec. Health Care Needs	5,188	5,188	$0
		50,833	**50,833**	**$0**

Account Number	Expense Account Title	Current Estimate	Revised Estimate	Dollar Change
22-2480-505426-A-G50542623B	Children & Youth w/Spec. Health Care Needs	96,721	96,721	$0
22-2480-505426-B-G50542623B	Children & Youth w/Spec. Health Care Needs	1,613	1,613	$0
		96,721	**96,721**	**$0**

Children & Youth with Special Health Care Needs
Service Coordination

Region 1

Object Line	FY22	FY23	Total
A01100 Personnel Services	$41,452	$8,290	$49,742
A Personnel Services	**$41,452**	**$8,290**	$49,742
B 12550 Contractual Services	$4,193	$839	$5,032
B Contractual Services	**$4,193**	**$839**	$5,032
C21100 Commodities	$5,188	$1,038	$6,226
C Commodities Services	**$5,188**	**$1,038**	$6,226
TOTAL	**$50,833**	**$10,167**	$61,000

Region 2

Object Line	FY22	FY23	Total
A01100 Personnel Services	$96,721	$19,344	$116,065
A Personnel Services	**$96,721**	**$19,344**	$116,065
B 12550 Contractual Services	$1,613	$322	$1,935
B Contractual Services	**$1,613**	**$322**	$1,935
TOTAL	**$98,334**	**$19,666**	$118,000

File #: 210575, **Version:** 1

ORDINANCE NO. 210575

Accepting and approving a $375,879.00 grant amendment from the Missouri Department of Health and Senior Services for developing and implementing programs tailored to ending the Human Immunodeficiency Virus (HIV) epidemic in the Kansas City, Missouri area; and designating requisitioning authority.

Section 1. That a grant award amendment between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and the Missouri Department of Health and Senior Services for developing and implementing programs that are focused on diagnosing, treating, preventing, and responding to potential HIV outbreaks in the Kansas City, Missouri, area for the period beginning August 1, 2021, through July 31, 2022, for an amount not to exceed $375,879.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director.

Section 2. That the Director is designated as requisitioning authority for Account No. 22-2480-505437-G50543723 and is hereby authorized to expend the sum of $342,503.00 from funds heretofore appropriated to the account.

_____

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.

_____
Tammy L. Queen
Director of Finance

Approved as to form and legality:

_____
Eluard Alegre
Assistant City Attorney

LEGISLATIVE FACT SHEET

Legislation Number:	
Approval Deadline:	

LEGISLATION IN BRIEF:

Ending the HIV Epidemic

What is the reason for this legislation?

To accept funding in the amount of $375,879.00 for year two of the Ending the HIV Epidemic grant from the Missouri Department of Health and Senior Services Administration (MDHSS). The grant period is August 1st 2021 to July 31st 2022. The amount presented represents the full grant award for the indicated period.

The Funding is allocated by Health and Human Services to areas in the US with a substantial HIV burden including the state of Missouri.

Discussion (including relationship to other Council actions)

The Ending the HIV Epidemic campaign seeks to reduce new HIV infections through a four pillar approach focused on diagnosing, treating, preventing, and responding to potential outbreaks. In CY19 the Kansas City Transitional Grant Area identified 218 new cases of HIV. The goal of the Ending the HIV Epidemic is a 75% reduction in new HIV infections over the initial 5 year period and at least a 90% reduction in 10 years.

The funding will build upon the Kansas City Health Department's HIV Prevention and Care services and improve the city's preparedness to identify and treat new infections rapidly. the Ending the HIV Epidemic plan enables the HIV Services Program to increase testing and diagnostic efforts, create new collaborative partnerships, and develop new community based programs and interventions. Preventing the spread of disease impacts the economic vitality, social, and environmental quality of the Kansas City community. Promoting and protecting citizens of Kansas City is the goal of all public health programs. All individuals and especially those with high risk factors need regular HIV screenings, access to preventative medicine, and the ability to start treatment rapidly when an infection occurs.

Citywide Business Plan Goal

Housing and Healthy Communities

Citywide Business Plan Objective

Address the various needs of the City's most vulnerable population

Citywide Business Plan Strategy

Reduce Sexually Transmitted infections (STIs) and HIC/AIDS, particularly among adolescents.

Fact Sheet Color Codes

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Sponsor(s)

Programs, Departments, or Groups Affected

Health, HIV Services

Sub-Program in Budget (page #)

AIDS Prevention and Control, p 183

Applicants/ Proponents	City Department
	Health
	Other
	Health Department
Staff Recommendation	For
Board or Commission Recommendation	
	N/A

Future Impacts

$33,376 in FY23

Cost of Legislation current Fiscal Year	$342,503
Costs in Future Fiscal Years?	Yes
Annual Revenue Increase/Decrease	$33,376 in FY23
Applicable Dates:	
Prepared by:	Sean Ryan
Date Prepared:	6/23/21
Reviewed by:	Kitty Steffens
Date Reviewed	6/28/21
Reference Numbers	

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Approving a Missouri Department of Health and Senior Services for programs tailored to Ending the HIV Epidemic

What is the purpose of this legislation? OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?

Does this grant require a match? NO *Yes/No*

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? NO *Yes/No*

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? NO *Yes/No*

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? NO *Yes/No*

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

$342,503 was estimated in the FY22 Budget and the remainder, $33,376 will be budgeted in FY23 for a total grant award of $375,879.00

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505437	Various	G50543723	342,503.00	33,376.00

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
NET IMPACT ON OPERATIONAL BUDGET				-	-
			RESERVE STATUS:		

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	342,503	33,376					
		-						
		-						
		-						
	TOTAL REV	**342,503**	**33,376**	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	342,503	33,376					
	TOTAL EXP	**342,503**	**33,376**	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)							-	

REVIEWED BY	*Kimberlee Sawyer*	DATE	6/28/2021

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Ending the HIV Epidemic

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-472620-G50543723	Ending the HIV Epidemic	$ 342,503	$ 342,503	$ -

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505437-A-G50543723	Ending the HIV Epidemic	$ 96,377	$ 96,377	$ -
22-2480-505437-B-G50543723	Ending the HIV Epidemic	$ 244,626	$ 244,626	$ -
22-2480-505437-C-G50543723	Ending the HIV Epidemic	$ 1,500	$ 1,500	$ -
		$ 342,503	**$ 342,503**	$ -

Ending the HIV Epidemic	Budget		
Object Line	**FY22**	**FY23**	**Total**
A01100 Personnel	$96,377	$32,126	$128,503
A Personnel Services	**$96,377**	**$32,126**	$128,503
B 18560 Contractual Services	$244,626	$750	$245,376
B Contractual Services	**$244,626**	**$750**	$245,376
C21100 Offices Supplies	$1,500	$500	$2,000
C Commodities Services	**$1,500**	**$500**	$2,000
TOTAL	**$342,503**	**$33,376**	$375,879

File #: 210576, **Version:** 1

ORDINANCE NO. 210576

Accepting and approving a $25,000.00 grant from Washington University to collaborate on the Centers for Disease Control and Prevention Capacity Building Assistance program for non-clinical HIV testing and prevention in the metropolitan Kansas City area; and designating requisitioning authority.

Section 1. That a sub-grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health (the "Director"), and Washington University to collaborate on the Centers for Disease Control Capacity Building Assistance program to implement and provide technical assistance on a statewide and regional level with non-clinical sites in developing testing, community events, awareness sessions, and linkage to care for high-risk individuals in the Kansas City, Missouri area for the period beginning July 1, 2021 through March 31, 2022, for an amount not to exceed $25,000.00, is hereby accepted and approved. A copy of the grant award agreement, in substantial form, is on file with the Director.

Section 2. That the Director is designated as requisitioning authority for Account No. 22-2480-505068-G50506822 and is hereby authorized to expend the sum of $25,000.00 from funds heretofore appropriated to the account.

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.

_____
Tammy L. Queen
Director of Finance

Approved as to form and legality:

_____
Eluard Alegre
Assistant City Attorney

LEGISLATIVE FACT SHEET

Legislation Number:	
Approval Deadline:	

LEGISLATION IN BRIEF:

Nonclinical HIV Testing and Prevention

What is the reason for this legislation?

To accept the award from Washington University, the pass-through entity for the CDC Capacity Building Assistance grant. The award amount is $25,000 for the Kansas City Health Department's HIV Services Program to help meet technical assistance needs related to the CDC grant deliverables in the areas of HIV testing in non-clinical settings, social behavior interventions for HIV prevention, and PrEP/PEP for prevention with HIV negative persons.

Grant period of performance is April 1, 2021 to March 31, 2022.

Discussion (including relationship to other Council actions)

Washington University in St. Louis Capacity Building Assistance program builds upon existing strengths in community based HIV Prevention Capacity building activities include regional Technical Assistance Expertise. The Kansas City Health Department's HIV Services Program fills the role as one of those regional experts to provide technical assistance and help share innovative techniques related to HIV prevention in Missouri and across the Midwest. The award will compensate the HIV services program for activities that include the attendance of intake calls, attendance and travel to in person and virtual events, facilitation of group sessions, moderating panels, identifying speakers for the events (as appropriate), speaking on HIV prevention, testing, and PrEP/PEP content areas as a speaker at an event. Participation with Washington University as a content expert helps to build cross state collaborations and community partnerships critical to preventing the spread of HIV.

Citywide Business Plan Goal

Housing and Healthy Communities

Citywide Business Plan Objective

Address the various needs of the City's most vulnerable population

Citywide Business Plan Strategy

Reduce Sexually Transmitted Infections (STIs) and HIV/AIDS, particularly in among adolescents

Fact Sheet Color Codes

User Entered Field

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For OMB Use

Sponsor(s)

Programs, Departments, or Groups Affected

Health, HIV Services

Sub-Program in Budget (page #)

AIDS Prevention and Control, p. 183

Applicants/ Proponents	City Department
	Health
	Other
	Health Department
Staff Recommendation	For
Board or Commission Recommendation	
	N/A

Future Impacts

$29,833 in FY23

Cost of Legislation current Fiscal Year	$25,000
Costs in Future Fiscal Years?	No
Annual Revenue Increase/Decrease	N/A
Applicable Dates:	
Prepared by:	Sean Ryan
Date Prepared:	6/23/2021
Reviewed by:	Kitty Steffens
Date Reviewed	6/28/2021
Reference Numbers	

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Washington University grant for Non-Clinical HIV Testing and Prevention

What is the purpose of this legislation? OPERATIONAL GRANT

For Accepting financial contributions from Federal State and/or third parties to fund municipal programs. Programs supported by grants may require matching contributions from the City, or for the City to pay for program activities beyond the lifespan of the grant.

Does this grant require a match?

Does this grant require a match? NO *Yes/No*

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? NO *Yes/No*

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? NO *Yes/No*

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? NO *Yes/No*

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

Revenues were estimated in the FY22 Budget.

If this grant is renewable, we do not assume that it will renew. If it is not, the city assumes the full cost in out years.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505068	A	G50506822	25,000.00	

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
NET IMPACT ON OPERATIONAL BUDGET				-	-
			RESERVE STATUS:		

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	25,000						
		-						
		-						
		-						
	TOTAL REV	**25,000**	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	25,000						
	TOTAL EXP	**25,000**	-	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)							-	

REVIEWED BY *Kimberlee Sawyer* DATE 6/28/2021

Non-Clinical HIV Testing and Prevention

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-472600-G50506822	Nonclinical HIV Testing and Prevention	$ 25,000	$ 25,000	$ -

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505068-A-G50506822	Nonclinical HIV Testing and Prevention	$ 25,000	$ 25,000	$ -
		$ 25,000	**$ 25,000**	$ -

Non-Clinical HIV Testing and Prevention	Budget	
Object Line	**FY22**	**Total**
A01100 Personnel	$25,000	$25,000
A Personnel Services	**$25,000**	$25,000
TOTAL	**$25,000**	$25,000

File #: 210577, **Version:** 1

ORDINANCE NO. 210577

Accepting and approving a grant award agreement in the amount of $57,041.00 with the Health Forward Foundation to provide funding for transportation access to COVID-19 vaccinations; estimating and appropriating $57,041.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Section 1. That a grant award agreement between the City of Kansas City, Missouri, acting through its Director of Health, and the Health Forward Foundation, whereby the Health Forward Foundation will provide funding for transportation assistance for residents to and from COVID-19 vaccination appointments for the period of July 5, 2021 through July 5, 2022, for a total amount not to exceed $57,041.00, is hereby accepted and approved. A copy of the award agreement, in substantial form, is attached hereto and made a part hereof by reference.

Section 2. That revenue in the following account of the Health Grants Fund is hereby estimated in the following amount:

22-2480-500001-479991-G50583522	HCF COVID Vaccine Transport	$57,041.00

Section 3. That the sum of $57,041.00 is hereby appropriated from the Unappropriated Fund Balance of the Health Grants Fund to the following accounts:

22-2480-505835-A-G50583522	HCF COVID Vaccine Transport	$ 5,185.00
22-2480-505835-B-G50583522	HCF COVID Vaccine Transport	51,856.00
	TOTAL	$57,041.00

Section 4. That the Director of Health is hereby authorized to expend the sum of $57,041.00 from funds appropriated to Account No. 22-2480-505835-G50583522 for the aforesaid 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.

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.

_____
Tammy L. Queen
Director of Finance

Approved as to form and legality:

_____
Eluard Alegre
Assistant City Attorney

LEGISLATIVE FACT SHEET

Legislation Number:	
Approval Deadline:	

LEGISLATION IN BRIEF:

Health Forward Foundation COVID Vaccine Transport

What is the reason for this legislation?

To accept a $57,041.00 grant for Transportation Assistance to COVID-19 Vaccination Sites from the Health Forward Foundation for a period beginning July 5, 2021 through July 5, 2022.

Discussion (including relationship to other Council actions)

The purpose of this grant award is to make COVID-19 vaccinations accessible to all Kansas Citians by providing funding for free transportation to vaccination sites to Kansas City residents within the high-risk zip codes (64123, 64125, 64126, 64127, 64105) who indicate a transportation barrier.

This grant supports on-going Kansas City Health Department programs in the Communicable Disease Prevention and Emergency Preparedness divisions, and contributes to efforts to prevent illness and death from COVID-19 by vaccinating as many Kansas City residents as possible.

Citywide Business Plan Goal

Public Safety

Citywide Business Plan Objective

Evaluate and identify areas of opportunity in the emergency response delivery system to ensure the best possible patient outcome

Citywide Business Plan Strategy

Expand the City's surge capacity for major outbreaks of disease

Fact Sheet Color Codes

User Entered Field

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Sponsor(s)

Director of Health

Programs, Departments, or Groups Affected

Health Department

Sub-Program in Budget (page #)

Communicable Diseases, Pg 175

Applicants/ Proponents	City Department
	Health
	Other
Staff Recommendation	For
Board or Commission Recommendation	
	N/A

Future Impacts

Cost of Legislation current Fiscal Year	$57,041.00
Costs in Future Fiscal Years?	No
Annual Revenue Increase/Decrease	$57,041.00
Applicable Dates:	
Prepared by:	Irene Manning
Date Prepared:	06/24/2021
Reviewed by:	Charles Leap, OMB
Date Reviewed	6/25/2021
Reference Numbers	

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Health Forward Foundation COVID Vaccination Transportation

What is the purpose of this legislation? OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?

Does this grant require a match? NO *Yes/No*

See Section 01 for the City's Grant Match in the Current Fiscal year

Does this legislation estimate Grant Revenues? YES *Yes/No*

See Section 02 for the New Estimated Revenues by Year.

Does this legislation estimate Grant Appropriations? YES *Yes/No*

See Section 03 Below, Note all future Revenues in Section 04.

Does this grant create an ongoing expense for the city? NO *Yes/No*

See Section 04 for five years of ongoing operational Impacts.

Section 00: Notes:

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	500001	479991	G50583522	57,041.00	

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2480	505835	Various	G50583522	57,041.00	
NET IMPACT ON OPERATIONAL BUDGET				-	-

RESERVE STATUS: ***REVENUE SUPPORTED***

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	57,041						
	TOTAL REV	**57,041**	-	-	-	-	-	-
FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2480	Health Grants Fund	57,041						
	TOTAL EXP	**57,041**	-	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-	-
NET IMPACT (SIX YEARS)							-	

REVIEWED BY *Charles Leap, OMB* DATE 6/25/2021

Health Forward Foundation COVID Vaccine Transport

Revenues

Account Number	Revenue Account Title	Current Budget Estimate	Revised Estimate	Dollar Change
22-2480-500001-479991-G50583522	Health Forward Foundation COVID Vaccine Transport	$ -	$ 57,041	$57,041

Appropriations

Account Number	Appropriation Account Title	Current	Revised Estimate	Dollar Change
22-2480-505835-A-G50583522	Health Forward Foundation COVID Vaccine Transport	$ -	$ 5,185	$ 5,185
22-2480-505835-B-G50583522	Health Forward Foundation COVID Vaccine Transport	$ -	$ 51,856	$51,856
		$ -	**$ 57,041**	**$57,041**

Health Forward Foundation COVID Vaccine Transport	Budget	
Object Line	**FY22**	**Total**
A01100 Personnel	$5,185	$5,185
A Personnel Services	**$5,185**	$5,185
B 18560 Contractual Services	$51,856	$51,856
B Contractual Services	**$51,856**	$51,856
TOTAL	**$57,041**	$57,041

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 6/25/2021 **JOURNAL ID:**

LEDGER GROUP: ADMIN **BUDGET PERIOD:** 2022

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
22	2480	505835	601100	G50583522	5,185.00
22	2480	505835	618560	G50583522	51,856.00

TOTAL 57,041.00

DESCRIPTION:

Accepting and approving a Health Forward Foundation grant for transportation access to COVID-19 vaccinations

APPROVED BY: Charles Leap, OMB DATE 6/25/21 APPROVED BY: DEPARTMENT HEAD DATE

APPROPRIATION TRANSACTION

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 6/25/2021 **JOURNAL ID:**

LEDGER GROUP: APPROP **BUDGET PERIOD:** 2022

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
22	2480	505835	A	G50583522	5,185.00
22	2480	505835	B	G50583522	51,856.00

TOTAL 57,041.00

DESCRIPTION:

Accepting and approving a Health Forward Foundation grant for transportation access to COVID-19 vaccinations

APPROVED BY: Charles Leap, OMB DATE 6/25/21 APPROVED BY: DEPARTMENT HEAD DATE

REQUEST FOR SUPPLEMENTAL REVENUE

CITY OF KANSAS CITY, MISSOURI

DEPARTMENT: Health Department

BUSINESS UNIT: KCMBU **DATE:** 6/25/2021 **JOURNAL ID:**

LEDGER GROUP: REVENUE

	FUND	DEPT ID	ACCOUNT	PROJECT	AMOUNT
22	2480	500001	479991	G50583522	57,041.00
				TOTAL	57,041.00

DESCRIPTION:

Accepting and approving a Health Forward Foundation grant for transportation access to COVID-19 vaccinations

APPROVED BY:	DATE	APPROVED BY: DEPARTMENT HEAD	DATE
Charles Leap, Omb	6/25/2021		

File #: 210582, **Version:** 1

ORDINANCE NO. 210582

Rezoning an approximately 10.6 acre tract of land generally located at the northeast corner of North Oak Trafficway and N.E. Shoal Creek Parkway (N.E. 108th Street), from District B2-2 to District MPD, and approving a MPD development plan that serves as a preliminary plat for the development of commercial/office/retail development consisting of a grocery store, commercial store with gasoline and fuel sales, and two retail/office buildings. (CD-CPC-2021-00067)

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-1290, rezoning an approximately 10.6 acre tract of land generally located at the northeast corner of North Oak Trafficway and N.E. Shoal Creek Parkway (N.E. 108th Street), from District B2-2 (Neighborhood Business 2) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1290, That an area legally described as:

Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89°31'42" East, along the South line of said Northeast Quarter, 30.00 feet to a point on the previous Easterly right of way line of North Oak Trafficway as established in 1926 by Document 28863, in Book B-2, at Page 5; thence North 00°32'35" East, along said previous Easterly right of way line, along a line that is 30.00 feet Easterly of and parallel with the West line of said Northeast Quarter, 150.00 feet to the previous intersection with the Northerly right of way line of NE Shoal Creek Parkway; thence South 89°31'42" East, along said Northerly line, 30.00 feet to the Point of Beginning of the tract of land to be herein described, said point also being the intersection of the of the existing Easterly right of way line of said N Oak Trafficway as established by Document E-14131, in Book 4276, at Page 539 with the existing Northerly right of way line of said NE Shoal Creek Parkway as established and shown on the subdivision plat of Karapat Acres, a subdivision of land in said Kansas City, established by Kansas City, Missouri Ordinance No. 50269, recorded May 11, 1979 in Book 18 at Page 27, said right of way noted on said subdivision plat as being established by Kansas City, Missouri Ordinance No. 48955, dated April 21, 1978 and approved October 31, 1978 by Resolution No. 19206; thence North 00°32'35" East, along said Easterly right of way line, 361.84 feet to a point on the Southeasterly right of way line of NE Karapat Drive as established by the General Warranty Deed, recorded August 11, 2003 as Document S14131, in Book 4276 at Page 539; thence Northeasterly along said Southeast right of way line, along a curve to the right being tangent to the last described course with a radius of 16.40 feet, a central angle of 90° 00'00" and an arc distance of 25.76 feet to a point on the Southeasterly right of way line of said NE Karapat Drive as established by said subdivision plat of Karapat Acres; thence South 89°

27'25" East, along said Southeasterly right of way line, 61.89 feet; thence Northeasterly along said Southeasterly right of way line, along a curve to the left being tangent to the last described course with a radius of 204.96 feet, a central angle of 69°45'48" and an arc distance of 249.56 feet; thence North 16°08'42" East, along said Southeasterly right of way line, 185.64 feet; thence North 20°46'47" East, along said Southeasterly right of way line, 24.95 feet (Plat - 24.92 feet) to a point on the Westerly prolongation of the South line of Lots 69, 70, 71, 72, 73 and 74, said Karapat Acres; thence South 89°39'45" East, along said Westerly prolongation and along the South line of said Lots, 446.54 feet (Plat - 447.85) to the Southeast corner of said Lot 69, said point also being on the West line of Lot 66, said Karapat Acres; thence South 00°32'35" West, along the West line of Lot 66, 65, 64, 63 and 62 said Karapat Acres and along the West line of Lots 200, 199, and 198, Woodridge Estate Fifth Plat, a subdivision of land in said Kansas City, established by Kansas City, Missouri Ordinance No. 64702, recorded November 15, 1989, as Document G 53150, in Book 24 at Page 92, 715.15 feet to the Southwest corner of said Lot 198, Woodridge Estates Fifth Plat, said point also being on the aforesaid Northerly right of way line of NE Shoal Creek Parkway; thence North 89°31'42" West, along said Northerly right of way line, 775.70 feet to the Point of Beginning. Containing 464,465 square feet or 10.663 acres, more or less.

is hereby rezoned from District B2-2 (Neighborhood Business 2) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88 -20A-1290, 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 City Council hereby grants the following deviations pursuant to Section 88-280-05, finding that the resulting development will provide a greater public benefit than normally expected if developed in accordance with strict compliance of the Zoning and Development Code:

    a. A deviation of the requirements of Section 88-323-02-E to allow a waiver of less than 33% transparency on ground level façade facing Shoal Creek Parkway for a minimum of 21% façade transparency for the grocery store, 12% for the retail/office building and 9% for the fuel sales building, as shown on the elevations in the master planned development plan.

    b. A deviation of the requirements of Section 88-323-02-G to allow a retail building with gasoline or fuel sales of less than 5,500 square feet to allow a retail building with gasoline or fuel sales of 4,500 square feet, as shown on the master planned development plan.

    c. A deviation of the requirements of Section 88-340-02-B to allow a drive-through facility (online grocery pick-up) to be located in the front yard within 150 feet of a parkway, as shown on the master planned development plan.

    d. A deviation of the requirements of Section 88-420-09-B to allow less than 34 short-term bicycle parking spaces for the grocery store to allow for 12 short-term bicycle parking spaces.

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. 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.

4. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit.

5. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

6. The developer shall improve the south half of N.E. Karapat Drive to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

7. 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.

8. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

11. The developer shall 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.

12. The developer shall submit a letter to the Land Development Division from a licensed civil

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

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

14. The developer shall integrate into the existing streetlight system any relocated existing 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.

15. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

16. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

17. The developer shall comply with the parkway and boulevard standards unless specifically called out and approved by City Council as part of this plan.

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

19. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

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

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.

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 and legality:

_____
Sarah Baxter
Assistant City Attorney

No Fact Sheet Provided for Ordinance No.

210582

File #: 140602, **Version:** 1

ORDINANCE NO. 140602

Approving and designating Redevelopment Project Area 6 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010 and Ordinance No. 130986, passed on December 19, 2013, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council approved the Bannister & I-435 Tax Increment Financing Plan by Committee Substitute for Ordinance No. 130737, passed on October 10, 2013; and

WHEREAS, the City Council subsequently approved the First Amendment to the Bannister & I-435 Tax Increment Financing Plan (the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan is referred to herein as the "Redevelopment Plan") and designated the Redevelopment Area as a blighted area; and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through a number of separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That all terms used in this ordinance shall be construed as defined in the TIF Act.

Section 2. That the area selected for Redevelopment Project Area 6 legally described as follows:
A tract of land situated in a portion of the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).
Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 02 degrees 09 minutes 14 seconds East 896.41 feet along the East line of the Northeast Quarter of said Section 26 to a point on the West Right-of-Way line of Hillcrest Road as established by "Replat of Bannister Mall Tracts I thru X, Inclusive" said point being on a non-tangent curve concave to the East having a radius of 1055.00 feet said point also being the True Point of Beginning of the tract herein described; thence Southerly 342.16 feet along said West Right-of-Way

line and said curve to the left having a chord bearing South 11 degrees 26 minutes 42 seconds West 340.66 feet; thence South 02 degrees 09 minutes 14 seconds West 226.45 feet along said West Right-of-Way line; thence South 07 degrees 51 minutes 52 seconds West 50.25 feet along said West Right-of-Way line; thence South 02 degrees 09 minutes 14 seconds West 200.00 feet, along said West Right-of-Way line, to the beginning of a curve concave to the Northwest having a radius of 15.00 feet; thence Southwesterly 23.75 feet, along said curve to the right having a chord bearing South 47 degrees 31 minutes 11 seconds West 21.35 feet, to a point on the North Right-of-Way line of Bannister Road as established in the plat of "Replat of Bannister Mall Tracts I thru X, Inclusive"; thence North 87 degrees 06 minutes 52 seconds West 274.79 feet along said North Right-of-Way line; thence South 02 degrees 09 minutes 13 seconds West 7.15 feet along said North Right-of-Way line; thence North 87 degrees 00 minutes 23 seconds West 125.00 feet along said North Right-of-Way line; thence North 02 degrees 09 minutes 14 seconds East 6.91 feet along said North Right-of-Way line; thence North 87 degrees 06 minutes 52 seconds West 867.26 feet along said North Right-of-Way line; thence North 02 degrees 53 minutes 08 seconds East 15.38 feet along said North Right-of-Way line; thence: North 89 degrees 38 minutes 52 seconds West 347.97 feet along said North Right-of-Way line; thence: North 87 degrees 06 minutes 52 seconds West 44.70 feet, along said North Right-of-Way line, to a point on the Easterly Right-of-Way line of Interstate I-435 Highway as now established; thence North 33 degrees 09 minutes 29 seconds West 166.10 feet along said Easterly Right-of-Way line and the West line of Tract IX "Replat of Bannister Mall Tracts I thru X, Inclusive"; thence North 19 degrees 17 minutes 57 seconds East 253.18 feet along said Easterly Right-of-Way line; thence North 28 degrees 23 minutes 22 seconds East 599.93 feet, along said Easterly Right-of-Way line, to the beginning of a non-tangent curve concave to the Northeast having a radius of 729.00 feet; thence Southeasterly 294.94 feet, along said curve to the left having a chord bearing South 68 degrees 07 minutes 33 seconds East 292.93 feet, to the beginning of a compound curve concave to the Northwest having a radius of 35.00 feet; thence Northeasterly 39.07 feet, along said curve to the left having a chord bearing North 68 degrees 19 minutes 09 seconds East 37.07 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 115.50 feet; thence Northeasterly 57.49 feet, along said curve to the right having a chord bearing North 50 degrees 34 minutes 51 seconds East 56.90 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet; thence Northeasterly 39.60 feet, along said curve to the left having a chord bearing North 32 degrees 25 minutes 24 seconds East 37.53 feet; thence North 85 degrees 21 minutes 46 seconds East 53.17 to the beginning of a non-tangent curve concave to the Northeast having a radius of 40.00 feet; thence Southeasterly 47.47 feet, along said curve to the left having a chord bearing South 33 degrees 59 minutes 24 seconds East 44.73 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 112.50 feet; thence Southeasterly 45.22 feet, along said curve to the right having a chord bearing South 56 degrees 28 minutes 17 seconds East 44.92 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 40.00 feet; thence Southeasterly 36.59 feet, along said curve to the left having a chord bearing South 71 degrees 09 minutes 34 seconds East 35.32 feet; thence North 82 degrees 38 minutes 14 seconds East 299.35 to the beginning of a curve concave to the South having a radius of 1086.00 feet; thence Easterly 399.74 feet along said curve to the right having a chord bearing South 86 degrees 49 minutes 05 seconds East 397.48 feet; thence South 76 degrees 16 minutes 24 seconds East 285.07 feet to a point on the West right-of-Way line of Hillcrest Road; thence South 21 degrees 23 minutes 31 seconds West 5.50 feet, along said West Right-of-Way line, to the beginning of a curve concave to the Southeast having a radius of 1057.00 feet; thence Southwesterly 6.20 feet, along said curve to the left having a chord bearing South 21 degrees 13 minutes 26 seconds West, to a point on the East line of said Northeast Quarter of Section 26; thence South 02 degrees 09 minutes 14 seconds West 6.22 feet, along said East line and West Right-of-Way line, to the True Point of beginning of the tract herein described containing 1,456,251 square feet or 33.4309 acres more or less.

is approved and designated by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as Redevelopment Project Area 6 ("Project Area 6").

Section 3. That tax increment allocation financing is hereby adopted for taxable real property in the above described area selected for Project Area 6. Pursuant to the TIF Act, as it may be amended from time to time and incorporated herein, after the total equalized assessed valuation of the taxable real property in Project Area 6 exceeds the certified

total initial equalized assessed valuation of the taxable real property in Project Area 6, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in the TIF Act each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the area selected for the Project Area 6 shall be allocated to and, when collected, shall be paid by the Jackson County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for Project Area 6 over and above the initial equalized assessed value of each such unit of property in the area selected for Project Area 6 shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payments in lieu of taxes, which are necessary to the payment of Project Area 6 Costs within the Redevelopment Area, into a special fund called the "Special Allocation Fund" of the City for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof. Any payments in lieu of taxes which are not paid within sixty (60) days of the due date shall be deemed delinquent and shall be assessed a penalty of one percent (1%) per month.

Section 4. That in addition to the payments in lieu of taxes described in subsection 2 of Section 3 above, fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Project Area 6 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the passage of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessments specifically identified by the Act, other than payments in lieu of taxes, shall be allocated to, and paid by the collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying Redevelopment Project Costs.

Section 5. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

Approved as to form and legality:

Brian T. Rabineau
Assistant City Attorney

GENERAL

140602

Ordinance Fact Sheet **Ordinance Number**

Brief Title **Approval Deadline** **Reason**

First Amendment to the Bannister & I-435 TIF Plan Redevelopment Project Area 6

Details

Redevelopment Plan Area: The Redevelopment Area is generally bounded by I-435 to the West, East 87th Street to the North, the Kansas City Southern Railways railroad right-of-way to the East and Bannister Road to the South in Kansas City, Jackson County, Missouri.

Redevelopment Project Area 6: Redevelopment Project 6 provides for the construction of approximately 249,000 square feet of retail space and a 170 room hotel.

Purpose of the First Amendment to the Bannister & I-435 TIF Plan: The First Amendment provides for modifications to the original TIF Plan, as described above, (1) to expand the boundaries of the Redevelopment Area, which also will alter the boundaries of certain Redevelopment Project Areas and add two additional Redevelopment Project Areas, (2) to alter the Site Plans, (3) to update the Construction and Employment Information by Project Area, (4) to increase the Budget of Estimated Redevelopment Costs, (5) to modify Development Schedules, (6) to update the Payment in Lieu of Taxes and Economic Activity Taxes estimates, (7) to update Sources and Uses of Funds, (8) to modify the Cost Benefit Analysis, (9) to modify the Evidence of "But for" test, (10) to modify the Existing Conditions Study (Blight Study), (11) to update the Evidence of Financing, (12) to modify the Acquisition and Disposition of Property, (13) to update the Redeveloper Affidavit and to make any other necessary modifications to portions of the TIF Plan which may be impacted by any of the foregoing.

Notices: In accordance with the Section 99.830 of the Revised Statues of Missouri, staff prepared and delivered all required notices of the original public hearing schedule for July 9, 2014 which was continued to a Special TIF Commission meeting on July 15, 2014.

Notice was sent to all affected taxing jurisdictions by certified mail on May 23, 2014. Staff prepared and published notices in The Pulse on June 11, 2014 and July 2, 2014; in the Kansas City Call on June 13, 2014 and July 4, 2014; and in the Kansas City Hispanic News on June 12, 2014 and July 3, 2014.

Staff prepared and delivered notices by certified mail on June 24, 2014 and June 28, 2014 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subjected to payments in lieu of taxes and economic activity taxes.

Redevelopment Program to be Undertaken in Connection with First Amendment and General Land Uses:
The First Amendment contemplates the approval and designation of sixteen (16) (as opposed to fourteen (14) described by the TIF Plan) Redevelopment Project Areas within the expanded Redevelopment Plan Area.

The First Amendment calls for the construction of an approximately 4,714,000 square foot mixed-use office campus completed in sixteen phases, as well as certain off-site infrastructure improvements.

Included in the First Amendment is the construction of approximately 3,674,000 square feet of office space, an approximately 75,000 square foot daycare facility, approximately 249,000 square feet of retail space, approximately 121,000 square feet of space for a 170-room hotel, approximately 240,000 square feet of data center space, approximately 55,000 square feet of medical clinic space, an approximately 300,000 square foot conference/training center which will include accommodations for visiting

guests/employees, approximately 15,071 parking spaces and all necessary infrastructure to support such improvements, including site preparation, utility constructions and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

It should be noted that the First Amendment in no way alters or modifies the provisions in the TIF Plan concerning the Redeveloper's intent and commitment to enter into an agreement with the City of Kansas City, Missouri to provide funding for educational programs and initiatives, and impacted neighborhoods for neighborhood programs and improvements.

Redevelopment Project Costs: The First Amendment provides for a modification to the estimated Redevelopment Project Costs which increases the Redevelopment Project Costs budget by an estimated $156,016,231. The estimated Redevelopment Project Costs to the Redeveloper are approximately $2,706,992,416, which include approximately $1,745,414,836 in Reimbursable Project Costs.

The Reimbursable Project Costs will increase by approximately $110,262,594. This includes approximately $773,863,116 in Reimbursable Project Costs to be reimbursed from TIF Revenue (as defined by the First Amendment to mean PILOTS and EATS) and approximately $317,158,054 in Reimbursable Project Costs to be reimbursed from Super TIF Revenue (as defined by the First Amendment to mean the remaining 50% of the EATS that the City would otherwise collect within its General Fund and which may be appropriated to fund Reimbursable Costs) and approximately $654,393,666 in Reimbursable Project Costs to be reimbursed from State Supplemental TIF (as defined by the TIF Act). The Reimbursable Project Costs are identified in Exhibit 5A, attached to the First Amendment.

Projections and Application of Payments in Lieu of Taxes and Economic Activity Taxes: The total estimated projected the Payment in Lieu of Taxes to be deposited within the Special Allocation Fund for the sixteen Redevelopment Project Areas while tax increment financing remains in effect is approximately $454,597,162.

The total estimated projected Economic Activity Taxes to be deposited in the Special Allocation fund while tax increment financing remains in effect are approximately $319,265,955.

Additionally, Super TIF Revenue and State Supplemental TIF will be utilized to pay Reimbursable Project Costs. The projected Super TIF Revenue to be collected by the City is approximately $317,158,053 and projected State Supplemental TIF to be collected by the State is approximately $654,393,666.

Anticipated Sources of Funds and Evidence of Commitments to Finance: The Developer will acquire necessary property and construct the Project Improvements described by the TIF Plan and as modified by the First Amendment, through the use of private capital in the form of equity and/or debt financing. The Developer has provided a letter indicating the ability to finance the Project Improvements, which is attached to the First Amendment as Exhibit 14.

Initial Equalized Assessed Value: The total initial equalized assessed valuation of the Redevelopment Area, as modified by the First Amendment, according to current records at the Jackson County Assessor's Office is approximately $3,808,477. The 2013 combined ad valorem property tax levy was $10.6575 per $100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately $400,691.

Estimated Assessed Value After Redevelopment: Following the completion of all of the Redevelopment Projects, it is estimated that the assessed value of the property will increase to approximately $219,464,000.

Recommended Statutory Findings:

Blight: The Redevelopment Area, is a Blighted Area, as defined by the Act, and the development contemplated by the Redevelopment Plan, as modified by the First Amendment, is in the public interest because it will alleviate defective and

inadequate infrastructure in the area, alleviate conditions that create economic liability and underutilization and increase employment in and enhance the tax base of the City.

The First Amendment includes twelve (12) additional parcels to be added to the Redevelopment Area.

An independent Blight Study of theses twelve (12) additional parcels was undertaken by Belke Appraisal and Consulting Services, Inc. as part of the First Amendment to the Plan. The Blight Study demonstrates evidence of defective or inadequate street layout, deterioration of site improvements, unsanitary and unsafe conditions along with and other blighting conditions stated within Section 99.805 RSMo.

But-For Analysis: The Redevelopment Area, as amended by the First Amendment, has not been subject to growth and development through investment by private enterprise, as affirmed by the Redeveloper Affidavit, attached as Exhibit 14, and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial costs of the Project Improvements and the TIF Plan is accompanied by an affidavit, signed by the Redeveloper, attesting to this statement.

In the analysis, Springsted Incorporated reviewed the financial information associated with the First Amendment, examining Tax Increment Financing assistance for the Project Improvements and related public infrastructure. The report examined the assumptions provided by the Developer and a sensitivity analysis was conducted which revised the Developer's assumption related to the capitalization rate.

Two scenarios for the internal rate of return for this project were calculated based upon a 15% capitalization rate, provided by the Developer and a 10% capitalization rate, which Springsted Incorporated used as an alternative assumption for illustrative purposes.

Under the Developer's 15% capitalization rate scenario, the internal rate of return without any incentives for the Project Improvements would be a rate of return of -12.95%, with TIF Revenue, a rate of return of -5.26%, with TIF Revenue and City Supplemental TIF ("Super TIF"), a rate of return of -2.91%, with TIF Revenue, City Supplemental TIF ("Super TIF"), and State Supplemental TIF, a rate of return of 1.30%, and with TIF Revenue, City Supplemental TIF ("Super TIF"), State Supplemental TIF and the Hotel Revenues captured under Super TIF, a rate of return of 1.35%.

Under the alternative capitalization rate scenario, at 10%, the internal rate of return without any incentives for the Project Improvements would be a rate of return of -7.89%, with TIF Revenue, a rate of return of -1.82%, with TIF Revenue and City Supplemental TIF ("Super TIF"), a rate of return of -0.14%, with TIF Revenue, Super TIF, and State Supplemental TIF, a rate of return of 3.77%, and with TIF Revenue, Super TIF, State Supplemental TIF and the Hotel Revenues captured under Super TIF, a rate of return of 3.81%.

Based upon Korpacz/Price Waterhouse Cooper Real Estate Investor Survey prepared for the second quarter of 2014, which was relied upon by Springsted Incorporated in its analysis, the typical unleveraged market return necessary for a Developer to pursue a project of this nature falls in a range from 6% to 11%; with an average return of 7.89%. Based upon the two internal rates of return scenarios, under the 10% capitalization rate the project does not meet even the lowest end of the range of 6% with all incentive revenue streams being redirected for the Project Improvements.

Under the Developer's assumption of a 15% capitalization rate, the Developer indicates a return of 1.35% is necessary to proceed with the Project and for this rate of return all incentive revenues streams must be redirected to the Project Improvements.

Based upon the financial analysis, Springsted Incorporated's report concluded that the TIF Plan, as modified by the First Amendment, would not occur on this site at this time without a public incentive.

Conforms to the City's Comprehensive Plan: The proposed Redevelopment Area, as modified by the First Amendment, is currently zoned UR, but will require a modification to the existing UR zoning. It

is anticipated the UR zoning case will be heard in Summer 2014. The TIF Plan conforms with the FOCUS Plan as well as the Hickman Mills Area Plan.

Estimated Date of Completion: The Plan, as modified by the First Amendment, contains both the estimated date of completion of for all sixteen (16) Redevelopment Project Areas and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving the Redevelopment Project Areas. It is anticipated that all sixteen (16) Redevelopment Project Areas will be completed by Fall 2025.

Cost Benefit Analysis: The First Amendment contains a cost-benefit analysis, attached as Exhibit 8 to the Plan, which describes the economic impact of the TIF Plan, as modified by the First Amendment, on each Taxing District. The analyses include a fiscal impact study on every Taxing District, and sufficient information for the Commission and the City to evaluate whether this TIF Plan, as modified by the First Amendment, is financially feasible.

The cost benefit analysis contains a fiscal impact study which covers the life of the Tax Increment Financing Plan, which is a 30 year time period. ***The cost-benefit analysis includes two separate scenarios to analyze the costs: one scenario assumes that costs are variable and increase on a pro rata basis as new residents are added within a taxing jurisdiction, an average cost approach, and the second scenario assumes that 50% of each jurisdiction's costs are fixed and the remaining 50% of such costs are variable, a marginal cost approach.***

Under the average cost scenario, the cost benefit study identifies, a net fiscal cost of -$138,780,695 for the City of Kansas City, Missouri, -$100,643,972 for Jackson County, -$2,258,788 for Mental Health Fund, -$1,738,377 for the Developmental Disability Services of Jackson County, -$9,678,856 for the Mid-Continent Library, -$18,721,603 for the Metropolitan Community College and a net fiscal benefit of $3,666,141 for the Blind Pension Fund, $5,503,262 for the Kansas City Zoological District, $154,269,952 for the Hickman Mills School District, and $4,512,448,857 for the State of Missouri.

Under the marginal cost scenario, the cost benefit study identifies, a net fiscal benefit of $230,645,248 for the City of Kansas City, Missouri, $23,746,681 for Jackson County, $1,365,320 for Mental Health Fund, $662,869 for the Developmental Disability Services of Jackson County, $2,476,678 for the Mid-Continent Library, $3,417,438 for the Blind Pension Fund, $8,690,591 for the Kansas City Zoological District, $177,769,490 for the Hickman Mills School District, and $5,249,695,481 for the State of Missouri and a net fiscal cost of -3,890,627 for the Metropolitan Community College.

Gambling Establishment: The Bannister & I-435 TIF Plan does not include development or redevelopment of any gambling establishment.

Policy Considerations

Affirmative Action: Staff met with the Developer and a representative from the Human Relations department to discuss the Affirmative Action Policy. The Developer has executed an Officer's Certificate, which certifies that the Developer has read and understands the Commission's Affirmative Action policy and intends to comply with it terms and conditions.

Neighborhood and Taxing Districts: Staff held a meeting with the taxing jurisdictions to discuss the project and cost benefit analysis. The Developer has indicated they have contacted property owners whose property is located within the Redevelopment Project Area.

Recommendation:

At the July 15, 2014 TIF Commission meeting, the TIF Commission made the following recommendation:

Approval of the First Amendment to the Bannister & I-435 TIF Plan along with the two additional Redevelopment Project Areas described by the First Amendment and forward to City Council for approval.

Sponsor	
Programs, Departments, or Groups Affected	**Council District** 5th District (Circo and Brooks) **Other Districts (school, etc.,)** Hickman Mills School District, Jackson County, and the Mid-continent Library District
Applicants / Proponents	**Applicant** **City Department** **Other:**
Opponents	**Groups or Individuals:** **Basis of opposition:**
Recommendation	At the July 15, 2014 TIF Commission meeting, the TIF Commission made the following recommendation: Approval of the First Amendment to the Bannister & I-435 TIF Plan along with the two additional Redevelopment Project Areas described by the First Amendment and forward to City Council for approval.
Board or Commission Recommendation	**By** Tax Increment Financing Commission (Votes: 8 Yes, 0 No) TIF Resolution No. RES 7-14-14, RES 7-15-14 Date: July 15, 2014

Council Committee Actions	

Fact Sheet Prepared by:
Jenna Wilkinson-Development Services Specialist
Economic Development Corporation
Date: July 28, 2014

REQUEST FOR ORDINANCE

FIRST AMENDMENT TO THE BANNISTER & I-435 TIF PLAN
REDEVELOPMENT PROJECT AREA 6

Redevelopment Plan Area: The Redevelopment Area is generally bounded by I-435 to the West, East 87th Street to the North, the Kansas City Southern Railways railroad right-of-way to the East and Bannister Road to the South in Kansas City, Jackson County, Missouri.

Project 6 Legal Description

A tract of land situated in a portion of the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26;

Thence North 02º09’14” East 896.41 feet along the East line 0f the Northeast Quarter of said Section 26 to a point on the West Right-of-Way line of Hillcrest Road as established by “Replat of Bannister Mall Tracts I thru X, Inclusive” said point being on a non-tangent curve concave to the East having a radius of 1055.00 feet said point also being the True Point of Beginning of the tract herein described;

Thence Southerly 342.16 feet along said West Right-of-Way line and said curve to the left having a chord bearing South 11º26’42” West 340.66 feet;

Thence South 02º09’14” West 226.45 feet along said West Right-of-Way line;

Thence South 07º51’52” West 50.25 feet along said West Right-of-Way line;

Thence South 02º09’14” West 200.00 feet, along said West Right-of-Way line, to the beginning of a curve concave to the Northwest having a radius of 15.00 feet;

Thence Southwesterly 23.75 feet, along said curve to the right having a chord bearing South 47º31’11” West 21.35 feet, to a point on the North Right-of-Way line of Bannister Road as established in the plat of “Replat of Bannister Mall Tracts I thru X, Inclusive”;

Thence North 87º06’52” West 274.79 feet along said North Right-of-Way line;

Thence South 02º09’13” West 7.15 feet along said North Right-of-Way line;

Thence North 87º00’23” West 125.00 feet along said North Right-of-Way line;

Thence North 02º09’14” East 6.91 feet along said North Right-of-Way line;

Thence North 87º06’52” West 867.26 feet along said North Right-of-Way line;

Thence North 02º53’08” East 15.38 feet along said North Right-of-Way line;

Thence: North 89º38’52” West 347.97 feet along said North Right-of-Way line;

Thence: North 87º06’52” West 44.70 feet, along said North Right-of-Way line, to a point on the Easterly Right-of-Way line of Interstate I-435 Highway as now established;

Thence North 33º09’29” West 166.10 feet along said Easterly Right-of-Way line and the West line of Tract IX “Replat of Bannister Mall Tracts I thru X, Inclusive”;

Thence North 19º17’57” East 253.18 feet along said Easterly Right-of-Way line;

Thence North 28-23-22 East 599.93 feet, along said Easterly Right-of-Way line, to the beginning of a non-tangent curve concave to the Northeast having a radius of 729.00 feet;

Thence Southeasterly 294.94 feet, along said curve to the left having a chord bearing South 68º07’33” East 292.93 feet, to the beginning of a compound curve concave to the Northwest having a radius of 35.00 feet;

Thence Northeasterly 39.07 feet, along said curve to the left having a chord bearing North 68º19’09” East 37.07 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 115.50 feet;

Thence Northeasterly 57.49 feet, along said curve to the right having a chord bearing North 50º34’51” East 56.90 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet;

Thence Northeasterly 39.60 feet, along said curve to the left having a chord bearing North 32º25’24” East 37.53 feet;

Thence North 85º21’46” East 53.17 to the beginning of a non-tangent curve concave to the Northeast having a radius of 40.00 feet;

Thence Southeasterly 47.47 feet, along said curve to the left having a chord bearing South 33º59’24” East 44.73 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 112.50 feet;

Thence Southeasterly 45.22 feet, along said curve to the right having a chord bearing South 56º28’17” East 44.92 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 40.00 feet;

Thence Southeasterly 36.59 feet, along said curve to the left having a chord bearing South 71º09’34” East 35.32 feet;

Thence North 82º38’14” East 299.35 to the beginning of a curve concave to the South having a radius of 1086.00 feet;

Thence Easterly 399.74 feet along said curve to the right having a chord bearing South 86º49’05” East 397.48 feet;

Thence South 76º16’24” East 285.07 feet to a point on the West right-of-Way line of Hillcrest Road;

Thence South 21º23’31” West 5.50 feet, along said West Right-of-Way line, to the beginning of a curve concave to the Southeast having a radius of 1057.00 feet;

Thence Southwesterly 6.20 feet, along said curve to the left having a chord bearing South 21º13’26” West, to a point on the East line of said Northeast Quarter of Section 26;

Thence South 02º09’14” West 6.22 feet, along said East line and West Right-of-Way line, to the True Point of beginning of the tract herein described containing 1,456,251 square feet or 33.4309 acres more or less.

Purpose of the First Amendment to the Bannister & I-435 TIF Plan: The First Amendment provides for modifications to the original TIF Plan, as described above, (1) to expand the boundaries of the Redevelopment Area, which also will alter the boundaries of certain Redevelopment Project Areas and add two additional Redevelopment Project Areas, (2) to alter the Site Plans, (3) to update the Construction and Employment Information by Project Area, (4) to increase the Budget of Estimated Redevelopment Costs, (5) to modify Development Schedules, (6) to update the Payment in Lieu of Taxes and Economic Activity Taxes estimates, (7) to update Sources and Uses of Funds, (8) to modify the Cost Benefit Analysis, (9) to modify the Evidence of “But for” test, (10) to modify the Existing Conditions Study (Blight Study), (11) to update the Evidence of Financing, (12) to modify the Acquisition and Disposition of Property, (13) to update the Redeveloper Affidavit and to make any other necessary modifications to portions of the TIF Plan which may be impacted by any of the foregoing.

Recommendation:

At the July 15, 2014 TIF Commission meeting, the TIF Commission made the following recommendation:

Approval of the First Amendment to the Bannister & I-435 TIF Plan along with the two additional Redevelopment Project Areas described by the First Amendment and forward to City Council for approval.

File #: 210445, **Version:** 1

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210445

Authorizing the City Manager to enter into contracts with Merging KC, Inc. for construction and associated services of Verge--A Pallet Community, that will consist of temporary shelters for approximately 200 beds and related offices for security, medial and other services; appropriating $1,700,000.00 from the Unappropriated Fund Balance of the General Fund; designating requisitioning authority; approving a substantial amendment to the 2020 One Year Action Plan to reprogram funding; recognizing this ordinance as having an accelerated effective date; and waiving the solicitation requirements of Chapter 3.

WHEREAS, Kansas City is the hometown to as many as 1700 people in the houseless community, according to Project Homeless Connect Kansas City, with 370 people under the age of 18; and

WHEREAS, the COVID-19 pandemic exacerbated the public health issue by exponentially increasing job loss and financial struggle, particularly in communities of color and for those living at or near the poverty threshold as established by the United States' Department of Health and Human Services; and

WHEREAS, the intersecting and sometimes competing costs of housing and health create an undue burden on our city's poorest and most vulnerable residents; and

WHEREAS, spending public dollars to mitigate the effects of houselessness on the entire community serves a legitimate public purpose; and

WHEREAS, in accordance with Resolution No. 210316 the City Manager has identified ways to extend and expand hotel, motel, and other livable spaces arrangements for unhoused persons in Kansas City; and

WHEREAS, the Council acknowledges this agreement is meant to serve as a transitional housing community with a goal of preparing clients for long-term permanent housing; and

WHEREAS, through Ordinance No. 210392 adopting the City's stimulus spending plan, *RecoverKC*, the City Council authorized $800,000.00 of the City's American Rescue Plan - Local Fiscal Recovery Funds be used for these purposes; and

WHEREAS, Verge will include coordination of services such as hot meals, caseworkers, food and clothing, dental services, haircuts, mental health and other health needs and on-site classes that may cover money management, cleaning, cooking, laundry and other life skills; and

WHEREAS, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) was passed by Congress and signed into law by the President on March 27, 2020, to make available supplemental funding for

the Emergency Solutions Grant (ESG-CV) to prevent, prepare for and respond to the coronavirus pandemic, to assist eligible communities and households economically impacted by COVID-19 and to mitigate its impact; and

WHEREAS, execution of contracts will provide needed outreach, case management, shelter operations and including the purchase of pallets to house the houseless; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to enter into contracts with Merging KC, Inc. for construction and associated services of Verge--A Pallet Community, that will consist of temporary shelters for a total of approximately 200 beds and related offices for security, medical and other services using a combination of funds appropriated herein in the amount of $1,000,000.00 and funds previously appropriated in Account No. 22-2580-575201-B-G57ESGCVD19R2 in the amount of $200,000.00.

Section 2. That the sum of $1,700,000.00 is hereby appropriated from the Unappropriated Fund Balance of the General Fund to the following account:

22-1000-552037-B	Shelter for the Homeless	$1,700,000.00

Section 3. That the Director of Housing and Community Services is designated as requisitioning authority for Account No. 22-1000-552037.

Section 4. That this substantial amendment to the 2020 One Year Action Plan is hereby approved.

Section 5. That this ordinance, appropriating money, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3)(C) of the City Charter and shall take effect in accordance with Section 503 of the City Charter.

Section 6. That the solicitation requirements of Chapter 3 are hereby waived for this project.

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.

_____
Tammy L. Queen
Director of Finance

Approved as to form and legality:

_____

Joseph Guarino
Assistant City Attorney

No Fact Sheet Provided for Ordinance No.

210445

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Authorizing a contract with Merging KC Inc for Verge--A Pallet Community for a total amount not to exceed $1,000,000 and appropriating $800,000 from the Unappropriated Fund Balance of the General Fund for that purpose.

What is the purpose of this legislation? OPERATIONAL

For the purpose of authorizing expenditures new or planned to conduct municipal services

Does this legislation spend money?	YES	*Yes/No*
####		
Does this legislation estimate new Revenues?	NO	*Yes/No*
####		
Does this Legislation Increase Appropriations?	YES	*Yes/No*
####		
Are costs associated with this legislation ongoing (Yes)? Or one-time (No)	NO	*Yes/No*
####		

Section 00: Notes:

This is a one-time contract using $200,000 in previously appropriated funds, as well as $800,000 from the Unappropriated Fund Balance of the General Fund to produce 65 shelters, 140 beds, and offices for security and services for the houseless community in KCMO.

Five years of operational costs for ongoing programs should be included in Section 04 below.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
2580	575201	B	G57ESGCVD19R2	$ 200,000.00	$ -

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
1000	572037	B		$ 800,000.00	$ -
NET IMPACT ON OPERATIONAL BUDGET				$ (800,000.00)	$ -
			RESERVE STATUS:	***Draws on Reserves***	

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
	TOTAL REV	-	-	-	-	-	-	-

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
1000	General	$ 800,000.00						
2580	General Grants	$ 200,000.00						
	TOTAL EXP	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ -	$ -
NET Per-YEAR IMPACT		$ (1,000,000.00)	$ -	$ -	$ -	$ -	$ -	$ -
NET IMPACT (SIX YEARS)							**(1,000,000.00)**	

REVIEWED BY *Kitty Steffens* DATE 5/17/2021

File #: 210455, **Version:** 1

ORDINANCE NO. 210455

Approving a development plan which also acts as a preliminary plat in District R-6 on about 0.427 acres generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, to create seven (7) residential lots with deviations from required lot and building standards. (CD-CPC-2021-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.427 acres generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, and more specifically described as follows:
Lots 99, 100, 101, 102, 103, 104, 105, Block 3, Resurvey of Whipple's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
is hereby approved, subject to the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
    a. For Lot 99 in the amount of 3,025 square feet from 6,000 square feet to 2,975 square feet.
    b. For Lot 100 in the amount of 3,131 square feet from 6,000 square feet to 2,869 square feet.
    c. For Lot 101 in the amount of 3,235 square feet from 6,000 square feet to 2,765 square feet.
    d. For Lot 102 in the amount of 3,340 square feet from 6,000 square feet to 2,660 square feet.
    e. For Lot 103 in the amount of 3,445 square feet from 6,000 square feet to 2,555 square feet.
    f. For Lot 104 in the amount of 3,549 square feet from 6,000 square feet to 2,451 square feet.

2. That deviations are hereby granted to the minimum lot width as follows:
    a. For Lot 99 in the amount of 26.14 feet from 50 feet to 23.86 feet.
    b. For Lot 100 in the amount of 26.15 feet from 50 feet to 23.85 feet.
    c. For Lot 101 in the amount of 26.15 feet from 50 feet to 23.85 feet.
    d. For Lot 102 in the amount of 26.15 feet from 50 feet to 23.85 feet.
    e. For Lot 103 in the amount of 26.15 feet from 50 feet to 23.85 feet.
    f. For Lot 104 in the amount of 26.14 feet from 50 feet to 23.86 feet.

3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate or 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 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 Ordinance have been given and had.

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 and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Number 210455

Ordinance Fact Sheet

Case No. CD-CPC-2021-00058

Brief Title

A request to approve a development plan which also acts as a preliminary plat to create seven (7) residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.427 acres, generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south. (CD-CPC-2021-00058)

Details

Location: generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.

Reason for Legislation: Development Plan and Preliminary Plat require City Council approval.

The Commission made a tie vote with the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
a. For Lot 99 in the amount of 3025 square feet from 6,000 square feet to 2975 square feet.
b. For Lot 100 in the amount of 3131 square feet from 6,000 square feet to 2869 square feet.
c. For Lot 101 in the amount of 3235 square feet from 6,000 square feet to 2765 square feet.
d. For Lot 102 in the amount of 3340 square feet from 6,000 square feet to 2660 square feet.
e. For Lot 103 in the amount of 3445 square feet from 6,000 square feet to 2555 square feet.
f. For Lot 104 in the amount of 3549 square feet from 6,000 square feet to 2451 square feet.

2. That deviations are hereby granted to the minimum lot width as follows:
a. For Lot 99 in the amount of 26.14 feet from 50 feet to 23.86 feet.
b. For Lot 100 in the amount of 26.15 feet from 50 feet to 23.85 feet.
c. For Lot 101 in the amount of 26.15 feet from 50 feet to 23.85 feet.
d. For Lot 102 in the amount of 26.15 feet from 50 feet to 23.85 feet.
e. For Lot 103 in the amount of 26.15 feet from 50 feet to 23.85 feet.
f. For Lot 104 in the amount of 26.14 feet from 50 feet to 23.86 feet.

3. The developer shall secure approval of a street tree planting plan from the City Forester and plant

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4th District (Shields, Bunch)
Applicants / Proponents	**Applicant** Chris Holmquist Olsson 1301 Burlington, Ste 100 North Kansas City, MO 64116 **City Department** City Planning & Development **Other**
Opponents	**Groups or Individuals** **Basis of Opposition**
Staff Recommendation	[X] **For** [ ] **Against** **Reason Against**
Board or Commission Recommendation	City Plan Commission (3-3) 5-4-2021 By Aye: Allender, Crowl, Enders, Nay: Beasley, Hill, Rojas [ ] **For** [ ] **Against** [X] **No Action Taken** [ ] **For, with revisions or conditions** (see details column for conditions)
Council Committee Actions	[ ] **Do Pass** [ ] **Do Pass (as amended)** [ ] **Committee Sub.** [ ] **Without Recommendation** [ ] **Hold**

according to said plan prior to recording the final plat. 4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate. **See Staff Report for more information.**	
Continued from Page 1	

	☐ **Do not pass**
Policy or Program Change	☐ **Yes** ☐ **No**
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

	Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	**Date:**	5/14/2021		
Xue Wood				
Staff Planner				
			Initial Application Filed:	3/19/2021
Reviewed By:	**Date:**	5/14/2021	**City Plan Commission:**	5/4/2021
Joe Rexwinkle, AICP			**Revised Plans Filed:**	4/14/2021
Division Manager				
Development Management				
Reference Numbers:				
Case No. CD-CPC-2021-00058				

CITY PLAN COMISSION REPORT

City of Kansas City, Missouri
City Panning & Development Department
www.kcmo.gov/cpc

Project Name
1821 Mercier Infill

Docket #	Request
5	CD-CPC-2021-00058 Development Plan - Residential

Applicant
Chris Holmquist
Olsson
1301 Burlington, Ste 100
North Kansas City, MO 64116

Owner
James R. Lambie, Lambie Custom Homes Inc.
8712 W 151st St,
Overland Park, KS 66221

Location	1821 Mercier St.
Area	About 0.427 acres
Zoning	R-6
Council District	4th
County	Jackson
School District	KCMO

Surrounding Land Uses
Single-family residential zoned R-6 in all directions.

Land Use Plan
The Greater Downtown Area Plan recommends Residential Low Density land uses. The request conforms to this recommendation.

Major Street Plan
No major street is identified at the site.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within Westside Neighborhood Association and Westside Planning Committee. According to the KCMO Neighborhood Groups system, there is no contact information listed for Westside Neighborhood Association; therefore, notice has only been sent out to Westside Planning Committee.

REQUIRED PUBLIC ENGAGEMENT

Public engagement is required by 88-505-12 does applies to this request and a meeting was hosted on April 15, 2021. A summary and sign-in sheet has been attached to this report.

EXISTING CONDITIONS

The subject site contains 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

NEARBY DEVELOPMENTS

North: undeveloped land zoned R-6.
East: single-family residential zoned R-6.
West: Mercier Street, beyond which is single-family residential zoned R-6.
South: single-family residential.

SUMMARY OF REQUEST

The applicant is proposing a request to approve a development plan which acts as a preliminary plat to create seven (7) residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.427 acres, t to the south.

KEY POINTS

- Development plan
- Preliminary plat
- Single-family residential
- Deviations to Lot and Building Standards

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
x	Approval with conditions

CONTROLLING CASE

No controlling case at the subject site.

RELATED RELEVANT CASES

Case No. 13450-P – Ordinance 051292, passed December 15, 2005, Rezoning an area of about 91 acres generally bounded by 17th Street and 21st Street on the north, the Kansas City Terminal Railroad, Allen Avenue and Division Street on the west, 25th Street and a line about 100 feet north of 24th Street on the south, and Holly Street and Jefferson Street on the east, to consider rezoning from Districts R-2b, R-4, C-2, M-1, and M-2b to Districts R-1b and R-2b.

HISTORY

The subject site contains 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

PLAN REVIEW

Use-Specific (88-300) and Development Standards (88-400)

Standards	*Applicability*	*Meets*	*More Information*
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to conditions	
Parking and Loading Standards (88-420)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Subject to Conditions	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	Yes	Yes	

ANALYSIS

The applicant is requesting approval of a preliminary plat in District R-6 in order to reestablish seven lots. The subject site contains seven lots that were originally platted as Lot 99-105, Block 3 Residential of Whipples 2nd Addition.

This request would typically be processed via the Minor Subdivision – lot split, lot line adjustment, lot consolidation, etc. per 88-535. This process is an administrative review and approval, however deviations to lot and building standards are requested by the applicant to create these seven lots and, as a result, preliminary and final plat approval is required.

The property is zoned R-6, which is a primarily single-family low density zoning district requiring a minimum lot area of 6,000 square feet with a minimum lot width of 50 feet. The proposed lots don't comply with the lot size and width; therefore, deviations to lot area and lot width are requested by the applicant as following:

DEVIATIONS

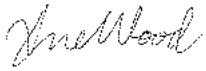
Code Required (88-110-06)	Lot Area (S.F.) 6000	Lot Width (FT.) 50	Deviations	Lot Area (S.F.)	Lot Width (FT.)
Lot 99	2975	23.86	**Lot 99**	**3025**	**26.14**
Lot 100	2869	23.85	**Lot 100**	**3131**	**26.15**
Lot 101	2765	23.85	**Lot 101**	**3235**	**26.15**
Lot 102	2660	23.85	**Lot 102**	**3340**	**26.15**
Lot 103	2555	23.85	**Lot 103**	**3445**	**26.15**
Lot 104	2451	23.85	**Lot 104**	**3549**	**26.15**
Lot 105	2347	23.86	**Lot 105**	**3653**	**26.14**

Additionally, the applicant proposes to build a single-family house on each lot. Each house will have a front yard facing Mercier Street with an attached garage accessed through the alley from the rear yard. No building setbacks have been provided at the review time. All new constructions are subject to Building Standards in 88-110-06.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Xue Wood, AICP

Planner

Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Staff

Report Date: April 27, 2021

Case Number: CD-CPC-2021-00058

Project: 1821 Mercier Infill

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (4/12/2021)

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (4/12/2021)

NOTICE OF APPLICATION

To whom it may concern,

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

- ☐ Permit
- ☑ Preliminary plat CD-CPC-2021-00058
- ☐ Development plan
- ☐ Rezoning from District to District

Project Description:

Replatting 7 existing lots within Whipples 2nd Addition

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all property owners within 300 feet are invited. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Jim Lambie

Email: jlambie@lambiecustom.com

Phone: 913.897.0040

Title/Role: Owner

Company/Employer: Lambie Custom Homes

Representing:

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

Sincerely,

Chris Holmquist, on behalf of Jim Lambie
Olsson, Inc.
816.361.1177
cholmquist@olsson.com

Public Meeting Notice

Please join Mr. Jim Lambie

for a meeting about 18th & Mercier Preliminary Plat

case number CD-CPC-2021-00058

proposed for the following address: 1821, 1823, 1827, 1829, 1831, & 1833 Mercier Street

Kansas City, MO 64108

Meeting Date: Thursday, April 15

Meeting Time: 6:30 p.m.

Meeting Location: Guadalupe Center

1015 Cesar E Chavez Ave., Kansas City, MO 64108

Project Description:

Replatting 7 existing lots within Whipples 2nd Addition

If you have any questions, please contact:

Name: Mr. Jim Lambie

Phone: 913.897.0040

Email: jlambie@lambiecustom.com

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

COMPASSKC CITY SERVICES AT YOUR FINGER TIPS | CITY OF KANSAS CITY, MISSOURI

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

Sincerely,

Chris Holmquist, on behalf of Jim Lambie
Olsson, Inc.
816.361.1177
cholmquist@olsson.com

Meeting Sign-In Sheet

Project Name and Address

18TH & MERCIER

1821, 1823, 1827, 1829, 1831, & 1833 MERCIER ST., KCMO 64108

Name	Address	Phone	Email
Chris Holmquist, Olsson, Inc.	1301 Burlington #100 North Kansas City, MO 64116	816.361.1177	cholmquist@olsson.com
Jeff Littlejohn	1200 E Linwood	816-234-5000	jeff_littlejohn@KCPD.org
Joe Galvin	8527 Fontana Ave.	913-302-0551	galvinhomes@gmail.com
[illegible]	913 W. Ave. C St Chavez	913-850.0605	
Alice Gomez	913 Ave Cesar Chavez	842-8184	
Don Hunter	1800 Mercier St	816-701-6041	conferencetow@yahoo.com
Frances Moreno	1211 W. 20th St	816-571-9531	
Monique Ortiz	1822 Mercier	8168132788	[illegible]
Manuel Ortiz	1822 mercier	8165476094	ortizm24@yahoo.com
Brianna + Ian Kietzman	1818 Holly St KC MO 64108	816 616 0234 816 663 4520	bkietzman@gmail.com
Hortensia Lopez Jim Williams	1838 Holly St " "	816 472 6719 " "	

Alicia Mora	KCMO 1810 Holly st 64108	816-838-4664	amora35@kcsr.com
VIRGIL CRISS	KCMO 64108 1810 HOLLY ST	816-716-9414	" " " "
ERIC LOPEZ	1201 W 20th St KCMO 64108	816-810-1104	
Georgina Herrera	2029 Summit	8162606469	georginaherrera@gmail.com
Marisol Montero	1822 Summit	816 471-4691	marisoledad pedroza@hotmail.com
Mario Vargas	2418 Madison Ave	816-216-2996	mariovargas1954@gmail.com
Virginia Salazar	1633 Summit	816 304 9178	Vbellis3331@yahoo.com
TINO EDEDIA	1839 MERCIER	—	
José Ramirez	1822 Summit St	816786 3319	
Lilia E. Grado	2313 Terrace St	816-858-4168	lilia-grado@yahoo.com
Margaret Bolen	1832 Mercier	816-6824907	
Robert Bolen			
Mark + Lisa Tinoco	1844 Holly	816-799-1565	tinoco4life@sbcglobal.net

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00058

Meeting Date: April 15, 2021

Meeting Location: Guadalupe Center (1015 Ave. Cesar E Chavez, KCMO 64108)

Meeting Time (include start and end time): Start: 6:30p End: 7:30p

Additional Comments (optional):

18TH & MERCIER
LAMBIE PROPERTY
DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 07, TOWNSHIP 49N, RANGE 33W
IN KANSAS CITY, JACKSON COUNTY, MO

PROJECT TEAM CONTACT LIST
OWNER / DEVELOPER LAMBIE CUSTOM HOMES 8712 W 151ST STREET OVERLAND PARK, KS 66221 CONTACT: JIM LAMBIE PHONE: 913.897.0040
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM

PROJECT AREA

INDEX OF SHEETS	
TITLE SHEET	C0
EXISTING CONDITIONS	C1
PRELIMINARY PLAT	C2
ARCHITECTURAL RENDERING	A0
FOUNDATION & 1ST FLOOR PLAN	A1
SECOND FLOOR & ROOF PLAN	A2
FRONT & RIGHT SIDE ELEVATIONS	A3
REAR & LEFT SIDE ELEVATIONS	A4
GENERAL NOTES	G1
DETAILS	G2
BRACED WALL DETAILS	G3
NEIGHBORHOOD SKETCH RENDERING	--

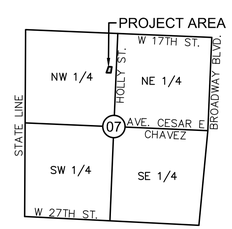
NOTE:

THE PURPOSE OF THIS PLAN IS TO REPLAT EXISTING LOTS WITHIN THE RESURVEY OF WHIPPLES 2ND ADDITION SUBDIVISION WHICH ARE NON-CONFORMING WITHIN THE R-6 DISTRICT. NO NEW PUBLIC INFRASTRUCTURE IMPROVEMENTS, BUILDING SETBACKS, OR LOTS ARE PROPOSED WITH THIS PLAN.

DEVIATIONS ARE REQUESTED FOR R-6 DISTRICT LOT WIDTH AND LOT AREA STANDARDS. R-6 STANDARDS REQUIRE 50' MINIMUM LOT WIDTH AND 6000 SQUARE FEET MINIMUM LOT AREA. SEE DEVIATIONS TABLE ON SHEET C2 FOR MORE INFORMATION.

PROPERTY DESCRIPTION:

LOTS 99, 100, 101, 102, 103, 104, 105, BLOCK 3, RESURVEY OF WHIPPLE'S SECOND ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



VICINITY MAP
S07, T49N, R33W
SCALE 1"=2000'

olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #001593
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Revised per DRC comment	CJH

REVISIONS

TITLE SHEET

18TH & MERCIER - LAMBIE PROPERTY
PRELIMINARY PLAT

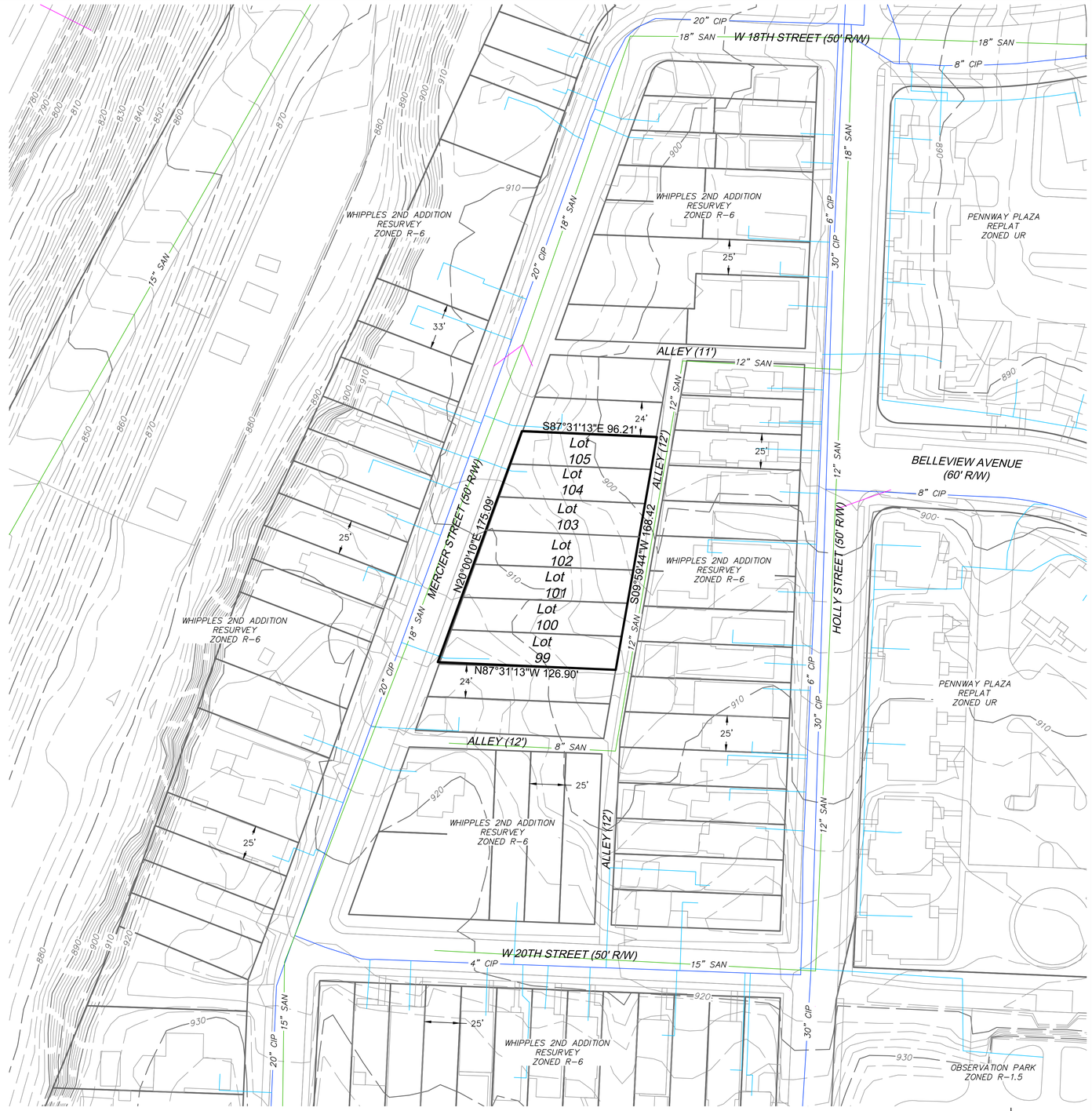
KANSAS CITY, MO

2021

drawn by:	CJH
checked by:	JFE
approved by:	
QA/QC by:	JM
project no.:	A21-02363
drawing no.:	C_TTL01 A2102363
date:	2021.03.19

SHEET
C0

DWG: F:\2021\02001-02500\021-02363-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_TTL01_A2102363.dwg USER: cholmquist
DATE: Apr 14, 2021 3:14pm XREFS: C_PTBLK_A2102363 V_XTOPO_02102363 Lambie Preliminary Plat



LEGEND

- EXISTING PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING WATER SERVICE LINE

N

0' 20' 40' 80'
SCALE IN FEET

olsson

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Missouri Certificate of Authority #001593
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Revised per DRC comment	CJH

REVISIONS

EXISTING CONDITIONS

18TH & MERCIER - LAMBIE PROPERTY
PRELIMINARY PLAT

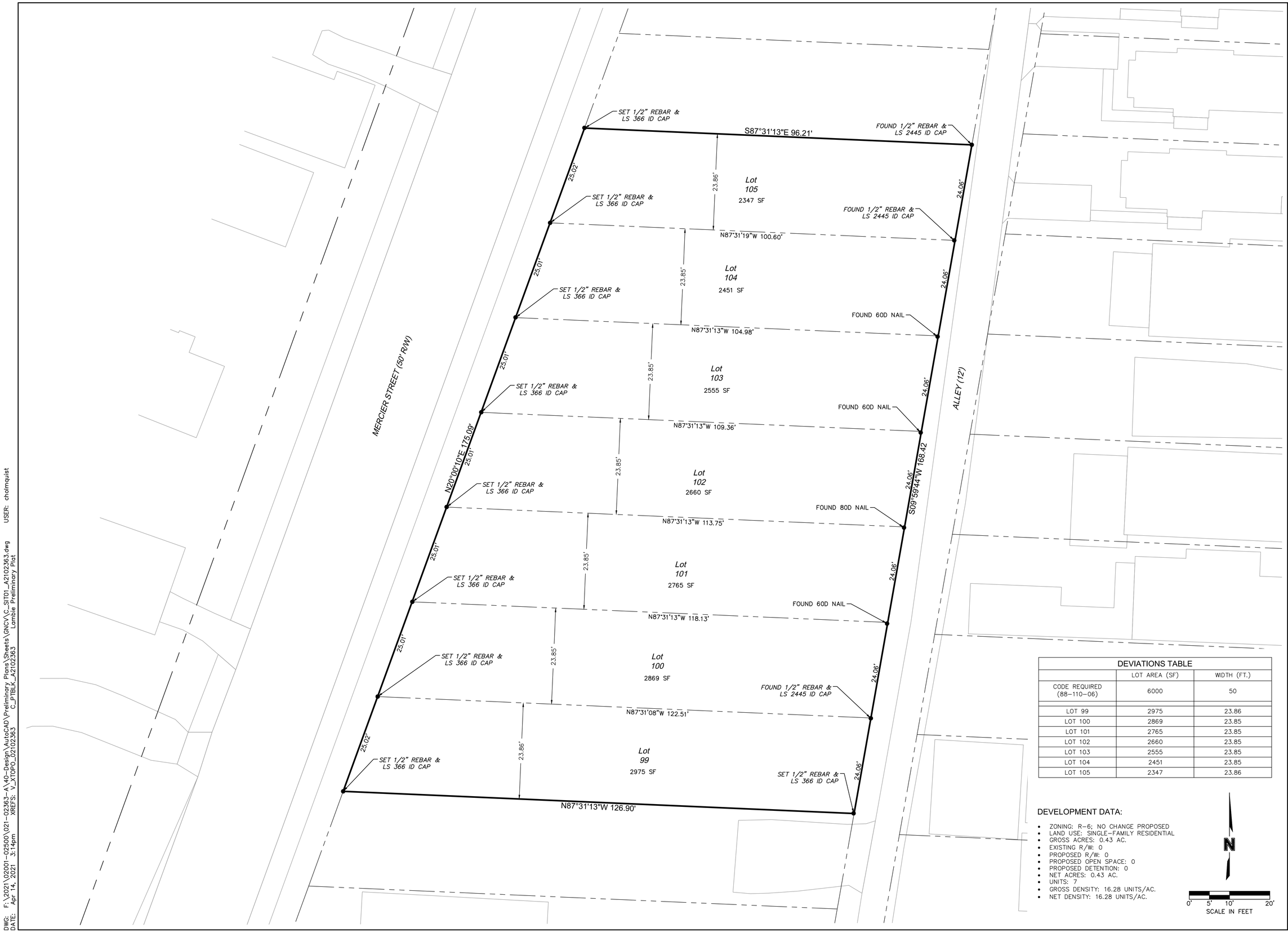
KANSAS CITY, MO

2021

drawn by: CJH
checked by: JFE
approved by:
QA/QC by: JM
project no.: A21-02363
drawing no.: C_EXC01_A2102363
date: 2021.03.19

SHEET
C1

DWG: F:\2021\02001-02500\021-02363-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_EXC01_A2102363.dwg USER: cholmquist
DATE: Apr 14, 2021 3:14pm XREFS: C_PTBLK_A2102363 Lambie Preliminary Plat WaterDistribution StormWater WasteWater V_XTOPO_02102363



DEVIATIONS TABLE		
	LOT AREA (SF)	WIDTH (FT.)
CODE REQUIRED (88-110-06)	6000	50
LOT 99	2975	23.86
LOT 100	2869	23.85
LOT 101	2765	23.85
LOT 102	2660	23.85
LOT 103	2555	23.85
LOT 104	2451	23.85
LOT 105	2347	23.86

DEVELOPMENT DATA:

- ZONING: R-6; NO CHANGE PROPOSED
- LAND USE: SINGLE-FAMILY RESIDENTIAL
- GROSS ACRES: 0.43 AC.
- EXISTING R/W: 0
- PROPOSED R/W: 0
- PROPOSED OPEN SPACE: 0
- PROPOSED DETENTION: 0
- NET ACRES: 0.43 AC.
- UNITS: 7
- GROSS DENSITY: 16.28 UNITS/AC.
- NET DENSITY: 16.28 UNITS/AC.

N

0' 5' 10' 20'
SCALE IN FEET

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Missouri Certificate of Authority #001593
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Revised per DRC comment	CJH

REVISIONS

PRELIMINARY PLAT

18TH & MERCIER - LAMBIE PROPERTY
PRELIMINARY PLAT

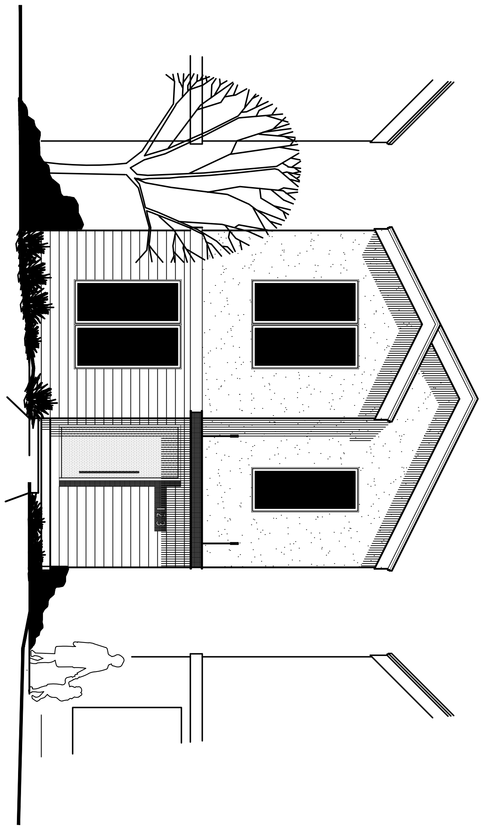
KANSAS CITY, MO

2021

drawn by:	CJH
checked by:	JPE
approved by:	
QA/QC by:	JM
project no.:	A21-02363
drawing no.:	C_SIT01_A2102363
date:	2021.03.19

SHEET
C2

DWG: F:\2021\02001-02500\021-02363-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_SIT01_A2102363.dwg USER: cholmquist
DATE: Apr 14, 2021 3:14pm XREFS: V_XTOPO_02102363 C_PTBLK_A2102363 Lambie Preliminary Plat



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SHEET NO. A0

DRAWN BY: MP
DATE: 5-1-18
PROJECT NO: 18-015-01

LAMBIE CUSTOM HOMES, INC.
8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913-390-4663
FAX: 913-390-4664
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FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	FJ-XX
HEADER/ BEAM — SIZE OF MEMBER PER HEADER/ BEAM SCHEDULE; NUMBER OF PLYS; "U" IF UPSET	A 2 U
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	2841
SMOKE ALARM	S
SMOKE & CARBON MONOXIDE ALARM	SC

HEADER / BEAM SCHEDULE

MARK	LUMBER SIZE	MARK	L.V.L. SIZE
A	2 x 6	E	1¾" x 7¼"
B	2 x 8	F	1¾" x 9½" (NOTE 3)
C	2 x 10	G	1¾" x 11⅞"
D	2 x 12	H	1¾" x 14"
		J	1¾" x 16"
		K	1¾" x 18"

1. ALL HEADERS IN EXTERIOR AND IN INTERIOR LOAD BEARING WALLS ARE TO BE TYPE "C 2" U.N.O.
2. HEADERS SHALL HAVE 1 KING AND 1 TRIMMER STUD U.N.O. BEAMS SHALL HAVE 2 BEARING STUDS BELOW EACH END U.N.O. SOLID BLOCKING BELOW.
3. FOR L.V.L. BEAMS IN 2x10 FLOORS, USE 9 1/4" L.V.L.

FLOOR JOIST SCHEDULE

MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	"I" JOIST (SEE NOTE)		9 1/2"		PER MANUFACTURER
FJ-2	"I" JOIST (SEE NOTE)		11 7/8"		PER MANUFACTURER
FJ-3	"I" JOIST (SEE NOTE)		14"		PER MANUFACTURER
FJ-18	LUMBER		2x12	16" O.C.	
FJ-19	LUMBER		2x12	24" O.C.	
FJ-20	LUMBER	ACQ. TREATED	2x10	12" O.C.	16'-2"
FJ-21	LUMBER	ACQ. TREATED	2x10	16" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	16" O.C.	12'-7"
FJ-24	LUMBER		2x10	12" O.C.	17'-9"
FJ-25	LUMBER		2x10	16" O.C.	15'-5"
FJ-26	LUMBER		2-2x10	16" O.C.	

NOTE: DESIGN I-JOISTS (LOADED W/ TOTAL LIVE AND DEAD LOAD) WITH A MAX. DEFLECTION OF L/360, EXCEPT BELOW BATHROOMS AND TILED AREAS WHERE THE DEFLECTION SHALL BE L/480 MAX.

CONCRETE WALL SCHEDULE

MARK	CONCRETE WALL THICKNESS	CONCRETE WALL HEIGHT	REINFORCING GRADE 40 VERTICAL	REINFORCING GRADE 40 HORIZONTAL
1	8"	4' OR LESS	#4's AT 36" O.C.	2 - #4's
2	8"	4' TO 6'	#4's AT 36" O.C.	3 - #4's
3	8"	6' TO 8'	#4's AT 16" O.C.	4 - #4's
4	8"	8'	#4's AT 16" O.C.	4 - #4's
5	8"	9'	#4's AT 12" O.C.	5 - #4's
6	10"	4'	#4's AT 36"O.C.	2 - #4's
7	10"	8'	#4's AT 36" O.C.	4 - #4's
8	10"	9'	#4's AT 16" O.C.	5 - #4's
9	10"	10'	#4's AT 12" O.C.	6 - #4's

GENERAL NOTES:

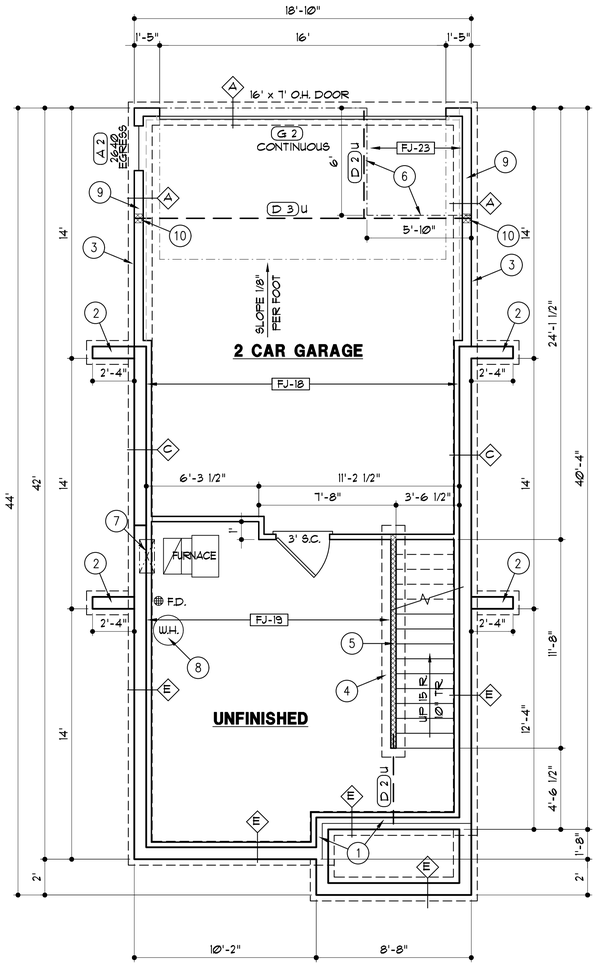
A. EXTERIOR FRAMED WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

B. INSTALL 1/2" ANCHOR BOLTS WITH 7" MIN. EMBEDMENT AT 3'-0" O.C. MAX. WHERE THE CONC. WALL IS FULL HEIGHT AND 6'-0" O.C. MAX. WHERE THE WALL IS PARTIAL HEIGHT OR AT WALK-OUT CONDITIONS AND WITHIN 6"-12" OF THE END OF THE SILL PLATE.

C. FOR DECK (OR COVERED DECK) FRAMING - SEE DETAIL 1/G3

FOUNDATION PLAN NOTES

1. CONCRETE PORCH SET BACK - SEE DETAIL 4/G2
2. RETURN WALL - SEE DETAIL 8/G2
3. STEP FOUNDATION & FOOTING AS REQUIRED BY SITE
4. 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-#4 BARS CONTINUOUS
5. 2x4 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
6. EDGE OF WALL LINE ABOVE
7. HVAC CHASE ABOVE
8. PROVIDE THERMAL EXPANSION CONTROL DEVICE.
9. 2x6 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
10. (4) STUDS FOR BEARING



FOUNDATION PLAN

1/4" = 1'-0"

SQUARE FOOTAGE TABLE	
LOCATION	AREA (S.F.)
FIRST FLOOR	739
SECOND FLOOR	731
TOTAL	1470
GARAGE	442
BASEMENT (UNFINISHED)	333
DECK	35

GENERAL NOTES:

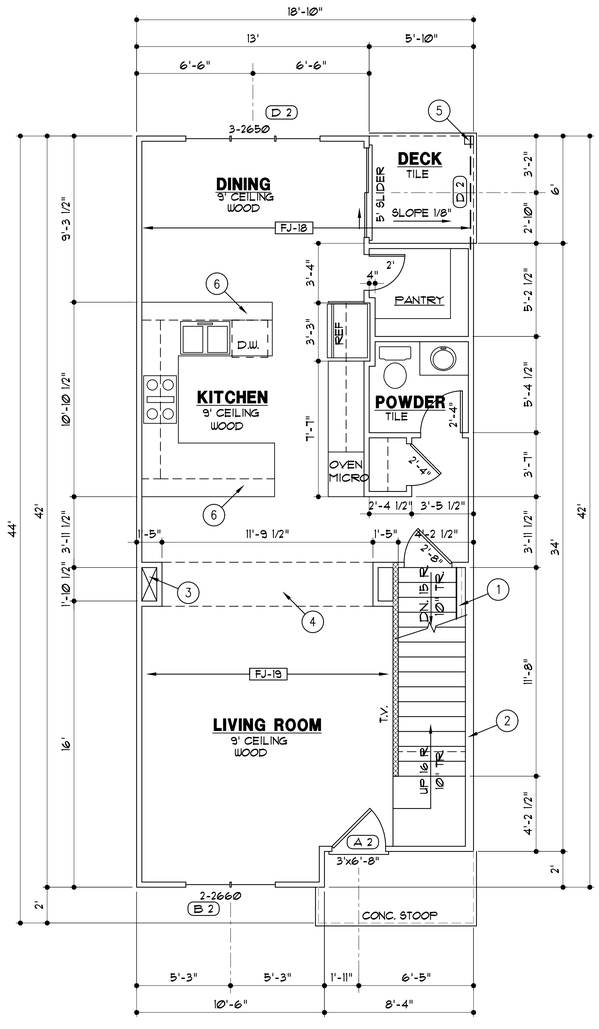
A. WINDOW SIZES SHOWN ARE APPROXIMATE. THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY WINDOW/ DOOR MANUFACTURER. SEE GENERAL NOTES ON SHEET G1 FOR ADDITIONAL WINDOW REQUIREMENTS.

B. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

C. FOR COVERED DECK FRAMING - SEE DETAIL 5/G2

FLOOR PLAN NOTES

1. 4" FINISH WALL
2. 18'-2" TALL UNINTERUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
3. HVAC CHASE
4. DROP CEILING 8"
5. 6x6 CEDAR POST
6. 12" OVERHANG ON COUNTERTOP. NO WALL CABINETS.



1st FLOOR PLAN

1/4" = 1'-0"

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913—390—4663
FAX: 913—390—4664
www.WebsterArchitects.com

LAMBIE CUSTOM HOMES, INC.
8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/7/18
PROJECT NO: 18-019-01

SHEET NO. A1

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	RJ-XX
HEADER/ BEAM — SIZE OF MEMBER PER HEADER/ BEAM SCHEDULE; NUMBER OF PLYS; "U" IF UPSET	A 2 U
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	2641
SMOKE ALARM	S
SMOKE & CARBON MONOXIDE ALARM	SC

HEADER / BEAM SCHEDULE

MARK	LUMBER SIZE	MARK	L.V.L. SIZE
A	2 x 6	E	1¾" x 7¼"
B	2 x 8	F	1¾" x 9½" (NOTE 3)
C	2 x 10	G	1¾" x 11⅞"
D	2 x 12	H	1¾" x 14"
		J	1¾" x 16"
		K	1¾" x 18"

1. ALL HEADERS IN EXTERIOR AND IN INTERIOR LOAD BEARING WALLS ARE TO BE TYPE "C 2" U.N.O.
2. HEADERS SHALL HAVE 1 KING AND 1 TRIMMER STUD U.N.O. BEAMS SHALL HAVE 2 BEARING STUDS BELOW EACH END U.N.O. SOLID BLOCKING BELOW.
3. FOR L.V.L. BEAMS IN 2x10 FLOORS, USE 9 1/4" L.V.L.

CEILING JOISTS SCHEDULE - LIVE LOAD 10 P.S.F.

MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR #2
CJ-1	2x6	12"	19'-6"
CJ-2	2x6	16"	17'-8"
CJ-3	2x8	12"	25'-8"
CJ-4	2x8	16"	23'-0"
CJ-5	2x10	12"	NA
CJ-6	2x10	16"	NA
CJ-7	2x4	24"	9'-10"
CJ-8	2x6	24"	14'-10"
CJ-9	2x8	24"	18'-9"
CJ-10	2x10	24"	22'-11"

GENERAL NOTES:

A. WINDOW SIZES SHOWN ARE APPROXIMATE. THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY WINDOW/ DOOR MANUFACTURER. SEE GENERAL NOTES ON SHEET G1 FOR ADDITIONAL WINDOW REQUIREMENTS.

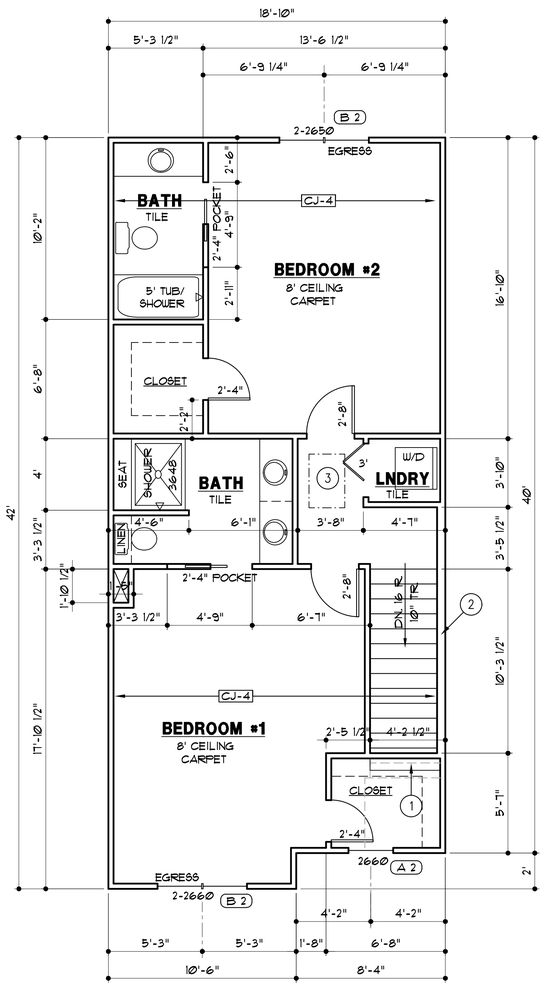
B. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES

1. CLIP FLOOR FOR STAIR HEADROOM

2. 18'-2" TALL UNINTERUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.

3. 1'-10"x3' ATTIC ACCESS



SECOND FLOOR PLAN

1/4" = 1'-0"

ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIPS	
VALLEYS	
EAVES, RAKE & GABLE	
HOUSE WALLS	
PURLIN	
TOP OF PURLIN STRUT OR RIDGE POLE	
BOT. OF PURLIN STRUT OR RIDGE POLE	
JOIST SIZE AND SPACING	RJ-X
UPLIFT VALUE	000#

ROOF RAFTER SCHEDULE

MARK	SIZE	SPACING	MAXIMUM SPAN	
			FLAT CEILING	VAULTED CEILING
RJ-1	2x6	12"	16'-7"	14'-9"
RJ-2	2x6	16"	14'-4"	12'-9"
RJ-3	2x6	24"	11'-9"	10'-5"
RJ-4	2x8	12"	21'-0"	18'-8"
RJ-5	2x8	16"	18'-2"	16'-2"
RJ-6	2x8	24"	14'-10	13'-2"
RJ-7	2x10	12"	25'-8"	22'-9"
RJ-8	2x10	16"	22'-3"	19'-9"
RJ-9	2x10	24"	18'-2"	16'-1"
RJ-10	2x12	16"	25'-9"	26'-5"
RJ-11	2x12	24"	18'-2"	22'-10"

GENERAL NOTES:

A. BRACE ALL RIDGES TO BEARNG WALLS OR BEAMS BELOW, AT 4' O.C. UNLESS NOTED OTHERWISE

B. STRUTS TO BEAR ON WALLS AS INDICATED. CONTACT ARCHITECT WITH ANY PROPOSED CHANGE TO STRUT BEARING LOCATIONS. ARCHITECT MAY NEED TO VERIFY THAT BEAMS BELOW NEW STRUT LOCATION CAN SUPPORT ADDED LOADS.

C. NET ROOF UPLIFT = 15.4 PSF (WIND) -10 PSF (DEAD) = 5.4 PSF

D. PURLIN STRUT AND RIDGE POLES TO BE STRAPPED WITH SIMPSON CS16 STRAP AT TOP (FASTENED TO RIDGE/HIP/VALLEY) AND BOTTOM (FASTENED TO BEAM/WALL) UNLESS NOTED OTHERWISE (RE:DETAIL 11/S3.4 AND 12/S3.4).

E. FASTEN BOTTOM OF ALL HIPS & VALLEYS AT WALL WITH SIMPSON H1Z STRAP

F. FASTEN BOTTOM OF A RAFTERS TO WALL TOP PLATE WITH MIN. (3) 10d TOENAILS.

G. ALL HIP/VALLEY/RIDGE INTERSECTION POINTS SHALL BE BRACED TO BEARING BEAM OR WALL.

H. FASTEN RAFTERS AT 4'-0" O.C. MAX. TO WALL TOP PLATE WITH SIMPSON H2.5 HURRICANE CLIPS. A MINIMUM OF TWO HURRICANE CLIPS SHALL BE INSTALLED UNDER EACH SHEET OF ROOF SHEATHING.

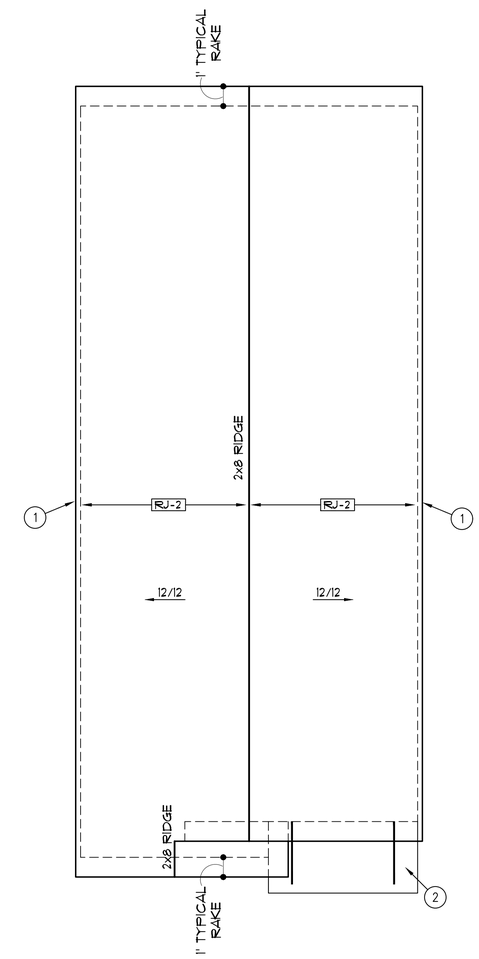
I. ALL HIPS, VALLEYS AND RIDGES HAVE BEEN SIZED AS STRUCTURAL BEAMS TO SUPPORT ANY GRAVITY AND WIND LOADS IMPOSED UPON THEM. THEREFORE, NEED FOR HEEL JOINT CONNECTIONS (TABLE R802.5.1(9)) IS ELIMINATED.

J. WHERE CEILING JOISTS AND RAFTERS ARE FRAMED PERPENDICULAR TO EACH OTHER, FRAME PER DETAIL 10 OR 11/G2.

ROOF PLAN NOTES

1. TIGHT BARGE SOFFIT

2. METAL AWNING SEE DETAIL 2/A3



ROOF PLAN

1/4" = 1'-0"

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913—390—4663
FAX: 913—390—4664
www.WebsterArchitects.com

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OVERLAND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/7/18
PROJECT NO: 18-0113-01

SHEET NO. **A2**

GENERAL NOTES

A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 7/16" O.S.B. SHEATHING

B. WINDOWS WHOSE SILL IS 72" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

ELEVATION NOTES

1. STUCCO SIDING, SEE DETAIL 1/A3. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. NO TRIM AROUND WINDOWS OR DOORS UNLESS NOTED OTHERWISE.

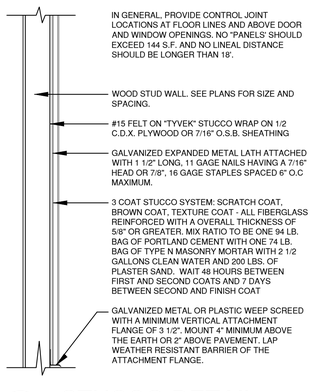
2. SMART LAP SIDING WITH 6" EXPOSURE AND NO TRIM AT CORNERS, DOORS OR WINDOWS

3. METL AWNING - SEE DETAIL 1/A3

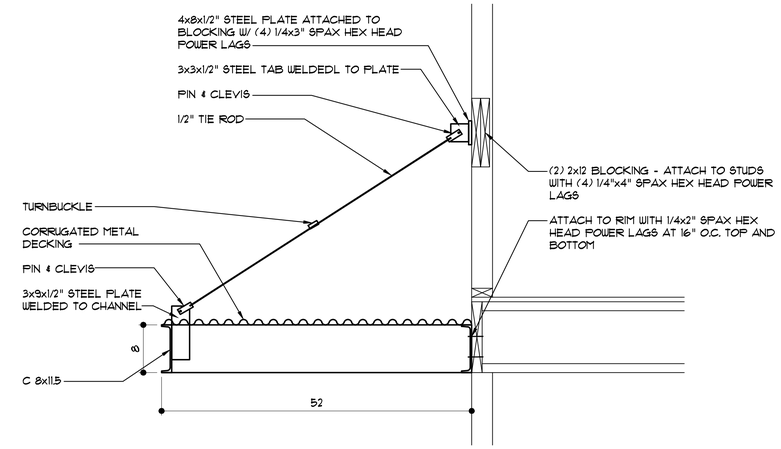
4. METAL PLATE FOR ADDRESS

5. RAILING

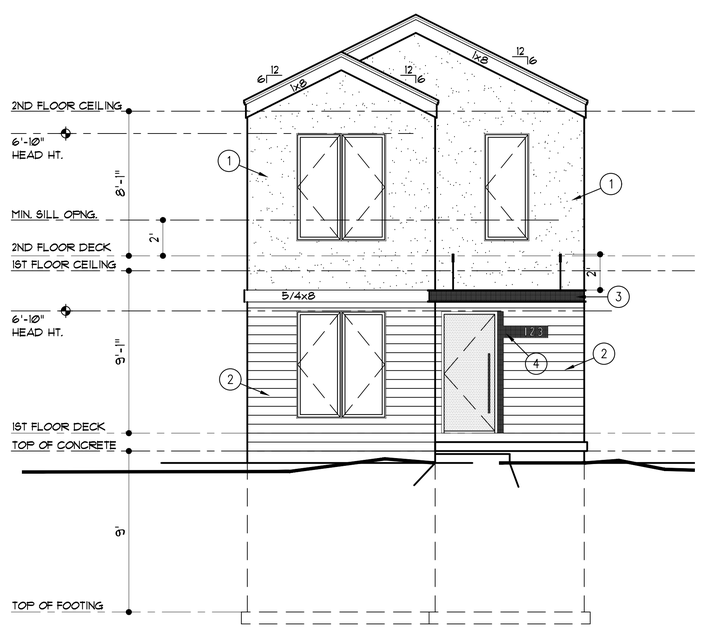
THE BUILDER MAY NEED TO MAKE ADJUSTMENTS TO WINDOW SIZES TO MEET CURRENT EGRESS OR FALL PROTECTION CODE REQUIREMENTS.



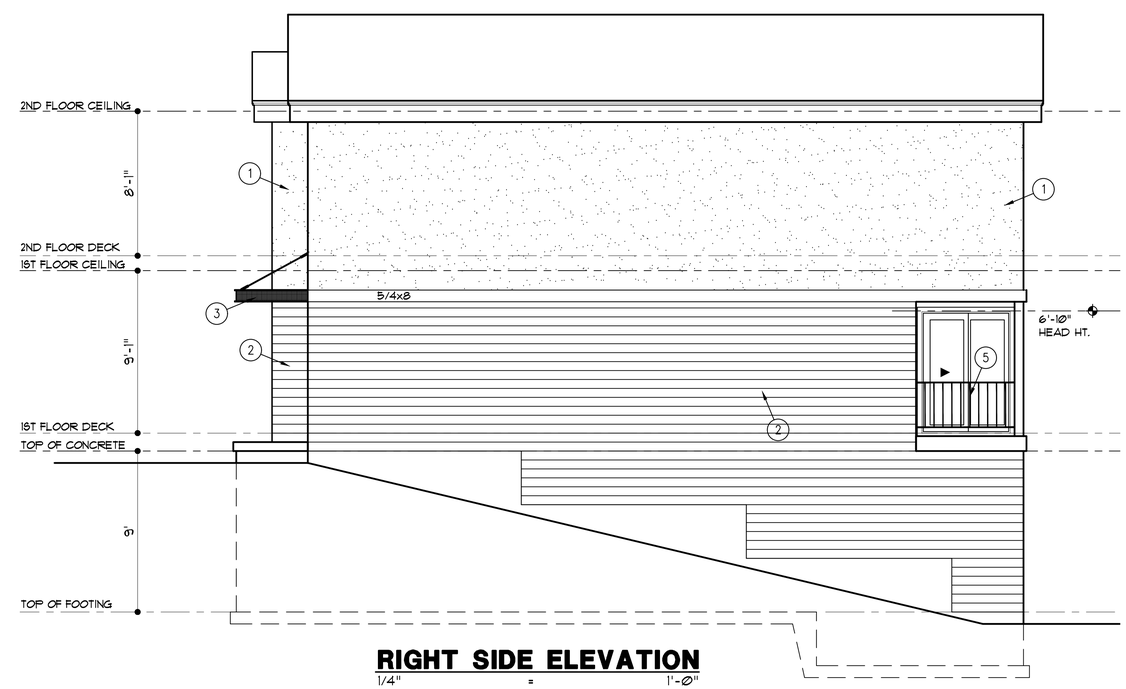
1 STUCCO DETAIL
3/4"=1'- 0" A-DTV-09206-01



2 ENTRY CANOPY - SECTION
1"=1'-0"



FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913-390-4663
FAX: 913-390-4664
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8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/1/18
PROJECT NO: 18-0193-01

SHEET NO. A3

GENERAL NOTES

A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 7/16" O.S.B. SHEATHING

B. WINDOWS WHOSE SILL IS 72" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

ELEVATION NOTES

1. STUCCO SIDING, SEE DETAIL 1/A3. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. NO TRIM AROUND WINDOWS OR DOORS UNLESS NOTED OTHERWISE.

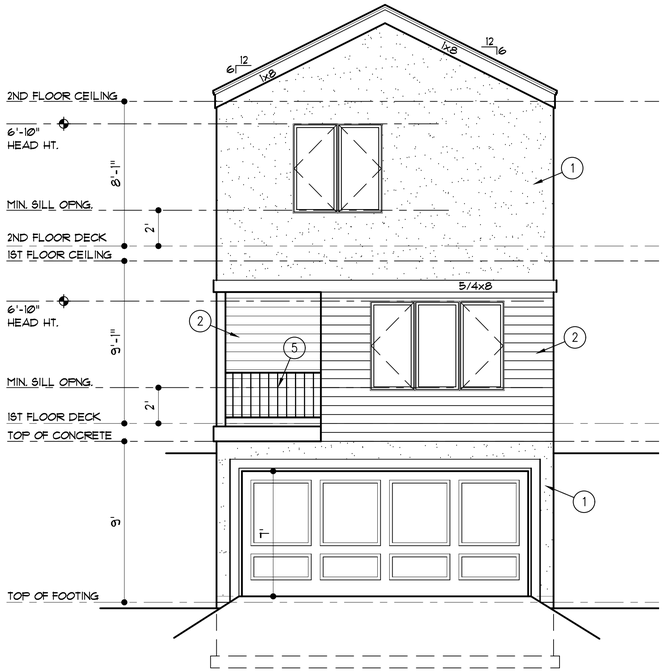
2. SMART LAP SIDING WITH 6" EXPOSURE AND NO TRIM AT CORNERS, DOORS OR WINDOWS

3. METL AWNING - SEE DETAIL 1/A3

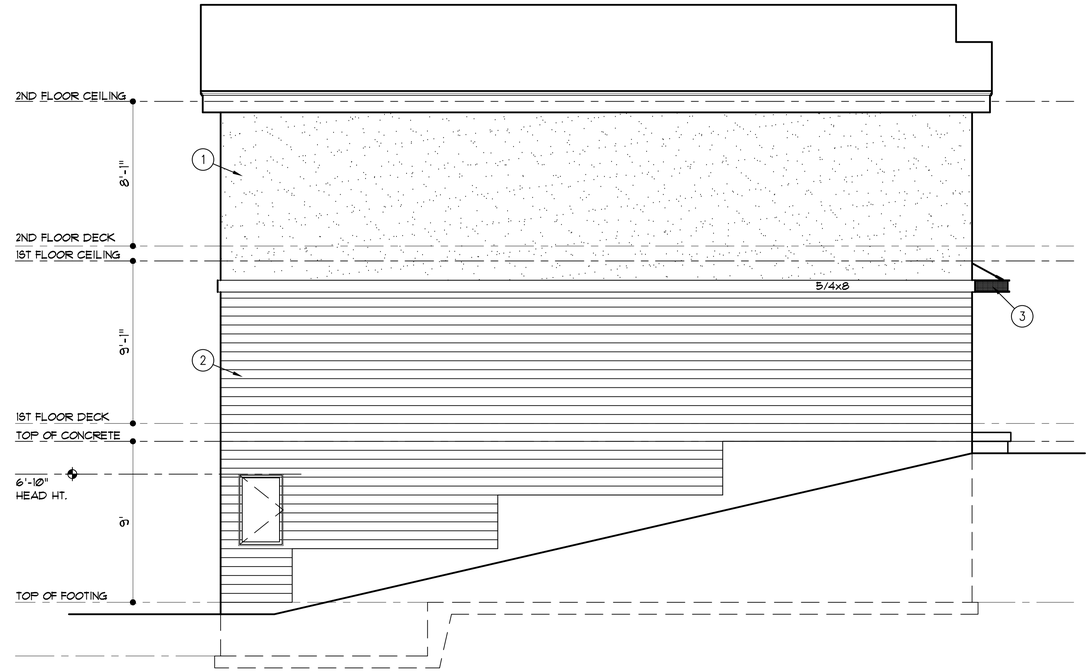
4. METAL PLATE FOR ADDRESS

5. RAILING

THE BUILDER MAY NEED TO MAKE ADJUSTMENTS TO WINDOW SIZES TO MEET CURRENT EGRESS OR FALL PROTECTION CODE REQUIREMENTS.



REAR ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913-390-4663
FAX: 913-390-4664
www.WebsterArchitects.com

LAMBIE CUSTOM HOMES, INC.
8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/7/18
PROJECT NO: 18-0913-01

SHEET NO. **A4**

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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
C.C.A.	CHROMATED COPPER ARSENATE
C.J.	CONTROL JOINT
CLG.	CEILING
C.O.	CASED OPENING
D.	DRYER
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DN.	DOWN
D.W.	DISHWASHER
E.J.	EXPANSION JOINT
EQ.	EQUAL
F.D.	FLOOR DRAIN
GA.	GAUGE OR GAGE
GFI	GROUND FAULT CIRCUIT INTERRUPTER
H.B.	HOSE BIB
HT.	HEIGHT
K.S.	KNEE SPACE
LB. (#)	POUND
L.V.L.	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MIN.	MINIMUM
MICRO.	MICROWAVE OVEN
O.C.	ON CENTER
O.H.	OVERHEAD/ OVERHANG
PR.	PAIR
R.	RISER
REF.	REFRIGERATOR
RM.	ROOM
R.O.	ROUGH OPENING
S.F.	SQUARE FEET
SIM.	SIMILAR
SQ.	SQUARE
T.	TREAD
T.C.	TRASH COMPACTOR
T.V.	TELEVISION
TYP.	TYPICAL
W.	WASHER
W/	WITH
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATER
W.W.F.	WELDED WIRE FABRIC

LOAD AND DEFLECTION LIMITATIONS

AREA	CONDITION	MIN. LOADS (P.S.F.) LIVE	DEAD
DECKS	-	40	10
CEILING JOISTS	NO STORAGE	10	10
CEILING JOISTS	STORAGE ALLOWED	20	10
FLOORS	NON-SLEEPING	40	10 (20 FOR TILED FLRS *)
	SLEEPING AREAS	30	10 (20 FOR TILED FLRS *)
ROOFS	WOOD OR COMPOSIT.	20	10 (20 IN LEAWOOD)
	TILE OR CONCRETE	20	20
STAIRS	-	40	10
HANDRAIL/ GUARDRAIL		200# IN ANY DIRECTION	

NOTE:
- WIND SPEED 90 MPH (CATAGORY AS DEFINED BY R301.2.1.4)
* TILE FLOOR LOAD BASED ON THINSET METHOD.

BUILDING INSULATION SCHEDULE

OPENING MAXIMUM U-VALUE		
WINDOWS		.35
OPAQUE DOORS		.35
GLASS DOORS		.40
SKYLIGHT		.6
BULDING COMPONENT MINIMUM R-VALUE		
CEILING		
	WITH ATTIC	49
	CATHEDRAL	38
WALL		
	EXTERIOR 2x4 or 2x6	13 or 19
	BASEMENT (CAVITY or CONTINUOUS)	13 or 10
	CRAWL SPACE	10
FLOORS		
	TRENCH FOOTINGS - HEATED SLAB	15
	TRENCH FOOTINGS	10
	OVER UNHEATED SPACES	19
	OVER OUTSIDE AIR	30
DUCTS IN UNHEATED SPACES - SUPPLY AND RETURN		8
DUCTS IN UNHEATED SPACES - IN FLOOR AND CEILING ASSEMBLY		6
HOT WATER SYSTEM PIPING		1" OF INSULATION
FURNACE (AFUE)		80% MINIMUM
AIR CONDITIONING (SEER)		13 MINIMUM

CODE COMPLIANCE

A. BUILDING CONSTRUCTION: REGARDLESS OF WHAT IS SHOWN ON THE PLANS, THE BUILDING SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ANY OTHER CITY REQUIREMENTS.

B. FOUNDATION WALLS ARE DESIGNED TO COMPLY WITH THE JOHNSON COUNTY FOUNDATION GUIDELINES.

C. BUILDING DESIGNED FOR SEVERE CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA OF WEATHERING CONDITIONS, MODERATE TO SEVERE TERMITE CONDITIONS, MODERATE DECAY CONDITIONS, 6 DEGREES FAHRENHEIT AND 5,333 HEATING DEGREE DAYS WINTER DESIGN TEMPERATURE CONDITIONS, 36 INCHES FROST LINE DEPTH CONDITIONS AND FLOOD HAZARDS BASED UPON THE LATEST ADOPTED F.I.R.M. AND F.B.F.M. DOCUMENTS IN ACCORDANCE WITH L.B.C. ARTICLE 4-905.

GENERAL NOTES

A. GLASS: PROVIDE SAFETY GLAZING WHERE REQUIRED BY IRC R308 AND IN THE FOLLOWING LOCATIONS: 1. STORM DOORS, 2. INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, 3. WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, 4. ENCLOSURES FOR HOT TUBS, SAUNAS, STEAM ROOMS, SPAS, BATH TUBS, SHOWERS AND WHIRLPOOLS, 5. FIXED OR OPERABLE PANELS EXCEEDING 9 SQUARE FOOT AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WALKING SURFACE WITHIN 36"

B. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST WIND LOADS SPECIFIED IN IRC TABLE R301.2(4)A. EXTERIOR OVERHEAD DOORS SHALL MEET D.A.S.M.A. 90 MPH REQUIREMENTS.

C. BEDROOM EGRESS: AT LEAST ONE WINDOW FROM EACH BEDROOM AND FROM THE BASEMENT SHALL HAVE AN OPERABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPERABLE HEIGHT OF 24" AND A WIDTH OF 21" AND WITH THE BOTTOM OF THE OPERABLE PORTION NO MORE THAN 44" A.F.F. WINDOWS WHOSE SILL IS 72" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

D. STAIRWAYS: MAXIMUM RISE 7¾", MINIMUM RUN 10", MINIMUM HEADROOM 6'-8", MINIMUM WIDTH 36". HANDRAILS ARE REQUIRED WHEN STAIRS HAVE 4 OR MORE RISERS. HANDRAIL TO HAVE ENDS RETURNED OR TERMINATED IN A NEWEL POST OR SAFETY TERMINAL AND PLACED MINIMUM 34", MAXIMUM 38" ABOVE TREAD NOSING. THE HAND GRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2 5/8" IN CROSS SECTION DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. EXTEND ONE HANDRAIL 12" BEYOND THE TOP & BOTTOM RISER. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STAIR RUN. THE CEILING AND WALLS OF USEABLE SPACE UNDER STAIRS SHALL BE SURFACED WITH 1/2" GYPSUM BOARD, TAPED AND FINISHED.

E. GUARDRAILS: ALL UNENCLOSED FLOOR AREAS, STAIRS AND EXTERIOR DECKS OVER 30" ABOVE GRADE SHALL HAVE 36" HIGH GUARDRAILS WITH A MAXIMUM OPENING OF 4" BETWEEN BALLUSTERS. BALLUSTERS SHALL NOT CREATE A LADDER.

F. DOOR BETWEEN THE GARAGE AND DWELLING SHALL BE 1 3/8" THICK SOLID WOOD, 1 3/8" THICK MINIMUM SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED, EQUIPPED WITH A SELF-CLOSING DEVICE.

G. ATTACHED GARAGE: CEILINGS AND BEAMS WITHIN THE GARAGE WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD, IF SPACE ABOVE GARAGE IS LIVING SPACE.

H. BUILDER TO PROVIDE DECK OR LANDING PRIOR TO OWNER OCCUPANCY.

J. CRAWL SPACE: THE MINIMUM NET AREA OF VENTILATION OPENINGS WILL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE SUCH VENTILATING OPENING WILL BE WITHIN 3 FEET OF EACH CORNER. AN 18"x24" MINIMUM ACCESS OPENING SHALL BE PROVIDED TO CRAWL SPACE.

K. ALL EXTERIOR DOORS, INCLUDING THE DOOR BETWEEN THE GARAGE AND THE HOUSE, SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF SECTION MUNICIPAL CODE OF THE CITY IN WHICH THIS PROJECT IS LOCATED. FOR CITY OF RAYMORE SEE SECTION R324 "PHYSICAL SECUTITY" OF MUNICIPAL CODE.

MECHANICAL, ELECTRICAL NOTES

A. SMOKE DETECTORS: INSTALL ONE IN EACH BEDROOM, OUTSIDE OF EACH BEDROOM AREA, AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT. ALL ALARMS ARE TO BE INTERCONNECTED SO THAT ACTIVATING ONE ALARM ACTIVATES THEM ALL.

B. CARBON MONOXIDE ALARMS: IN DWELLING UNITS USING FUEL-FIRED APPLIANCES OR IN DWELLING UNITS WITH ATTACHED GARAGES, INSTALL CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS .

C. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) SHALL BE INSTALLED IN RECEPACLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OUTDOORS, CRAWL SPACES, AND WITHIN 6' OF ANY SINK. BATHROOM RECEPTACLES REQUIRE SEPARATE 20-AMP CIRCUIT. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3902.12 OR AS REQUIRED BY MUNICIPALITY.

D. FIREPLACE: FACTORY-BUILT FIREPLACE WILL BE EQUIPPED WITH LISTED COMPONENT FOR OUTSIDE COMBUSTION AIR PER IRC 1005 AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS

E. ALL BATHROOMS TO RECEIVE EXHAUST FANS-- 50 CFM DIRECTLY TO OUTSIDE. POINT OF DISCHARGE MIN. 3' FROM ANY OPENING.

MECHANICAL, ELECTRICAL NOTES CONT.

F. HEAT PUMP THERMOSTATS MUST PREVENT BACK-UP ELECTRIC RESISTANCE HEAT WHEN THE HEAT PUMP CAN MEET THE LOAD.

G. DUCT SEALING MUST MEET THE REQUIREMENTS OF M 1601.3.1

H. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE PANEL BOX SHOULD BE 200 AMP

I. ANY DUCT PENETRATIONS OF THE WALLS OR CEILING SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 26 GAUGE SHEET METAL WITH NO OPENINGS IN THE GARAGE.

CONCRETE NOTES

A. CONCRETE: ALL CONCRETE SHALL BE 5-7% AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED BELOW AT 28 DAYS:
1. BASEMENT AND INTERIOR FLOOR SLABS: 3,000 PSI (2,500 IN LENEXA)
2. BASEMENT AND FOUNDATION WALLS: 3,000 PSI
3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3,500 PSI

B. REINFORCING SHALL BE GRADE 40. SPLICES SHALL LAP 24" MIN. UNLESS NOTED OTHERWISE.

C. FOOTINGS: FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 36" BELOW FINISHED GRADE. FOOTINGS UNDER FOUNDATION WALLS SHALL HAVE A MINIMUM WIDTH OF 16" AND A MINIMUM DEPTH OF 8" AND SHALL HAVE 2 #4 BARS CONTINUOUS. TRENCH FOOTINGS SUPPORTING MORE THAN ONE FLOOR SHALL BE A MINIMUM OF 16" WIDE. FOOTINGS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. MAXIMUM HORIZONTAL JUMPS FOR FOOTINGS SHALL BE 1'.

D. WALLS: HORIZONTAL BARS SHALL BE PLACED WITH THE TOP BAR WITHIN 8 INCHES OF THE TOP OF THE WALL AND OTHER BARS EQUALLY SPACED. BARS SHALL LAP A MINIMUM 18 INCHES AT ENDS, SPLICES AND AROUND CORNERS, REINFORCEMENT SHALL BE CONTINUOUS AROUND WINDOWS, DOORS AND OTHER OPENINGS WITH SPLICES AS NOTED ABOVE TO MINIMIZE CRACKING AT CORNERS OF THE OPENINGS. BARS SHALL BE PLACED 2" FROM THE INSIDE FACE OF THE WALL.

E. DAMPPROOFING: DAMPROOFING REQUIRED FOR WALLS ENCLOSING BASEMENTS OR OTHER HABITABLE SPACE. A MINIMUM OF ONE COAT OF DAMPPROOFING SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES, VOIDS AND HONEYCOMBED AREAS WITH SEALANT BEFORE DAMPPROOFING.

F. WATERPROOFING: WATERPROOFING REQUIRED IN LIEU OF DAMPROOFING WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITIONS EXIST.

G. DRAIN TILE: INSTALL CONTINUOUS 4" DRAIN TILE AROUND THE PERIMETER OF ALL FOUNDATIONS ENCLOSING HABITABLE SPACES LOCATED BELOW GRADE. INSTALL VERTICAL DRAINS TO THE PERIMETER DRAIN TILE AT ALL WINDOW WELLS. SET DRAIN TILE ON A 2" DEEP BY 12" WIDE GRAVEL BED AND COVER TILE WITH AT LEAST 6" OF COARSE, CLEAN ROCK AND A FILTER MEMBRANE MATERIAL. CONNECT THE DRAINS TO A 20-GALLON SUMP PIT OR DRAIN BY GRAVITY TO AN OUTLET WELL AWAY FROM THE HOUSE.

H. FOUNDATION ANCHORAGE: BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE AND SPACED NOT MORE THAN 3 FEET ON CENTER AND WITHIN 12 INCHES OF THE END OF EACH PIECE.

I. BEAM POCKETS: RECESSED 4" INTO THE WALL. THE DEPTH AND WIDTH SHALL BE SIZED TO ACCOMMODATE THE DESIGNATED BEAM.

J. FLOOR SLABS: BASEMENT FLOOR SLABS SHALL BE A MINIMUM 4 INCHES THICK AND PLACED ON A 4-INCH GRAVEL BASE. THE BASEMENT FLOOR SHALL BE ISOLATED FROM COLUMN PADS, INTERIOR COLUMNS AND INTERIOR BEARING WALLS. INTERIOR COLUMNS AND BEARING WALLS SHALL BE SUPPORTED ON A SEPARATE INTERIOR FOOTING (NOT ON TOP OF THE FLOOR SLAB). THE GARAGE FLOOR SHALL SLOPE TOWARDS THE GARAGE DOORWAYS OR SLOPE TO A TRENCH OR UN-TRAPPED DRAIN THAT DISCHARGES DIRECTLY TO THE EXTERIOR ABOVE GRADE. OPTIONAL (EXCEPT IN LEAWOOD) 6 MIL. POLY VAPOR BARRIER SHOULD BE INSTALLED UNDER THE FLOOR SLAB.

GENERAL FRAMING NOTES

A. LUMBER: LUMBER IS #2 OR BETTER DOUGLAS FIR LARCH, EXCEPT FOR DECAY RESISTANT LUMBER WHICH IS SOUTHERN YELLOW PINE #2.

B. ALL EXTERIOR FRAMING LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE DECAY RESISTANT

C. L.V.L. HEADERS & BEAMS ARE TO HAVE A MIN. MODULUS OF ELASTICITY OF 1.9 x 10 PSI.

D. FLOOR, CEILING AND ROOF OPENINGS: TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3 FEET FROM THE TRIMMER JOIST BEARING. TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER RAFTERS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR RAFTER HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL.

E. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4' THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION, OR WALL.

FRAMING NOTES- FLOORS

A. BEARING: THE ENDS OF EACH JOIST SHALL NOT HAVE LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS. JOIST FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3 INCHES OR STRAPPED TOGETHER. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.

B. LATERAL SUPPORT: JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES, PROVIDE BLOCKING UNDER AND IN-LINE WITH THE BRACED WALL PANEL.

C. DECKING TO BE ¾" (MIN.) PLYWOOD OR ORIENTED STRAND BOARD INSTALLED PERPENDICULAR TO JOISTS.

D. TOP OF WALL SUPPORT CONNECTIONS: WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF 2 JOIST SPACES SHALL BE PROVIDED AT A MAXIMUM OF 4 FEET CENTERS, AND SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2 BY 4'S FLAT AT 4-FOOT CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE THE SOLID BLOCKING. SECURE EACH 2 BY 4 TO THE SILL PLATE WITH FOUR 10D NAILS.

E. "I" JOISTS (IF USED) SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

F. PROVIDE BLOCKING OR BRIDGING AT CANTILEVERS.

G. IF REQUIRED BY CITY, PROVIDE 1/2" DRYWALL ON CEILING OF UNFINISHED SPACES FOR FLOOR FRAMING USING "I" JOISTS OR TRUSSES.

FRAMING NOTES - WALLS

A. SIZE, HEIGHT AND SPACING: UNLESS OTHERWISE NOTED, STUDS SHALL BE 2 X 4'S SPACED AT 16" O.C.

FOR EXTERIOR WALLS SUPPORTING A ROOF ONLY, 2 x 6 STUDS SPACED 16" O.C SHOULD BE USED FOR ALL WALLS 14' TO 18' TALL AND 2 x 6 STUDS SPACED 12" O.C SHOULD BE USED FOR WALLS 18' TO 20' TALL.

FOR WALLS SUPPORTING A ROOF AND A FLOOR 2 x 6 STUDS SPACED 16" O.C SHOULD BE USED FOR WALLS 12' TO 18' TALL

STUDS SHALL BE CONTINUOUS FROM SOLE PLATE TO TOP PLATE OR CEILING DIAPHRAGM, EXCEPT FOR JACK STUDS,TRIMMER OR CRIPLE STUDS.

B. ANGLES: ANGLED WALLS ARE ASSUMED TO BE 45° UNLESS OTHERWISE NOTED.

C. FRAMING DETAILS: BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVER-LAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.

D. OPENINGS: UNLESS OTHERWISE NOTED, ALL HEADERS ARE TO BE TYPE "A" PER THE HEADER SCHEDULE. EACH END OF A HEADER SHALL HAVE A BEARING LENGTH OF NOT LESS THAN 1-1/2 INCHES FOR THE FULL WIDTH OF THE LINTEL. PROVIDE SOLID BLOCKING BELOW ALL STUDS SUPPORTING HEADERS AND BEAMS.

- UNLESS OTHERWISE DIMENSIONED, INTERIOR DOORS AND CASED OPENINGS ARE TO BE CENTERED IN THE WALL OR 3" FROM CORNERS AS INDICATED ON THE DRAWINGS.

E. FIRE BLOCKING OF NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND LAUNDRY CHUTES AT CEILING AND FLOOR LEVEL.

F. CRIPPLE WALLS: FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH 2 X 4 STUDS WITH A MINIMUM LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING. WHEN EXCEEDING 4' IN HEIGHT ON 2 STORY STRUCTURES, WALLS SHALL BE 2 X 6 STUDS AT 16" O.C.

G. BASEMENT NONBEARING WALLS: NON-LOAD BEARING STUD WALLS EXTENDING FROM THE FLOOR SLAB TO THE STRUCTURE ABOVE SHALL BE PROVIDED WITH A MINIMUM 1-INCH EXPANSION JOINT.

H. GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET A 90 mph WIND LOAD. THE H-FRAME FOR ATTACHMENT OF TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHES WITH 3-1/4"x120 NAILS @ 7" O.C. STAGGERED WITH 7) 3-1/4"x120 NAILS THRU JAMB INTO HEADER, MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

FRAMING NOTES- DECKS

A. FOR DECK LEDGER ATTACHMENT AND DECK CONSTRUCTION REFER TO IRC SECTION 507.

FRAMING NOTES- CEILING

A. BLOCKING: ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION AND LATERAL DISPLACEMENT.

B. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS.

FRAMING NOTES- ROOF

A. FRAMING: RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 1-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

B. BRACING: ALL PURLINS AND HIPS, RIDGES, AND VALLEYS SHOWN TO BE SUPPORTED SHALL BE BRACED WITH A STRUT DOWN TO A BEARING WALL (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING). THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45° FROM THE HORIZONTAL.

C. RAFTER TIES: RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 2"x4" MINIMUM CROSSTIES AT EACH RAFTER AND LOCATED AS CLOSE TO THE CEILING JOISTS AS POSSIBLE (RE: DETAIL 10, 11, & 12/G2).

D. RAFTER COLLAR TIES: PROVIDE 1x4 MIN. COLLAR TIES AT 48" O.C. (RE: DETAIL 10, 11, & 12/G2). AT CATHEDRAL CEILINGS PROVIDE RIDGE STRAPS.

E. VAULTED CEILINGS: FOR RAFTERS SMALLER THAN A 2 x 10, FURRING MUST BE ADDED TO THE BOTTOM OF THE RAFTER TO OBTAIN A 9 1/4" MINIMUM DEPTH.

F. FLASH AND COUNTERFLASH ROOF RIDGES AND VALLEYS, ROOF PENETRATIONS, CHANGES IN ROOF PITCHES, RAKES, CHIMNEY BASES, WINDOW AND DOOR HEADS, ETC. TO PROVIDE WATER TIGHT CLOSURES. ALL EXPOSED FLASHING TO BE 26 GAUGE ALUMINUM. COUNTERFLASHING SHALL BE FABRICATED FROM 40# TERNE METAL.

G. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILINGS DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION AND EACH SPACE BETWEEN JOISTS SHALL BE VENTED.

H. ROOF SHEATHING: SHALL BE INSTALLED PERPENDICULAR TO THE ROOF JOISTS AND THE ENDS SHALL BE STAGGERED.

PREFABRICATED WOOD TRUSSES (IF USED)

A. ROOF AND FLOOR TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES AND THE NATIONAL DESIGN SPECIFICATION FOR ANSI/NFOPA WOOD CONSTRUCTION. PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED TO PROVIDE MEMBER AND TRUSS STABILITY.

B. ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/240, AND TO SAFELY SUPPORT THE FOLLOWING LOADS:
1. TOP CHORD:
a. LIVE LOAD .... SEE GENERAL NOTES
b. DEAD LOAD .... 15 PSF
2. BOTTOM CHORD:
a. LIVE LOAD .... 10 PSF
b. DEAD LOAD .... 10 PSF
3. WIND LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE. GABLED END TRUSSES SHALL HAVE VERTICAL MEMBERS SPACED AT 16" ON CENTER MAXIMUM.
4. TRUSSES SHALL ALSO BE DESIGNED TO SUPPORT ADDITIONAL OVERBUILD FRAMING TO FORM VALLEYS AND HIPS ON ROOFS.
5. TRUSSES SHALL BE DESIGNED TO SUPPORT DRIFTED SNOW LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE.
6. TRUSSES SHALL BE ATTACHED TO WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS PER IRC TABLE R802.11.

ENERGY REQUIREMENTS

A. THE BUILDING THERMAL ENEVELOPE IS REQUIRED TO BE SEALED (IRC N1102.4.1)

B. RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES

C. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (IRC SECTION N1103.2)

D. PENETRATIONS IN AIR BARRIERS (HOUSE WRAP) SHALL BE TAPED AND SEALED AS REQUIRED BY AIR BARRIER MANUFACTURER, WINDOW/ DOOR MANUFACTURER AND ENERGY CODE.

D. FOR CITY OF OLATHE (BUILDER CHECK ONE):

☐ THE ENERGY AUDIT METHOD OF COMPLIANCE FOR THE 2009 ENERGY CODE SHALL BE FOLLOWED.

☐ THE PRESCRIPTIVE METHOD FOR COMPLIANCE WITH THE 2012 ENERGY CODE SHALL BE FOLLOWED.

FASTENING SCHEDULE

CONNECTION	NAILS	LOCATION
JOIST TO SILL OR GIRDER	3-8d 3 - 3" x 0.131"	TOENAIL
BRIDGING TO JOIST	2-8d 2 - 3" x 0.131"	TOENAIL
SOLE PLATE TO JOIST OR BLOCKING	16d at 16" o.c. 3-3" x 0.131 at 8" o.c.	FACE NAIL
SOLE PLATE TO JOIST / BLOCKING AT BRACED WALL PANELS	3-16d at 16" o.c. 4 -3" x 0.131 at 16" o.c.	FACE NAIL
TOP PLATE TO STUD	2-16d 3 - 3" x 0.131"	END NAIL
STUD TO SOLE PLATE	4-8d 4 - 3" x 0.131"	TOENAIL
	2-16d 3 - 3" x 0.131"	FACE NAIL
DOUBLE STUDS	16d at 24" o.c. 3" x 0.131 at 8" o.c.	FACE NAIL
DOUBLE TOP PLATES	16d at 24" o.c. 3" x 0.131 at 12" o.c.	FACE NAIL
	8-16d 12-3" x 0.131	LAP SPLICE
BLOCKING BETWEEN JOISTS AND RAFTERS TO TOP PLATE	3-8d 3-3" x 0.131 at 12" o.c.	TOENAIL
RIM JOIST TO TOP PLATE	8d at 6" o.c. 3" x 0.131 at 6" o.c.	TOENAIL
TOP PLATE, LAPS AND INTERSECTIONS	2 - 16d 3 - 3" x 0.131"	FACE NAIL
CONTINUOUS HEADER, 2 PIECES.	16d at 16" o.c. 3" x 0.131 at 12" o.c.	FACE NAIL
CEILING JOISTS TO TOP PLATE	3-8d 5 - 3" x 0.131	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d 6 - 3" x 0.131	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16d 4 - 3" x 0.131	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS/ RAFTER TIES TO RAFTERS	RE: IRC TABLE R802.5.1 (9)	FACE NAIL
RAFTER TO PLATE	3-8d 3 - 3" x 0.131"	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d 2 - 3" x 0.131"	FACE NAIL
BUILT UP CORNER STUDS	16d at 24" o.c. 3" x 0.131" at 16" o.c.	FACE NAIL
BUILT UP BEAMS. STAGGER NAILS ON OPPOSITE SIDES	20d at 32" o.c. 3" x 0.131" at 24" o.c.	FACE NAIL
BUILT UP BEAMS AT ENDS AND SPLICES	2-20d 3 - 3" x 0.131"	FACE NAIL
COLLAR TIE TO RAFTER	3-10d 4 - 3" x 0.131"	FACE NAIL
JACK RAFTER TO HIP	3-10d 4 - 3" x 0.131"	TOE NAIL
	2-16d 3 - 3" x 0.131"	FACE NAIL
ROOF RAFTER TO 2 x RIDGE BEAM	2-16d 3 - 3" x 0.131"	TOE NAIL & FACE NAIL
JOIST TO BAND JOIST	3-16d 4 - 3" x 0.131"	FACE NAIL
LEDGER STRIP	3-16d 4 - 3" x 0.131"	FACE NAIL
3/4" OR LESS WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING	6d at 12" o.c.	INTERMEDIATE
	6d at 6" o.c.	EDGES
	2 3/8" x 0.113 AT 8" o.c.	INTERMEDIATE
	2 3/8" x 0.113 AT 4" o.c.	EDGES
7/8" TO 1" WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING	10d at 12" o.c.	INTERMEDIATE
	8d at 6" o.c.	EDGES
	2 1/2" x 0.131 AT 8" o.c.	INTERMEDIATE
	2 3/8" x 0.131 AT 4" o.c.	EDGES
1 1/8" TO 1 1/4" WOOD STRUCTURAL PANEL WALL, SUBFLOOR, & ROOF SHEATHING	8d at 12" o.c.	INTERMEDIATE
	10d at 6" o.c.	EDGES
	3" x 0.148 AT 8" o.c.	INTERMEDIATE
	3" x 0.148 AT 4" o.c.	EDGES
HARDBOARD SIDING	8d at 6" o.c.	INTERMEDIATE
	8d at 12" o.c.	EDGES
1/2" GYPSUM SHEATHING	6d at 8" o.c.	INTERMEDIATE
	6d at 4" o.c.	EDGES
5/8" GYPSUM SHEATHING	8d at 8" o.c.	INTERMEDIATE
	8d at 4" o.c.	EDGES
WOOD I JOISTS AT EACH END AND BEARING POINT	8d each side	FACE NAIL

NOTE:
1. ON ½" GYPSUM SHEATHING, 1¼" TYPE W OR S SCREWS MAY BE USED IN LIEU OF NAILS. ON ⅝" SHEATHING, THE SCREWS ARE TO BE 1 ⅝" LONG. THE SPACING IS THE SAME AS THE NAILS.

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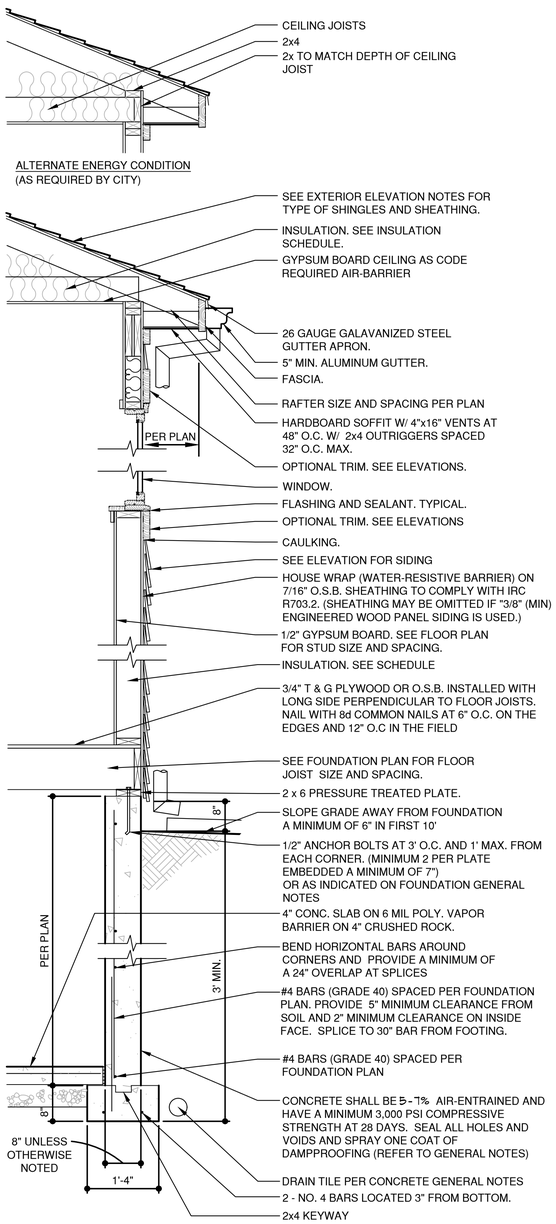
Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913-390-4663
FAX: 913-390-4664
www.WebsterArchitects.com

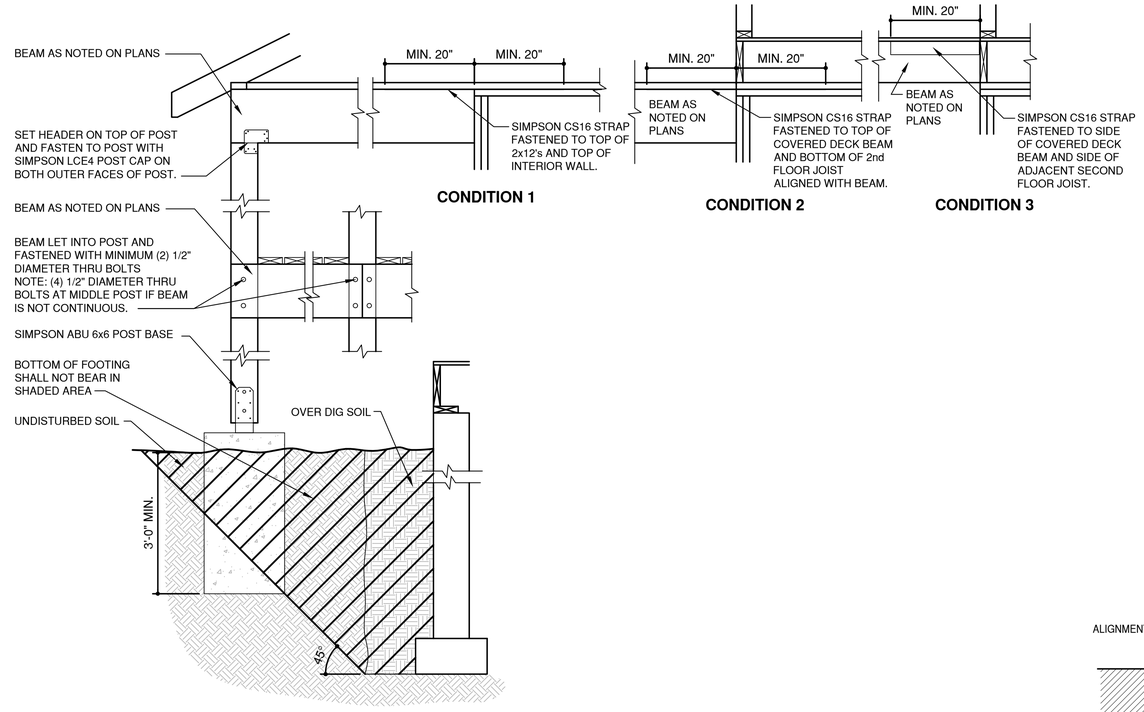
LAMBIE CUSTOM HOMES, INC.
8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/7/18
PROJECT NO: 18-019-01

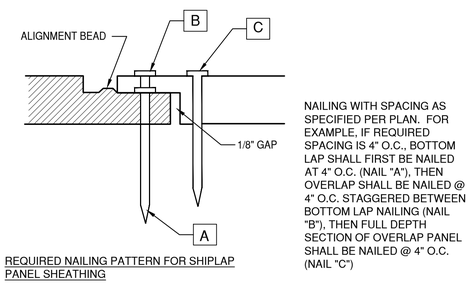
SHEET NO.
G1



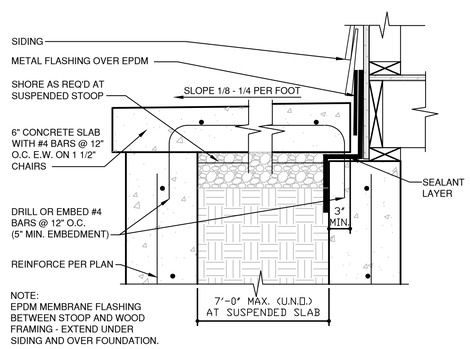
1 WALL SECTION
3/4"=1'- 0" A-DTW-06062-19



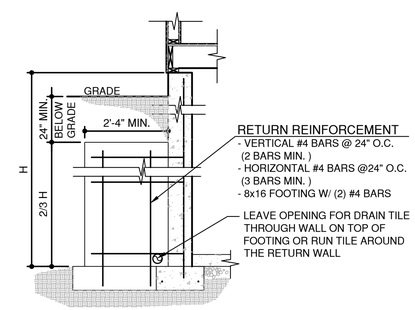
5 COVERED PORCH DETAIL
3/4"=1'-0" A-DTV-06100-07



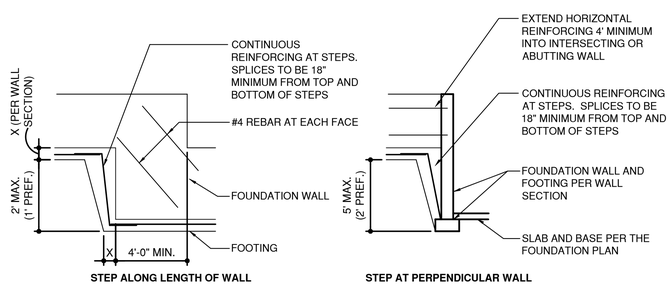
9 SHEATHING NAILING DETAIL
1/2"=1'-0" A-DTW-06062-28



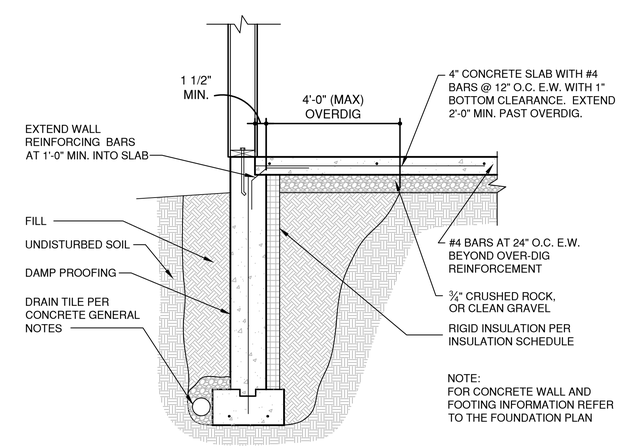
4 STOOP DETAIL
1 1/2"=1'-0" A-DTV-03300-35C



8 RETURN WALL DETAIL
1/2"=1'- 0" A-DTV-03300-34



2 ELEVATION AT FOUNDATION STEP
1/4" = 1'- 0" A-DTE-03300-01



7 WALKOUT WALL DETAIL
3/4"=1'-0" A-DTW-06062-29

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
PHONE: 913-390-4663
FAX: 913-390-4664
www.WebsterArchitects.com

LAMBIE CUSTOM HOMES, INC.
8712 W. 151st ST. · 913-897-0040
OVERLAND PARK, KS 66221

DRAWN BY: MP, MG
DATE: 5/7/18
PROJECT NO: 18-0913-01

SHEET NO. G2

TABLE R602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICUALR TO METHOD PFH,PFG, AND CS-PF BRACED WALL PANELS

5-6-14

MINIMUM WALL STUD FRAMING NORMAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) a,b		NO. OF 8d COMMON NAILS REQUIRED AT FLAT 2x6	
				BASIC WIND SPEED (mph)		BASIC WIND SPEED (mph)	
				90	90	90	90
				EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C
2 x 4 NO. 2 GRADE	0	10	18	1,000	1,000	8	8
	1	10	9	1,000	1,000	8	8
			16	1,000	2,325	8	16
			18	1,200	2,725	8	18
	2	10	9	1,000	1,550	8	10
			16	2,025	3,900	14	26
			18	2,400	DR	16	DR
	2	12	9	1,200	2,750	8	12
			16	3,200	DR	22	DR
			18	3,850	DR	26	DR
	4	12	9	2,350	DR	16	DR
			16	DR	DR	DR	DR
2 x 6 STUD GRADE	2	12	9	1,000	1,750	8	12
			16	2,050	3,550	14	24
			18	2,450	4,100	14	28
	4	12	9	1,500	2,775	16	18
			16	3,150	DR	10	DR
			18	3,675	DR	14	DR

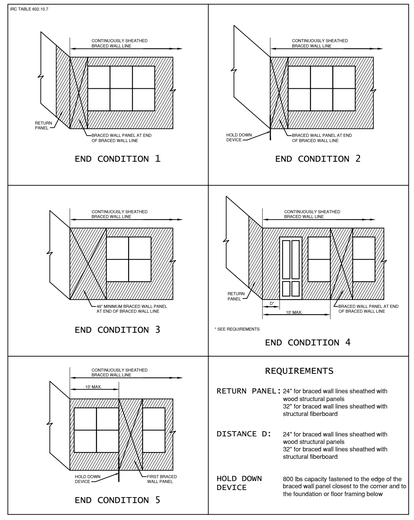
a. DR = DESIGN REQUIRED
b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

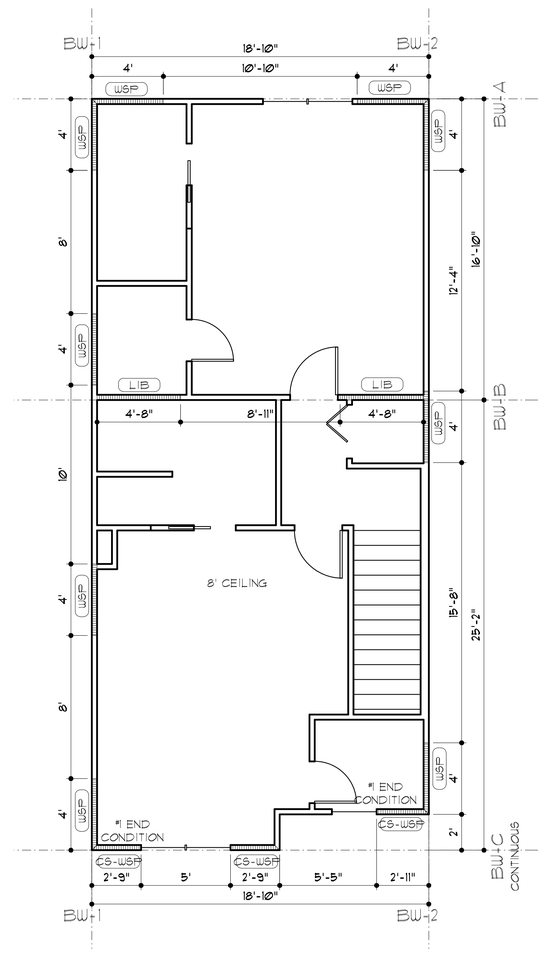
BRACED WALL SCHEDULE

4-3-14

METHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS	
LIB	LET-IN-BRACING: METAL STRAPS TO FORM "X" OR "V" INSTALLED PER MANUFACTURED (SIMPSON: WB126C, TWB12, WB143C) (USP: RWB114, WBT12)	AS REQUIRED TO ALLOW BRACE TO BE CONTINUOUS FROM PLATE TO PLATE AND AT AN ANGLE BETWEEN 45° TO 60° FROM HORIZONTAL	PER MANUFACTURER'S REQUIREMENTS	
WSP	WOOD STRUCTURAL PANEL- 5/16" THICK (MIN.) FOR STUDS AT 16" O.C.- 3/8" THICK (MIN.) FOR STUDS AT 24" O.C. (APA EXP. I- PLYWOOD/ O.S.B./ ETC.)	MIN. 48"	6d COMMON NAILS, 8d COMMON NAILS - 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES	
CS-WSP	CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL: 5/16" THICK (MIN.) (APA EXP. I- PLYWOOD/ O.S.B.)	CONTINUOUS ON ALL EXTERIOR WALLS	6d COMMON NAILS, 8d COMMON NAILS - 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES	
GB	GYPSUM BOARD: 1/2" THICK MIN.	96" IF GYP. BOARD 1 SIDE 48" IF GYP. BOARD 2 SIDES (STUDS AT 16" O.C. MAX. FOR 48" LONG PANELS)	6d NAILS OR 1-1/4" SCREWS (TYPE W OR S)- 7" O.C. AT EDGES AND 7" O.C. AT INTERMEDIATES (CAN SUBSTITUTE COOLER NAILS)	
PFH/PFG	PORTAL FRAME GARAGE: WITH HOLD-DOWNS	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3	
CS-PF	CONTINUOUS SHEATHING- PORTAL FRAME	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3	

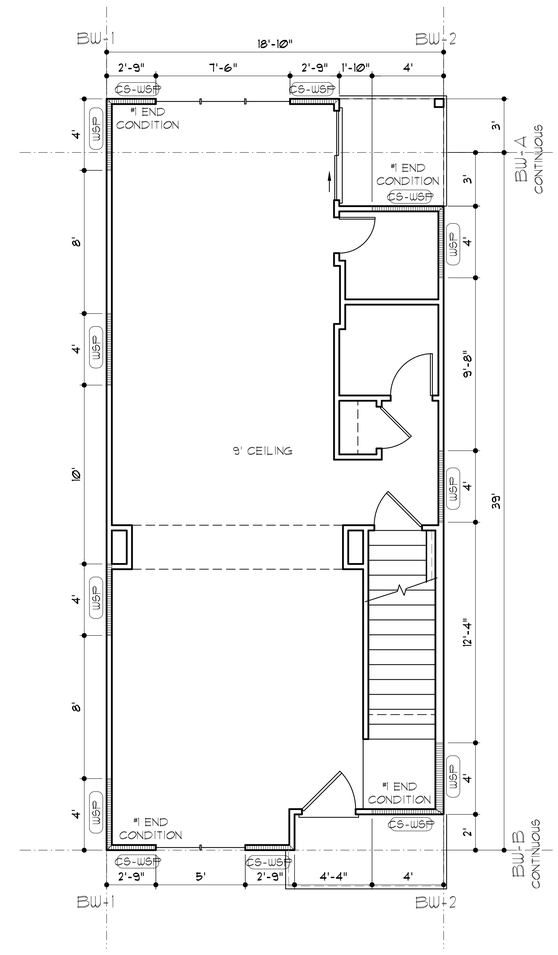
NOTES:
A. SEE (XXX) ON FOUNDATION AND FLOOR PLANS FOR BRACED WALL METHOD.





SECOND FLOOR DIAGRAM

1/4" = 1'-0"



FIRST FLOOR DIAGRAM

1/4" = 1'-0"

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Webster architects
25055 W. VALLEY PARKWAY
SUITE 110
OLATHE, KS 66061-8429
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LAMBIE CUSTOM HOMES, INC.
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DRAWN BY: MP, MB
DATE: 5/7/18
PROJECT NO: 18-0913-01

SHEET NO. G3

File #: 210463, **Version:** 1

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210463

Amending Chapter 88, Zoning and Development Code, Section 88-370, to include a new subsection 88-370-08, Temporary Government Sponsored Shelters, to allow the City to provide temporary housing for the houseless. (CD-CPC-2021-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, zoning and Development Code, is hereby amended by repealing Section 88-370, Temporary Uses, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

88-370 - TEMPORARY USES

88-370-01 - DESCRIPTION AND PURPOSE

88-370-01-A. A temporary use is the use of property conducted from an area or structure (e.g., parking lots, lawns, trucks, tents, or other temporary structures) that does not require a building permit and that may not comply with the use or lot and building standards of the zoning district in which the temporary use is located.

88-370-01-B. The temporary use regulations of this article are intended to permit such occasional, temporary uses and activities when consistent with the purposes of this zoning and development code and when the operation of the temporary use will not be detrimental to other nearby uses.

88-370-02 - AUTHORITY TO APPROVE

88-370-02-A. Except as expressly stated in 88-370-03, all temporary uses require city approval.

88-370-02-B. The city planning and development director is authorized to approve temporary uses that comply with the provisions of this article and to impose conditions on the operation of temporary uses that will help to ensure their general compatibility with surrounding uses.

88-370-02-C. The city planning and development director is also authorized to require that temporary use requests be processed as special use permits in accordance with 88-525.

88-370-03 - EXEMPTIONS

The following are permitted as temporary uses without complying with the permit requirements of this section:

88-370-03-A. Garage sales conducted in R districts or on lots occupied by residential dwelling units for no more than 6 days total in any calendar year; and

88-370-03-B. Temporary uses of no more than 3 days duration conducted on city parkland or public property, provided such uses have been approved by the parks board or other duly authorized city official.

88-370-04 - AUTHORIZED USES
The following may be approved as temporary uses when the city planning and development director or other authorized decision-making body determines that the operation of such use will be generally compatible with surrounding uses and will not be detrimental to public safety:

88-370-04-A. Christmas tree and similar holiday sales lots;

88-370-04-B. Outdoor carnivals;

88-370-04-C. Outdoor concerts and festivals;

88-370-04-D. Outdoor religious revivals;

88-370-04-E. Construction yards and offices;

88-370-04-F. Temporary sales facilities;

88-370-04-G. Auctions;

88-370-04-H. Mobile vendor parks; and

88-370-04-I. Similar uses and activities.

88-370-05 - TIME LIMIT
Unless otherwise allowed by this Code, temporary uses may be permitted for a maximum of 45 days unless the city planning and development director expressly approves a longer time limit. Upon expiration of a temporary use permit, another permit for the same premises may not be obtained for at least 30 days. The applicant must submit a written explanation of the length of time needed for the temporary use.

88-370-06 - PROCEDURE
Upon receipt of a complete application for a temporary use, the city planning and development director must review the proposed use for its likely effects on surrounding properties and its compliance with the general provisions of this article. The city planning and development director may impose such conditions of approval as are necessary to ensure compliance with this article.

88-370-07 - TEMPORARY PORTABLE STORAGE CONTAINERS
Temporary portable storage containers are an allowed temporary, accessory use on lots containing a dwelling, subject to all of the following.

88-370-07-A. On lots developed with detached houses:

1. Temporary portable storage containers are permitted for a period not to exceed a total of 30 days within any

consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.

2. Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet.

3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-B. On lots developed with residential buildings other than detached houses:

1. Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.

2. Temporary portable storage containers may not exceed a cumulative gross floor area of 130 square feet for each dwelling unit.

3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-C. Temporary portable storage containers may not exceed 8.5 feet in height.

88-370-07-D. Temporary portable storage containers may not be located in any required open space, landscaped area, on any sidewalk or trail, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation.

88-370-07-E. Signs on temporary portable storage containers must comply with all applicable sign regulations of this zoning and development code.

88-370-07-F. Rail cars, semi-trailers, and similar structures may not be used for temporary or permanent storage on lots containing a dwelling.

88-370-08 - TEMPORARY GOVERNMENT SPONSORED SHELTERS
Temporary government sponsored shelters are an allowed temporary use only to be located on City-owned property or property under the control of the City pursuant to a written agreement with the City, and subject to all of the following:

88-370-08-A. Temporary government sponsored shelters:

1. shall be no smaller than 60 square feet and no larger than 130 square feet and shall have a minimum 12-foot

separation between shelter units.

2. shall have a maximum of 2 persons per 64 square feet.
3. shall not have cooking facilities.
4. shall have an address marker on each unit for emergency responders.
5. shall be setback a minimum of 10 feet from the right of way line and 25 feet from any residentially zoned property.

88-370-08-B. Temporary government sponsored shelter sites:

1. shall have a fence surrounding the site.
2. shall have lighting to provide a safe, secure environment.
3. shall have a common bathroom facility.
4. may have common area for eating or meetings, and
5. shall have 24-hour security.

88-370-08-C. Parking shall not be required. If parking is installed, it shall be rock or crushed stone note more than two (2) inches in diameter and at least a 2-inch layer.

88-370-08-D. Temporary government sponsored shelters are permitted for a period not to exceed one year. Permits for temporary government sponsored shelters may not be renewed or extended.

88-370-08-E. Notice required. Prior to any site preparation, construction or installation of a temporary government sponsored shelter, the City shall provide 30 days' courtesy notice to all property owners, any registered neighborhood organizations, and/or registered civic organizations whose boundaries include the subject property, and all owners of property within 300 feet of the subject property. Addresses must be based on the latest available, city-maintained property ownership information. Required mailed notices must be sent by U.S. mail, first class.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

_____

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 and legality:

_____
Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

210463

Ordinance Number

Ordinance Fact Sheet

Case No. CD-CPC-2021-00074

Brief Title

A request to amend Chapter 88, Temporary Use Permits to include a new section allowing for Temporary Government Sponsored Shelters.

Details

Location: City Wide

Reason for Legislation: To allow for homeless shelters on a temporary basis.

PLAN REVIEW

The proposed code amendment is to allow the city to request approval on a temporary basis to place temporary housing in a variety of locations. The city desires to provide temporary housing for houseless individuals. The amendment would allow structures between 60 and 130 square feet to be placed on a property without concern for zoning. The structures would be allowed for 120 days with an extension of an additional 120 days for a maximum of 240 days. These structures would need to have 12' of separation, a 10' setback from public r.o.w. and 25' setback from residential zoned properties. The structure can have a maximum of two persons per 64 square feet. There will be no cooking or bathroom facilities within the structures. Portable bathrooms will be provided on site. A gathering space with seating may be provided on site. A fence surrounding the site, security and lighting will be required. A gravel parking lot may be required.

A temporary use permit is an administrative approval through the City Planning and Development Department.

CPC RECOMMENDATION

On May 4, 2021 the CPC recommended approval of CD-CPC-2021-00074 without conditions.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	City Wide
Applicants / Proponents	**Applicant** **City Department** City Planning & Development **Other**
Opponents	**Groups or Individuals** **Basis of Opposition**
Staff Recommendation	[X] **For** [ ] **Against** **Reason Against**
Board or Commission Recommendation	City Plan Commission (6-0) 05-04-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender, [X] **For** [ ] **Against** [ ] **No Action Taken** [ ] **For, with revisions or conditions** (see details column for conditions)
Council Committee Actions	[ ] **Do Pass** [ ] **Do Pass (as amended)** [ ] **Committee Sub.** [ ] **Without Recommendation** [ ] **Hold** [ ] **Do not pass**

Continued from Page 1

Policy or Program Change	☐ **Yes** ☐ **No**
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	**Date:** 05-13-2021		
Diane Binckley			
Deputy Director			
		Initial Application Filed:	04-15-2021
Reviewed By:	**Date:** 05-13-2021	**City Plan Commission:**	05-04-2021
Diane Binckley		**Revised Plans Filed:**	N/A
Deputy Director			
Reference Numbers:			
Case No. CD-CPC-2021-00074			

COMMITTEE SUBSTITUTE FOR ORDINANCE NO.

Amending Chapter 88, Zoning and Development Code, Section 88-370, to include a new subsection 88-370-08, Temporary Government Sponsored Shelters to allow the City to provide temporary housing for the houseless. (CD-CPC-2021-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, zoning and Development Code, is hereby amended by repealing Section 88-370, Temporary Uses and enacting in lieu thereof a new section of like number and subject matter to read as follows:

88-370 - TEMPORARY USES

88-370-01 - DESCRIPTION AND PURPOSE

88-370-01-A. A temporary use is the use of property conducted from an area or structure (e.g., parking lots, lawns, trucks, tents, or other temporary structures) that does not require a building permit and that may not comply with the use or lot and building standards of the zoning district in which the temporary use is located.

88-370-01-B. The temporary use regulations of this article are intended to permit such occasional, temporary uses and activities when consistent with the purposes of this zoning and development code and when the operation of the temporary use will not be detrimental to other nearby uses.

88-370-02 - AUTHORITY TO APPROVE

88-370-02-A. Except as expressly stated in 88-370-03, all temporary uses require city approval.

88-370-02-B. The city planning and development director is authorized to approve temporary uses that comply with the provisions of this article and to impose conditions on the operation of temporary uses that will help to ensure their general compatibility with surrounding uses.

88-370-02-C. The city planning and development director is also authorized to require that temporary use requests be processed as special use permits in accordance with 88-525.

88-370-03 - EXEMPTIONS

The following are permitted as temporary uses without complying with the permit requirements of this section:

88-370-03-A. Garage sales conducted in R districts or on lots occupied by residential dwelling units for no more than 6 days total in any calendar year; and

88-370-03-B. Temporary uses of no more than 3 days duration conducted on city parkland or public property, provided such uses have been approved by the parks board or other duly authorized city official.

88-370-04 - AUTHORIZED USES

The following may be approved as temporary uses when the city planning and development director or other authorized decision-making body determines that the operation of such use will be generally compatible with surrounding uses and will not be detrimental to public safety:

88-370-04-A. Christmas tree and similar holiday sales lots;

88-370-04-B. Outdoor carnivals;

88-370-04-C. Outdoor concerts and festivals;

88-370-04-D. Outdoor religious revivals;

88-370-04-E. Construction yards and offices;

88-370-04-F. Temporary sales facilities;

88-370-04-G. Auctions;

88-370-04-H. Mobile vendor parks; and

88-370-04-I. Similar uses and activities.

88-370-05 - TIME LIMIT

Unless otherwise allowed by this Code, temporary uses may be permitted for a maximum of 45 days unless the city planning and development director expressly approves a longer time limit. Upon expiration of a temporary use permit, another permit for the same premises may not be obtained for at least 30 days. The applicant must submit a written explanation of the length of time needed for the temporary use.

88-370-06 - PROCEDURE

Upon receipt of a complete application for a temporary use, the city planning and development director must review the proposed use for its likely effects on surrounding properties and its compliance with the general provisions of this article. The city planning and development director may impose such conditions of approval as are necessary to ensure compliance with this article.

88-370-07 - TEMPORARY PORTABLE STORAGE CONTAINERS

Temporary portable storage containers are an allowed temporary, accessory use on lots containing a dwelling, subject to all of the following.

88-370-07-A. On lots developed with detached houses:

1.Temporary portable storage containers are permitted for a period not to exceed a total of 30 days within any consecutive 6-month period. However, in cases where a dwelling has been

damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.

2.Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet.

3.Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-B. On lots developed with residential buildings other than detached houses:

1.Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.

2.Temporary portable storage containers may not exceed a cumulative gross floor area of 130 square feet for each dwelling unit.

3.Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-C. Temporary portable storage containers may not exceed 8.5 feet in height.

88-370-07-D. Temporary portable storage containers may not be located in any required open space, landscaped area, on any sidewalk or trail, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation.

88-370-07-E. Signs on temporary portable storage containers must comply with all applicable sign regulations of this zoning and development code.

88-370-07-F. Rail cars, semi-trailers, and similar structures may not be used for temporary or permanent storage on lots containing a dwelling.

88-370-08 - TEMPORARY GOVERNMENT SPONSORED SHELTERS

Temporary government sponsored shelters are an allowed temporary use only to be located on City-owned property or property under the control of the City pursuant to a written agreement with the City, and subject to all of the following:

88-370-08-A. Temporary government sponsored shelters:

1. shall be no smaller than 60 square feet and no larger than 130 square feet and shall have a minimum 12-foot separation between shelter units.

2. shall have a maximum of 2 persons per 64 square feet.

3. shall not have cooking facilities.

4. shall have an address marker on each unit for emergency responders.

5. shall be setback a minimum of 10 feet from the right of way line and 25 feet from any residentially zoned property.

88-370-08-B. Temporary government sponsored shelter sites:

1. shall have a fence surrounding the site.

2. shall have lighting to provide a safe, secure environment.

3. shall have a common bathroom facility.

4. may have common area for eating or meetings, and

5. shall have 24-hour security.

88-370-08-C. Parking shall not be required. If parking is installed, it shall be rock or crushed stone note more than two (2) inches in diameter and at least a 2-inch layer.

88-370-08-D. Temporary government sponsored shelters are permitted for a period not to exceed one year. Temporary government sponsored shelters are exempt from the requirements contained in Section 88-370-05, including but not limited to the requirement for a 30-day period between the expiration of the initial permit and extension of the permit.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

_____

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 and legality:

_____

Sarah Baxter

Assistant City Attorney

COMPARED VERSION
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210463

Amending Chapter 88, Zoning and Development Code, Section 88-370, to include a new subsection 88-370-08, Temporary Government Sponsored Shelters, to allow the City to provide temporary housing for the houseless. (CD-CPC-2021-00074)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, zoning and Development Code, is hereby amended by repealing Section 88-370, Temporary Uses, and enacting in lieu thereof a new section of like number and subject matter to read as follows:

88-370 - TEMPORARY USES

88-370-01 - DESCRIPTION AND PURPOSE

88-370-01-A. A temporary use is the use of property conducted from an area or structure (e.g., parking lots, lawns, trucks, tents, or other temporary structures) that does not require a building permit and that may not comply with the use or lot and building standards of the zoning district in which the temporary use is located.

88-370-01-B. The temporary use regulations of this article are intended to permit such occasional, temporary uses and activities when consistent with the purposes of this zoning and development code and when the operation of the temporary use will not be detrimental to other nearby uses.

88-370-02 - AUTHORITY TO APPROVE

88-370-02-A. Except as expressly stated in 88-370-03, all temporary uses require city approval.

88-370-02-B. The city planning and development director is authorized to approve temporary uses that comply with the provisions of this article and to impose conditions on the operation of temporary uses that will help to ensure their general compatibility with surrounding uses.

88-370-02-C. The city planning and development director is also authorized to require that temporary use requests be processed as special use permits in accordance with 88-525.

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The following are permitted as temporary uses without complying with the permit requirements of this section:

88-370-03-A. Garage sales conducted in R districts or on lots occupied by residential dwelling units for no more than 6 days total in any calendar year; and

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The following may be approved as temporary uses when the city planning and development director or other authorized decision-making body determines that the operation of such use will be generally compatible with surrounding uses and will not be detrimental to public safety:

88-370-04-A. Christmas tree and similar holiday sales lots;

88-370-04-B. Outdoor carnivals;

88-370-04-C. Outdoor concerts and festivals;

88-370-04-D. Outdoor religious revivals;

88-370-04-E. Construction yards and offices;

88-370-04-F. Temporary sales facilities;

88-370-04-G. Auctions;

88-370-04-H. Mobile vendor parks; and

88-370-04-I. Similar uses and activities.

88-370-05 - TIME LIMIT
Unless otherwise allowed by this Code, temporary uses may be permitted for a maximum of 45 days unless the city planning and development director expressly approves a longer time limit. Upon expiration of a temporary use permit, another permit for the same premises may not be obtained for at least 30 days. The applicant must submit a written explanation of the length of time needed for the temporary use.

88-370-06 - PROCEDURE
Upon receipt of a complete application for a temporary use, the city planning and development director must review the proposed use for its likely effects on surrounding properties and its compliance with the general provisions of this article. The city

planning and development director may impose such conditions of approval as are necessary to ensure compliance with this article.

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2. Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet.

3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-B. On lots developed with residential buildings other than detached houses:

1. Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive 6-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the city planning and development director is authorized to allow a temporary portable storage container for a longer period.

2. Temporary portable storage containers may not exceed a cumulative gross floor area of 130 square feet for each dwelling unit.

3. Temporary portable storage containers may not be located in a setback abutting a street unless located on a driveway or other paved surface.

88-370-07-C. Temporary portable storage containers may not exceed 8.5 feet in height.

88-370-07-D. Temporary portable storage containers may not be located in any required open space, landscaped area, on any sidewalk or trail, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation.

88-370-07-E. Signs on temporary portable storage containers must comply with all applicable sign regulations of this zoning and development code.

88-370-07-F. Rail cars, semi-trailers, and similar structures may not be used for temporary or permanent storage on lots containing a dwelling.

88-370-08 - TEMPORARY GOVERNMENT SPONSORED SHELTERS

Temporary government sponsored shelters are an allowed temporary use only to be located on City-owned property or property under the control of the City pursuant to a written agreement with the City, and subject to all of the following:

88-370-08-A. Temporary government sponsored shelters:

1. shall be no smaller than 60 square feet and no larger than 130 square feet and shall have a minimum 12-foot separation between shelter units.

2. shall have a maximum of 2 persons per 64 square feet.

3. shall not have cooking facilities.

4. shall have an address marker on each unit for emergency responders.

5. shall be setback a minimum of 10 feet from the right of way line and 25 feet from any residentially zoned property.

88-370-08-B. Temporary government sponsored shelter sites:

1. shall have a fence surrounding the site.

2. shall have lighting to provide a safe, secure environment.

3. shall have a common bathroom facility.

4. may have common area for eating or meetings, and

5. shall have 24-hour security.

88-370-08-C. Parking shall not be required. If parking is installed, it shall be rock or crushed stone note more than two (2) inches in diameter and at least a 2-inch layer.

88-370-08-D. Temporary government sponsored shelters are permitted for a period not to exceed one year. Permits for temporary government sponsored shelters may not be renewed or extended.

88-370-08-E. Notice required. Prior to any site preparation, construction or installation of a temporary government sponsored shelter, the City shall provide 30 days' courtesy notice to all property owners, any registered neighborhood organizations, and/or registered civic organizations whose boundaries include the subject property, and all owners of property within 300 feet of the subject property. Addresses must be based on the latest available, city-maintained

property ownership information. Required mailed notices must be sent by U.S. mail, first class.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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 and legality:

_____
Sarah Baxter
Assistant City Attorney

File #: 210565, **Version:** 1

ORDINANCE NO. 210565

Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

WHEREAS, the Community Improvement District Act, Section 67.1401, RSMo, et seq., ("CID Act") allows property owners to voluntarily form a district in which certain taxes and special assessments are levied in return for local benefits; and

WHEREAS, the City Council is charged by the CID Act with conducting a public hearing for determining whether a lawfully petitioned community improvement district ("CID") should be established; and

WHEREAS, Second Committee Substitute for Resolution No. 120605 was adopted by the City Council on March 7, 2013, for the purpose of establishing the City's policy for approval of new CIDs; and

WHEREAS, Resolution No. 130844 was adopted on November 7, 2013, and amended said policy; and

WHEREAS, Resolution No. 200309 was adopted on April 30, 2020, and directed the City Manager to make recommendations to the City's existing CID policy to ensure existing policy adequately reflected Council's priorities and provided sufficient guidance to Council in approving new CIDs; and

WHEREAS, the City Manager engaged and surveyed community stakeholders and presented its recommendations to Council focusing on limiting the sales tax burden, reducing the use of single parcel CIDs, increasing the public benefit, and improving transparency and communication; and

WHEREAS, this ordinance reflects a comprehensive City CID policy that consolidates prior policy directive and adopted resolutions with the City Manager's recommendations; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the following Resolutions are hereby repealed in their entirety:

(a) Second Committee Substitute for Resolutions No. 120605; and

(b) Resolution No. 130844.

Section 2. That Chapter 74, Code of Ordinances of Kansas City, Missouri, is hereby amended by enacting a new Article VII entitled "Community Improvement Districts" to read as follows:

CHAPTER 74

ARTICLE VII.
COMMUNITY IMPROVEMENT DISTRICTS

Sec. 74-301. Generally.

(a) *Purpose*. A community improvement district ("CID") is a separate legal entity, either a political subdivision or not-for-profit corporation, which is established to pay for public improvements or private projects through a sales and use tax, special assessment, or real property tax.

(b) *Application.* The provisions contained in this Article are in addition to any requirements contained in the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo.

(c) *Consideration by Council.* Prior to approving a petition to establish a CID, City Council shall consider, among other things, the benefit to the public, tax burden and fiscal impact, overlapping economic development districts, and alignment with City goals.

Sec. 74-302. Requirements to Establish a CID.

(a) *Petition*. The petition shall:

(1) Inform the property owners of the right to initiate a petition to terminate the proposed CID as provided by section 67.1481, RSMo.

(2) Provide that the City Auditor shall have the right to examine or audit the records of the CID and shall require that the CID make such records available to the City Auditor within ten (10) days after a written request for the same is made.

(3) Estimate the revenue to be used for benefits to the public and describe such benefits.

(b) *Blight Determination*. Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under Section 67.1461.2, RSMo., shall submit with its petition:

(1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five (5) years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated; and

(2) Official documentation notarized by the county wherein the CID is proposed to be located, denoting the total assessed valuation of each parcel located within the proposed CID for each of the five (5) immediately preceding tax years; and

(3) An itemized construction budget, with respect to any proposed physical improvements, that is structured to address and remediate the cited blighting factors and conditions identified in the

submitted blight study. Such budget shall specify which expenditures are associated with exterior improvements, public improvements, or other improvements, and shall prioritize the completion of the exterior improvements and public improvements above all others; and

(4) A time schedule clearly setting forth timelines for commencement and completion of remediation of cited blighting factors or conditions; and

(5) A schedule of the capital maintenance outlays, for no less than the five (5) year period immediately preceding the submission of the petition, with respect to any buildings or portions thereof cited as being blighting factors or condition; provided however, if the owner of any such building or portions thereof shall have owned the premises for less than the five-year period, then the information provided may be limited to such lesser period of ownership. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with any immediately preceding property owner(s) shall be deemed the same owner(s).

(c) *Cooperative Agreement.* Each CID shall enter into a cooperative agreement with the City that addresses, among other things, requirements of this chapter and state statute. If the CID is established as a political subdivision and takes title to any real property, whether by purchase, gift, grant, bequest, devise or otherwise, the agreement shall address, or shall be amended to address, whether and to what extent the CID shall be required to make payments in lieu of taxes.

Sec. 74-303. Restrictions on Establishment of a CID

(a) *Overlap*. A petition to approve a CID where there is an existing CID within the boundaries of the proposed CID may be approved if either:

(1) The combined CID sales tax rate would not exceed one percent (1%) and the petition includes a resolution from the board of directors of the existing CID supporting the formation of the proposed CID; or

(2) The City Council approves with a supermajority vote of at least nine (9) votes.

(b) *Board Composition*. No CID shall be approved unless at least one (1) board member is a member or representative of a neighborhood association or other community group existing within or adjacent to the boundaries of the proposed CID. Such board member shall have no financial interest in any real property or business operating within the CID.

(c) *Term*.

(1) Single-owner or single-parcel CIDs shall be limited to an initial term of five years with options for up to three (3) subsequent 5-year renewals upon Council approval based on performance and demonstration of on-gong financial need.

(2) All other CIDs shall be limited to a term of twenty years.

a. Notwithstanding the foregoing, if the petition provides that sales tax revenue will be used to repay debt issued to fund capital improvements, blight removal, or both, the term may

exceed twenty (20) years, subject to any limits provided for by existing Missouri statute.

(d) *Community Benefits for CIDs*. No CID shall be approved unless such shall obligate itself, within the petition, to execute an agreement with the City wherein the CID shall dedicate at least ten percent (10%) of the CID's total projected sales tax revenues over the initial term of the CID for community benefits as identified at the establishment of the CID. The CID petitioners shall confer with the City to develop a plan to utilize such revenues to provide additional services which would provide a benefit to the community in which the CID is located.

(e) *Pre-Existing Blight*. The City Council shall not approve any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under Section 67.1461.2, RSMo. with respect to any parcel within a proposed CID's boundaries still owned by the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with the property owner(s) identified as being responsible for the blighting factors and conditions shall be deemed the same owner(s) for purposes of this exclusion.

(f) *Interior Private Blight*. Any CID established as a political subdivision and authorized to use public revenues to remediate blighting conditions located on the interior of any private property shall not fund more than twenty-five percent (25%) of the costs allocable to such remediation from public revenues.

(g) *City Manager Execution*. The City Manager shall not execute any petition on behalf of the City as a property owner seeking to establish a CID unless authorized by the City Council.

Sec. 74-304. Reporting Requirements.

(a) Annual reports and proposed annual budgets submitted to the City pursuant to Section 67.1471, RSMo, shall, among other things, provide a detailed breakdown of the CID revenue used or to be used toward public infrastructure improvements, exterior improvements, interior improvements, and other improvements and services.

(1) Annual reports shall also include the name, position, organization, title, and contact information of each current board member to be entered into the City's Granicus board and commissions system. Additionally, the annual report shall identify the member or representative of a neighborhood association or other community group required by Section 74-303(b), if applicable.

(b) The City Clerk shall notify the City Council by communications to be included on the City Council's agenda each time a CID files its proposed annual budget and annual report with the City Clerk.

(c) City staff shall annually report to the Neighborhood, Planning, and Development Committee on or around October 1 of each year those CIDs that failed to submit their proposed annual budgets and annual reports within the time limits provided by Section 67.1471, RSMo, whether the work performed conformed to previously submitted budgets, and whether the CID adhered to the terms of its cooperative agreement with the City.

(d) When requested by a councilmember, CIDs will be given the opportunity to appear before the Neighborhood, Planning, and Development Committee to report on its activities.

Sec. 74-305. Fees and Fines.

(a) *Fees*.

(1) Upon receipt of an invoice from the City, each CID shall reimburse the City for the reasonable and actual expenses incurred by the City to:

a. Review budgets and reports of the CID required to be submitted to the City annually and report to City Council regarding such review; and

b. Review and approve the petition of a CID formed after passage of this ordinance.

c. Review and approve the amended petition of an existing CID.

(2) Such reimbursement shall not exceed one and one-half percent (1.5%) of the revenues collected by the CID in the preceding year.

(b) *Fines*. Any CID that fails to submit its proposed annual budgets and annual reports within the timeframe provided by Section 67.1471, RSMo. shall be subject to a fine of $100 for every thirty (30) days delinquent, up to a maximum total fine of $3,000.

(c) *Ineligibility*. Any CID with unpaid fees or fines pursuant to this section shall be ineligible to amend its petition, including to extend its term, until such fees or fines have been paid.

Section 3. That Sections 74-302 and 74-303 shall not apply to any proposed CID having submitted its petition to the City Clerk prior to the date upon which this ordinance is adopted; or any proposed CID having begun circulation of its petition prior to the date upon which this ordinance is adopted as attested to by a person directing that the petition be submitted to the City Clerk, and provided further that such petition is submitted within ninety (90) days following the date upon which this ordinance is adopted. Instead, such proposed CIDs must comply with any City polices in effect prior to adoption of this ordinance.

_____

Approved as to form and legality:

_____

Eluard Alegre
Assistant City Attorney

LEGISLATIVE FACT SHEET

Legislation Number:	
Approval Deadline:	

LEGISLATION IN BRIEF:

Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; and repealing Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

What is the reason for this legislation?

To amend Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts and to repeal Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844.

Discussion (including relationship to other Council actions)

The Community Improvement District Act allows property owners to voluntarily form a district in which certain taxes and special assessments are levied in return for local benefits. City Council is charged by the CID Act with conducting a public hearing for determining whether a lawfully petitioned community improvement district ("CID") should be established.

Second Committee Substitute for Resolution No. 120605 was adopted by the City Council on March 7, 2013, for the purpose of establishing the City's policy for approval of new CIDs. Resolution No. 130844 was adopted on November 7, 2013, and amended said policy.

Resolution No. 200309 was adopted on April 30, 2020, and directed the City Manager to make recommendations to the City's existing CID policy to ensure existing policy adequately reflected Council's priorities and provided sufficient guidance to Council in approving new CIDs. The City Manager engaged and surveyed community stakeholders and presented its recommendations to Council focusing on limiting the sales tax burden, reducing the use of single parcel CIDs, increasing the public benefit, and improving transparency and communication. This ordinance reflects a comprehensive City CID policy that consolidates prior policy directives and adopted resolutions with the City Manager's recommendations.

Citywide Business Plan Goal

N/A

Citywide Business Plan Objective

N/A

Citywide Business Plan Strategy

N/A

Fact Sheet Color Codes

User Entered Field

User Select From Menu

For OMB Use

Sponsor(s)

Councilmember Bough

Programs, Departments, or Groups Affected

City Manager; City Planning and Development

Sub-Program in Budget (page #)

Family Health Services, p. 177

Applicants/ Proponents	City Department
	Health Department
	Other
	Health Department
Staff Recommendation	
Board or Commission Recommendation	
	N/A

Future Impacts

$29,833 in FY23

Cost of Legislation current Fiscal Year	$0
Costs in Future Fiscal Years?	No
Annual Revenue Increase/Decrease	$29,833 in FY23
Applicable Dates:	
Prepared by:	
Date Prepared:	6/16/2021
Reviewed by:	Kitty Steffens
Date Reviewed	6/28/21
Reference Numbers	

File #: 210569, **Version:** 1

ORDINANCE NO. 210569

Rezoning about 30 acres generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 on the west from District M1-5 to District MPD, to allow for renovation of the existing casino to a mixed use development that includes retail, a hotel and amphitheater. (CD-CPC-2020-00196)

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-1289, rezoning an area of approximately 30 acres generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west from District M1-5 (Manufacturing 1) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1289. That an area legally described as:

Lots 68-73 as described in the Mountain View Plat, recorded in Jackson County, Missouri.

A tract of land in the Fractional Southwest Quarter of Section 28 and the Fractional Northeast Quarter and Fractional Northwest Quarter of Section 33, including part of Lots 51 and 52, Hurck's Subdivision of Guinotte Bluff, a subdivision of land recorded May 21, 1869 as Document No. 1869R0020006, all in Township 50 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. as follows: Beginning at the point of Intersection of the United State Harbor Line, as established on the South Bank of the Missouri River in 1904 and 1924 and the Northeasterly right of way line of U.S. Interstate Highway Route No. 29 and 35, as recorded May 11, 1965 as Document No. B-570825, in in Book B-5945, at Page 310: thence North 61°01'00" East, along said South United States Harbor line, 1172.84 feet to the Northwesterly prolongation of the Southwesterly line of a tract of land conveyed to the Kansas City Power and Light Company, recorded as Document No. 1338778, in Book B- 1942, at Page 262 and Document No A-881822, in Book B-4111, at Page 36; thence South 28°59'00" East, along said Northwesterly prolongation and along said Southwesterly lines, 1098.96 feet to a point on the Northwesterly right of way line of River Front Road as established by Document No. K-194186, in Book K-436 at Page 730 and by Kansas City, Missouri Ordinance No. 42140, recorded as Document No. 98-K-11356, in Book K-3155, at Page 1343; thence South 48°39'06" West, along said Northwesterly right of way, line, 10.79 feet; thence Southwesterly along said Northwesterly right of way, along a curve to the right being tangent to the last described course with a radius of 460.87 feet, a central angle of 03°05'42" and an arc distance of 24.89 feet; thence South 51°44'48" West, 324.21 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and

an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.31 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 45.00 feet, a central angle of 96° 40'06" and an arc distance of 75.92 feet; thence South 34°21'33" West, 57.96 feet to a point on the Northeasterly extension of the Northwesterly right of way line of U.S. Interstate Highway Route No. 29 and 35, as established by Document No. 2008E0041037, recorded April 16, 2008, Document No. 2008E004138 recorded April 16, 2008 and Document No. 2008E0042817 recorded April 21, 2008, (all three documents being corrected by Affidavits to correct legal descriptions recorded August 8, 2008 by Document No. 20080085084, Document No. 2008E0085085 and Document No. 2008E0085086); thence South 63°28'11" West, along last said Northwesterly extension and last said Northwesterly right of way line, 316.73 feet; thence South 79°36'23" West, along said Northwesterly right of way line, 161.80 feet; thence North 49° 56'13" West, along the Northeasterly right of way line of said U.S. Interstate Highway Route No. 29 and 35, as established by last said documents, 184.91 feet; thence North 19°12'49" West, along said Northeasterly right of way line and its Northwesterly extension, 757.60 feet to a point on the Northerly right of way line of E Front Street as established by Document No. K-194186, in Book K-436 at Page 730 and by Kansas City, Missouri Ordinance No. 42140, recorded as Document No. 98-K-11356, in Book K-3155, at Page 1343; thence Westerly along said Northerly right of way line, along a curve to the left having an initial tangent bearing of South 79°18'05" West with a radius of 580.87 feet, a central angle of 12°31'22" and an arc distance of 126.96 feet to a point on the Northeasterly right of way line of said U.S. Interstate Highway Route No. 29 and 35, as established by aforesaid Document No. B-570825, in in Book B-5945, at Page 310; thence North 19°47'42" West, along said Northeasterly right of way line, 78.45 feet to the Point of Beginning. Containing 1,243,299 square feet or 28.542 acres, more or less.

is hereby rezoned from District M1-5 (Manufacturing 1) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1289, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit plans, revised as noted below, to the Development Management Division prior to final plan: Revise and resubmit plans to show landscaping, rest areas/furniture, lighting and other conveniences to improve the visual interest and amenities of the site for pedestrians.

2. The developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to final plan: Revise and resubmit plans to show adequate lighting and landscaping to enhance pedestrian security on site. Landscaping should not restrict the line of sight of pedestrians or drivers throughout the site.

3. City records indicate property line through the existing casino and future garage. Applicant shall combine lots at county office.

4. The developer shall coordinate for approval with Kansas City, Missouri Levee Committee for all excavation riverward and within 500 feet landward of the levee centerline, including excavation for building foundations, basements, piers, loading pits, ditches, pipe trenches.

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

6. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

7. The developer shall secure approval of an MPD final development plan from the City Plan Commission prior to a building permit.

8. The developer shall submit an MPD Developer's Statement of Intent on how the proposed MPD meets the Purpose and Specific Objectives of 88-280-01 prior to action by the City Council.

9. 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.

10. 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.

11. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

12. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.

13. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a building permit, whichever occurs first, as required by the Land Development Division.

14. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. Condition(s) by the City Planning and Development Department.

15. The developer shall petition for the vacation of Front Street as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

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

17. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

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

19. 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

20. 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.

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

22. 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.

23. 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)

24. 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)

25. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

26. The developer shall work with MoDOT regarding any amphitheater event traffic control.

27. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

28. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.

29. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.

30. The developer shall submit an analysis by a registered professional engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making 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 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.

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 and legality:

_____
Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/ZONING

210569

Ordinance Number

Ordinance Fact Sheet

Case No. CD-CPC-2020-00196

Brief Title **Approval Deadline**

To consider rezoning about 30 acres from District M1-5 to District MPD and approval of a development plan that allows the redevelopment of the existing casino.

Details

Specific Address

Generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west

Reason for Legislation

To consider rezoning the one acre tract from District M1-5 (Manufacturing 1) to District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and amphitheater.

Discussion

SEE ATTACHED STAFF REPORT.

Positions/Recommendations

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development
Programs, Departments, or Groups Affected	4th District (Sheilds & Bunch)
Applicants / Proponents	**Applicant** PortKC **City Department** City Development **Other**
Opponents	**Groups or Individuals** **Basis of opposition**
Staff Recommendation	[X] **For** [ ] **Against** **Reason Against**
Board or Commission Recommendation	City Plan Commission (6-0) 04-06-2021 **By** Aye: (Allender, Beasley, Crowl Enders, Rojas and Sadowski. [X] **For** [ ] **Against** **No action taken** [ ] **For, with revisions or conditions (see details column for conditions)**
Council Committee Actions	[ ] **Do pass** [ ] **Do pass (as amended)** [ ] **Committee Sub.** [ ] **Without Recommendation** [ ] **Hold** [ ] **Do not pass**

(Continued on reverse side)

Details

Policy/Program Impact

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By: **Date: 06-16-2021**

Olofu O. Agbaji
Staff Planner

Initial application filed: 12-18-2020
Revised Plans Recieved: 06-21-2021

Reviewed by: **Date: 06-22-2021**

Joseph Rexwinkle, AICP, Division Manager
Development Management

Reference Numbers

CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Panning & Development Department
www.kcmo.gov/cpc

April 6, 2021

Project Name
Casino KC

Docket #10 Request
CD-CPC-2020-00196
Rezoning with plan

Applicant
David Eickman
Olsson

Owner
City of Kansas City, MO

Location	1800 E. Front Street
Area	About 30 acre
Zoning	M1-5
Council District	4th
County	Jackson
School District	KCMO

Surrounding Land Uses
North: The Missouri River.
South: zoned M1-5, KCS/ IMRL rail tracks.
East: zoned M1-5, Evergy substation.
West: I-29/ I-35, Kit Bond Bridge.

Major Street Plan
The City's Major Street Plan identifies front street as a 4 through lane Thoroughfare at this location. Interstate 29/ 35 is classified as a freeway.

Land Use Plan
The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The ordinance requires the applicant to hold a neighborhood meeting at least seven days prior to the City Plan Commission hearing date.

EXISTING CONDITIONS

The subject property is the Isle of Capris Casino located at the northeast corner of E. Front Street and I-29/35. The site is bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. The site is bisected by a stub of old Front Street which acts as the main access to the site. The eastern portion of the site adjacent to the bridge and freeway is currently a parking lot. The exiting casino is built around moat with a parking garage east of the building. There is a pedestrian bridge that connects the surface parking lot on the west side of Front Street to the casino. The main entrance to the casino is accessed from the north side of the casino.

NEARBY DEVELOPMENTS

To the north of the site is the Missouri River, to the south are existing railroad tracks. The Kit Bond Bridge is located just west of the site and to the east is an existing Evergy substation.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District M1-5 to District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and an amphitheater at this location.

PROFESSIONAL STAFF RECOMMENDATION

Docket #10 Recommendation
Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

CONTROLLING CASE

There is no controlling case on the subject parcel.

RELATED RELEVANT CASES

Case No. 12963-A-1 – 1800 E. Front Street – On January 9, 2018, the Board of Zoning Adjustment GRANTED a variance to the maximum allowed area of a monument sign for Variance Requests A and B and withdrew Variance Requests C and D in accordance with Exhibit 12.

Case No. 12963-A – 1800 E. Front Street - On June 10, 2003, the Board of Zoning Adjustment approved a variance to the required background of a roof sign and granted a variance to the maximum horizontal dimension of a roof sign in the amount of 24 feet, 6 inches, all to allow an existing roof sign with individual letters and no background to remain.

PLAN REVIEW

The applicant is requesting to rezone the 30-acre tract of land from District M1-5 (Manufacturing 1) to District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and an amphitheater in two phases. The plan is to renovate the existing riverboat-themed casino by cladding the entire boat in an internally illuminated translucent fabric material. The site is designed to accommodate the variety of intermodal transportation that will have access to this site including; internal pedestrian circulation, the Heritage Riverfront Trail, bus loop and a future streetcar terminus.

The proposal is to clad the main casino building and the existing garage with a new material. The new commercial building will be constructed with and accented with architectural fins as shown on the attached renderings. The material selections are attached to the staff report along with the submitted renderings.

Phase 1 of the plan proposes the remodeling of the existing 300,000 square foot casino and the construction of a new 40,000 square foot retail commercial building within the parking lot on the north side of the building. Phase 2 is proposed to be a future hotel west of the existing casino, an addition to the parking garage and an amphitheater at the southwest corner of the site next to the freeway on-ramp. The existing parking garage has a capacity of 609 parking spaces and the overall parking spaces are 1,175 for phase 1. With the eventual build out of phase two the overall parking will be 1,946 spaces which are in excess of the 1,942 parking spaces required by the zoning and development code.

Staff recommends that the MPD plan should include a preliminary plat allowing for vacation of the realigned Front Street and the consolidation of the unplatted parcels that make up the 30 acre development site. The preliminary plat will establish building setbacks and establish a new street frontage along E. Front Street. The plan shows the realignment of the main access drive around the west properly line allowing for the existing Front Street right of way to become a pedestrian plaza with direct access to the casino.

The submitted plan did not include a signage plan as required by 88-445-10. Staff recommends that the applicant submit a signage plan that meets the requirement of Chapter 88-445, showing existing and proposed signage for this development. A lighting plan that meets the requirement of 88-430 shall be submitted as part of the final plan approval. A general landscape plan has been prepared by the applicant indicating street trees and shaded areas for planting beds in the common spaces. A more detailed landscape plan and guidelines will be provided at the time of final plan submittal.

The developer is required to submit a final MPD plan to the City Plan Commission for approval prior to issuance of building permit. This includes building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, fencing, playground equipment, etc.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	*Applicability*	*Meets*	*More Information*
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	NO		
Parking and Loading Standards (88-420)	YES	YES	
Landscape and Screening Standards (88-425)	YES		TO BE REVIEWED WITH FINAL UR PLAN
Outdoor Lighting Standards (88-430)	YES		TO BE REVIEWED WITH FINAL UR PLAN
Sign Standards (88-445)	YES		TO BE REVIEWED WITH FINAL UR PLAN
Pedestrian Standards (88-450)	YES		TO BE REVIEWED WITH FINAL UR PLAN

PLAN ANALYSIS

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;
The Riverfront Industrial Area Plan recommends Commercial land use at this location. This proposal is consistent with the future land use plan

88-515-08-B. zoning and use of nearby property;
Nearby properties are industrial in nature, which is compatible with the area as well as in conformance with the Riverfront Industrial Area Plan.

88-515-08-C. physical character of the area in which the subject property is located;
The physical character of the area is industrial.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The subject property is adequately served by public facilities. Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;
The property is currently an existing casino. The rezoning to MPD district will allow for the redevelopment of the parcel to a mixed use commercial and entertainment hub.

88-515-08-F. length of time the subject property has remained vacant as zoned;
The property is currently an existing casino. The rezoning to MPD district will allow for the redevelopment of the parcel to a mixed use commercial and entertainment hub.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and
The reason for the proposed rezoning is to allow for the redevelopment of the site, therefor approval of the rezoning request will not result in a detrimental effect to nearby properties.

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.
Denial of the request would not result in any gain to the public health, safety or welfare.

Per Section 88-280-01, the MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards.

88-280-01-B.Specific Objectives
Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results 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;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes, and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

88-520-03-F. MPD Review Criteria
In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- the preliminary development plan's consistency with any adopted land use plans for the area;
  The Riverfront Industrial Area Plan recommends Commercial land use at this location and this proposal is in compliance.
- the preliminary development plan's consistency with the MPD district provisions of 88-280; and
  The applicant did not submit an MPD statement. Staff recommends that an MPD statement be submitted and included on the face of the plan prior to City Council approval.
- the sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.
  This plan is proposed to be developed in two phases with construction scheduled to begin in the spring of 2021. Phase 2 is anticipated to begin about 5 years after.

88-280-06 Approval Criterion
MPD zoning may be approved only when the city council, after receiving the recommendation of the city plan commission, determines that the proposed development cannot be reasonably accommodated by other available regulations of this zoning and development code, and that a MPD would result in a greater benefit to the city as a whole than would development under conventional zoning district regulations. Such greater benefit may include implementation of adopted planning policies, natural resource preservation, urban design, neighborhood/community amenities, or a general level of development quality.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

Olofu Agbaji
Planner

Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Development Review Committee

Report Date: April 05, 2021

Case Number: CD-CPC-2020-00196

Project: CasinoKC

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Extend existing trail along the northerly property line to the property boundary to the east. Or show alternate trail route to E. Front Street if an easement cannot be obtained from Evergy to extend the trail along the river. (1/11/2021)

2. A signage plan showing all existing and proposed signage for this development (3/12/2021)

3. Submit a preliminary plat sheet with all the required platting information. (3/12/2021)

4. Revise plan to provide an MPD Statement per 88-280-03. Revise Plans and Resubmit (4/05/2021)

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Gerald Williams at 816-513-2897 / Gerald.Williams@kcmo.org with questions.

5. That plans be revised to show a sidewalk from employee parking to the employee entrances (identified as D1E/D2E in the Traffic Impact Study). The sidewalk should provide for a continuous network from the parking area to the employee entrance. If any loading docks or other vehicular access points are crossed, adequate lighting and marking should be provided. (2/23/2021)

Correction(s) by Parks Department of the Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

6. Extend trail segment along entire north property line.

   3/1/2021: Trail is labeled as Future trail segment per area plan. Show this trail to be constructed along length of north property line with this project. (1/06/2021)

Condition(s) by City Planning and Development Department. Contact Gerald Williams at 816-513-2897 / Gerald.Williams@kcmo.org with questions.

7. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to final plan: Revise and resubmit plans to show landscaping, rest areas/furniture, lighting and other conveniences to improve the visual interest and amenities of the site for pedestrians. (2/23/2021)

8. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to final plan: Revise and resubmit plans to show adequate lighting and landscaping to enhance pedestrian security on site. Landscaping should not restrict the line of sight of pedestrians or drivers throughout the site. (2/23/2021)

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

9. City records indicate property line through the existing casino and future garage. Applicant shall combine lots at county office. (1/06/2021)

10. Coordinate for approval with KCMO levee committee for All excavation riverward and within 500 feet landward of the levee centerline, including excavation for building foundations, basements, piers, loading pits, ditches, pipe trenches. (1/06/2021)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

11. 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. (3/12/2021)

12. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (3/12/2021)

13. The developer shall secure approval of an MPD final development plan from the City Plan Commission prior to building permit. (3/12/2021)

14. That the developer submit an MPD Developer's Statement of Intent on how the proposed MPD meets the Purpose and Specific Objectives of 88-280-01 prior to action by the City Council. (4/05/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

15. 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. (12/30/2020)

16. 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. (12/30/2020)

17. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (12/30/2020)

18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (12/30/2020)

19. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (12/30/2020)

20. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (12/30/2020)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

21. The developer must petition for the vacation of Front Street as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat. (12/30/2020)

22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (12/30/2020)

23. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (12/30/2020)

24. 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. (12/30/2020)

25. 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 (12/30/2020)

26. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (12/30/2020)

27. 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. (12/30/2020)

28. 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. (12/30/2020)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

29. 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) (1/06/2021)

30. • 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) (1/06/2021)

31. . Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed (1/06/2021)

32. • 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) (1/06/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

33. The developer shall work with MoDOT regarding any amphitheater event traffic control. (3/01/2021)

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

34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
    https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf
    (1/06/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

35. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
    (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)

    See Corrections (1/06/2021)

36. Follow the KCMO Rules and Regulations for domestic water and fire service lines. (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf) (1/06/2021)

37. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (1/06/2021)

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2020-00196

Meeting Date: 02/25/2021

Meeting Location: Online Zoom Meeting

Meeting Time (include start and end time): 3:00 to 3:30

Additional Comments (optional):

We had one person in attendance from outside the team. Jared Campell with Downtown KC. No issues and sent us an email of support after the meeting.

Officers
Lynn Carlton, Chair
HOK

Richard Wetzel, Vice Chair
Centric

Michael J. Klamm, Vice Chair
CBRE

Leonard Graham, Vice Chair
Taliaferro & Browne

Charles Miller, Secretary
Lewis Rice

Christopher Briggs, Treasurer
PricewaterhouseCoopers

March 11, 2021

Michael Donovan, General Manager
Casino KC
1800 East Front Street
Kansas City, MO 64120

Dear Mr. Donovan:

We are writing on behalf of the Downtown Council of Kansas City to express our full support of Casino KC Riverfront Redevelopment formerly known as the Isle of Capri. Plans are for the dated casino to undergo a significant modern facelift that will attract more tourism, be accessible by bus and will be located at the northern terminus of the streetcar line.

Casino KC will become a part of the amazing development of the City of KCMO. Economic development in the Riverfront area adds to the economic vitality of the region which will also attract even further surrounding development by being on the streetcar line. Plans are for refacing of the existing casino boat into a much more modern attractive building, the addition of 2 new restaurants, retail, bars, entertainment venues and a possible 150 room hotel. The Casino KC could become a critical component of post COVID-19 revitalization.

We would be grateful for your consideration of the endorsement of the Casino KC Riverfront Redevelopment project to further the vitality of Kansas City and the post COVID-19 economic redevelopment rebound.

Thank you for your time and we look forward to working with you.

Sincerely,

Lynn Carlton
HOK
Chair Downtown Council

William Dietrich
President & CEO
Downtown Council of Kansas City

cc: David Eickman, Jerry Riffel

Downtown Council of Kansas City
1000 Walnut Street, Suite 200, Kansas City Missouri 64106
Phone: 816.421.1539 Website: www.downtownkc.org

Agbaji, Olofu

From: Jared Campbell <jared@downtownkc.org>
Sent: Thursday, February 25, 2021 3:54 PM
To: David Eickman; Riffel, Jerry
Cc: Bill Dietrich; Ann Holliday
Subject: Follow-up to Casino KC meeting

David,

Thank you for providing a great update this afternoon regarding the upcoming changes to Casino KC. It was exciting to see the renderings and learn more about the positive changes that will be happening for this project. The consideration given to multi-modal forms of transportation with the bus loop, bike parking along the Heritage Riverfront Trail and potential future streetcar stop was a nice touch.

Below is some supportive language from the Downtown Council if that would be helpful as you continue to work with the city:

The Downtown Council, a non-profit organization of businesses, property owners and cultural organizations, supports Casino KC's plans to redevelop the site with a new parking lot, retail building and facade improvements. The rebranding and refreshment of the property will make it a more appealing destination. We support this investment in the Downtown KC area.

Please continue to let us know what we can do to support this project. We will touch base with you on Monday regarding availability on Thursday's Downtown Council board meeting agenda.

Regards,

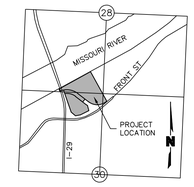
Jared
--
Jared Campbell
Resident Engagement Project Manager
Downtown Community Improvement Districts
Mobile: 816-304-2790 | Office: 816-421-5243 | Direct: 816-979-1082
1000 Walnut, Suite 200, Kansas City, MO 64106

MPD PLAN

FOR

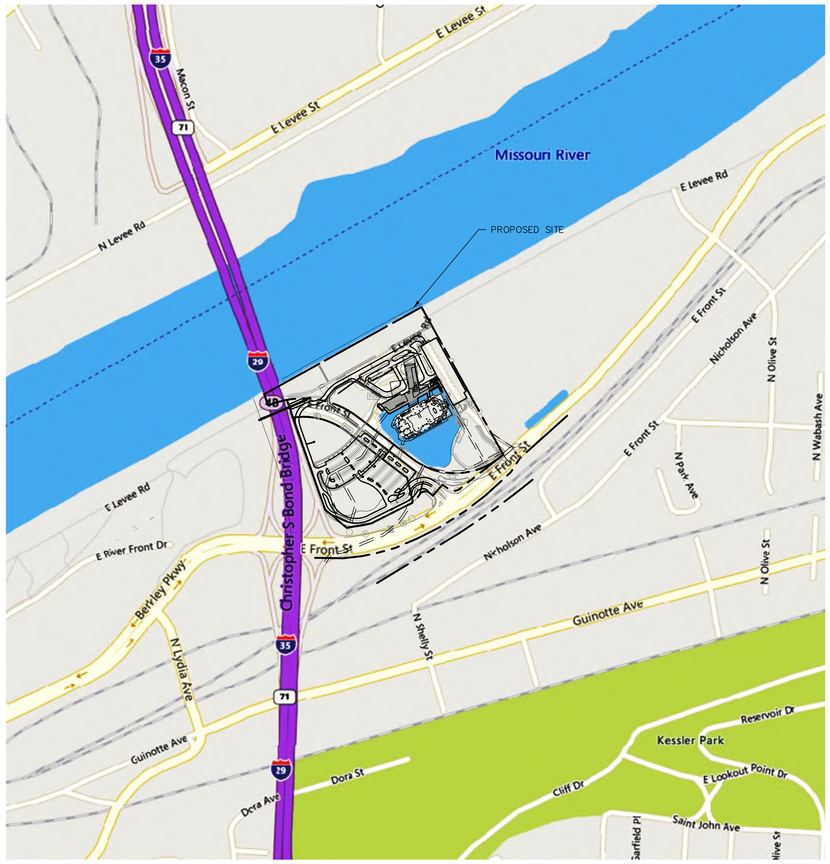
CASINO KC

A REDEVELOPMENT LYING IN
SECTIONS 28 & 30, TOWNSHIP 50 N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI



VICINITY MAP
SOUTH ½ S28–T50N–R33W
NORTH ½ S30–T50N–R33W
(N.T.S.)

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNERS	
CITY OF KANSAS CITY, MO	414 E. 12TH STREET KANSAS CITY, MO 64106
DEVELOPER	
MICHAEL DONOVAN IOC–KANSAS CITY, INC. D/B/A CASINO KC	BALLY'S CORPORATION PH: 775–686–0097 mdonovan@casinokc.com
ARCHITECT	
CHRISTINE FAVERIO JCJ ARCHITECTURE	120 HUYSHOPE AVENUE, STE 400 HARTFORD, CT 06106 PH: 860.247.9226 cfaverio@jcj.com
CIVIL ENGINEER	
CIVIL DAVID EICKMAN OLSSON, INC.	1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 PH: 816.361.1177 deickman@olsson.com
LANDSCAPE ARCHITECT	
SAMANTHA WAGNER OCHSNER HARE + HARE THE OLSSON STUDIO	1814 MAIN STREET KANSAS CITY, MO 64108 PH: 816.442.6093 swagner@olsson.com
SURVEY	
JASON ROUDEBUSH OLSSON, INC.	1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 PH: 816.361.1177 jroudebush@olsson.com



SHEET LIST	
NO.	TITLE
C100	COVER SHEET
C102	GENERAL LAYOUT WITH FUTURE CONSTRUCTION
C201	EXISTING CONDITIONS & DEMOLITION PLAN
C301	SITE PLAN
C401	GRADING PLAN
C501	UTILITY PLAN
E100	SITE LIGHTING PHOTOMETRICS PLAN
L500	LANDSCAPE GENERAL LAYOUT WITH FUTURE CONSTRUCTION
L501	LANDSCAPE OVERALL PLAN – PHASE ONE
L502	LANDSCAPE OVERSTORY PLAN – PHASE ONE
L510	LANDSCAPE UNDERSTORY PLAN – PHASE ONE
L511	LANDSCAPE UNDERSTORY PLAN – PHASE ONE
L512	LANDSCAPE UNDERSTORY PLAN – PHASE ONE
L513	LANDSCAPE UNDERSTORY PLAN – PHASE ONE
L590	LANDSCAPE DETAILS
G–0000Z	COMMERCIAL BUILDING RENDERING
A–0003Z	CASINO BUILDING – GROSS AREA CALCULATIONS – ZONING
A–1110Z	FIRST FLOOR PLAN – OVERALL BUILDING AREAS – ZONING
A–2111Z	EXTERIOR ELEVATIONS – OVERALL COMMERCIAL BUILDING–ZONING
A–2112Z	EXTERIOR ELEVATIONS – OVERALL COMMERCIAL BUILDING–ZONING
A–2121Z	EXTERIOR ELEVATIONS – OVERALL CASINO BUILDING ENCLOSURE–ZONING

PROPERTY DESCRIPTION

A tract of land in the Fractional Southwest Quarter of Section 28 and the Fractional Northeast Quarter and Fractional Northwest Quarter of Section 33, including part of Lots 51 and 52, HURCK'S SUBDIVISION OF GUINOTTE BLUFF, a subdivision of land recorded May 21, 1869 as Document No. 1869R0020006, all in Township 50 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. as follows: Beginning at the point of Intersection of the United State Harbor Line, as established on the South Bank of the Missouri River in 1904 and 1924 and the Northeasterly right of way line of U.S. Interstate Highway Route No. 29 and 35, as recorded May 11, 1965 as Document No. B–570825, in in Book B–5945, at Page 310: thence North 61°01'00" East, along said South United States Harbor line, 1172.84 feet to the Northwesterly prolongation of the Southwesterly line of a tract of land conveyed to the Kansas City Power and Light Company, recorded as Document No. 1338778, in Book B–1942, at Page 262 and Document No A–881822, in Book B–4111, at Page 36; thence South 28°59'00" East, along said Northwesterly prolongation and along said Southwesterly lines, 1098.96 feet to a point on the Northwesterly right of way line of River Front Road as established by Document No. K–194186, in Book K–436 at Page 730 and by Kansas City, Missouri Ordinance No. 42140, recorded as Document No. 98–K–11356, in Book K–3155, at Page 1343; thence South 48°39'06" West, along said Northwesterly right of way, line, 10.79 feet; thence Southwesterly along said Northwesterly right of way, along a curve to the right being tangent to the last described course with a radius of 460.87 feet, a central angle of 03°05'42" and an arc distance of 24.89 feet; thence South 51°44'48" West, 324.21 feet; thence Westerly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.31 feet; thence Westerly along a curve to the left being tangent to the last described course with a radius of 45.00 feet, a central angle of 96°40'06" and an arc distance of 75.92 feet; thence South 34°21'33" West, 57.96 feet to a point on the Northeasterly extension of the Northwesterly right of way line of U.S. Interstate Highway Route No. 29 and 35, as established by Document No. 2008E0041037, recorded April 16, 2008, Document No. 2008E004138 recorded April 16, 2008 and Document No. 2008E0042817 recorded April 21, 2008, (all three documents being corrected by Affidavits to correct legal descriptions recorded August 8, 2008 by Document No. 20080085084, Document No. 2008E0085085 and Document No. 2008E0085086); thence South 63°28'11" West, along last said Northwesterly extension and last said Northwesterly right of way line, 316.73 feet; thence South 79°36'23" West, along said Northwesterly right of way line, 161.80 feet; thence North 49°56'13" West, along the Northeasterly right of way line of said U.S. Interstate Highway Route No. 29 and 35, as established by last said documents, 184.91 feet; thence North 19°12'49" West, along said Northeasterly right of way line and its Northwesterly extension, 757.60 feet to a point on the Northerly right of way line of E Front Street as established by Document No. K–194186, in Book K–436 at Page 730 and by Kansas City, Missouri Ordinance No. 42140, recorded as Document No. 98–K–11356, in Book K–3155, at Page 1343; thence Westerly along said Northerly right of way line, along a curve to the left having an initial tangent bearing of South 79°18'05" West with a radius of 580.87 feet, a central angle of 12°31'22" and an arc distance of 126.96 feet to a point on the Northeasterly right of way line of said U.S. Interstate Highway Route No. 29 and 35, as established by aforesaid Document No. B–570825, in in Book B–5945, at Page 310; thence North 19°47'42" West, along said Northeasterly right of way line, 78.45 feet to the Point of Beginning. Containing 1,243,299 square feet or 28.542 acres, more or less.

DEVELOPMENT STANDARDS

KCMO DEVELOPMENT CODE 88–280–04
MPD, MASTER PLANNED DEVELOPMENT DISTRICT

ALLOWED USES
- CASINO
- OFFICE
- EATING AND DRINKING ESTABLISHMENTS
- FOOD & BEVERAGE RETAIL SALES
- ENTERTAINMENT & SPECTATOR SPORT
- LODGING (FUTURE HOTEL)
- RETAIL SALES
- ARTIST WORK OR SALES SPACE
- PARKING (ACCESSORY & NON–ACCESSORY)
- PARKING GARAGE (EXISTING AND FUTURE)

LOT & BUILDING STANDARDS
LOT SIZE= UNRESTRICTED FOR NON–RESIDENTIAL USES
MIN FRONT SETBACK= NONE
MIN REAR SETBACK= NONE
MIN SIDE SETBACK= NONE
MAX FLOOR AREA RATIO= 3.0
MAXIMUM BUILDING HEIGHT= 60'

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OLSSON - CIVIL ENGINEERING
MISSOURI CERTIFICATE OF AUTHORITY # 001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

DAVID L. EICKMAN
MO PE# 2009015436

REVISIONS

NO. REV.	DATE	REVISIONS DESCRIPTION
1	02.01.2021	Revision to MPD plans per City comments
2	03.18.2021	Revision to MPD plans per City comments

COVER SHEET
MPD PLAN

CASINO KC
1800 E FRONT STREET

KANSAS CITY, MO

2020

drawn by: JN/DL
checked by: DE
designed by: DG/JN
QA/QC by: ??
project no.: 020-2805
date: ??

SHEET
C100

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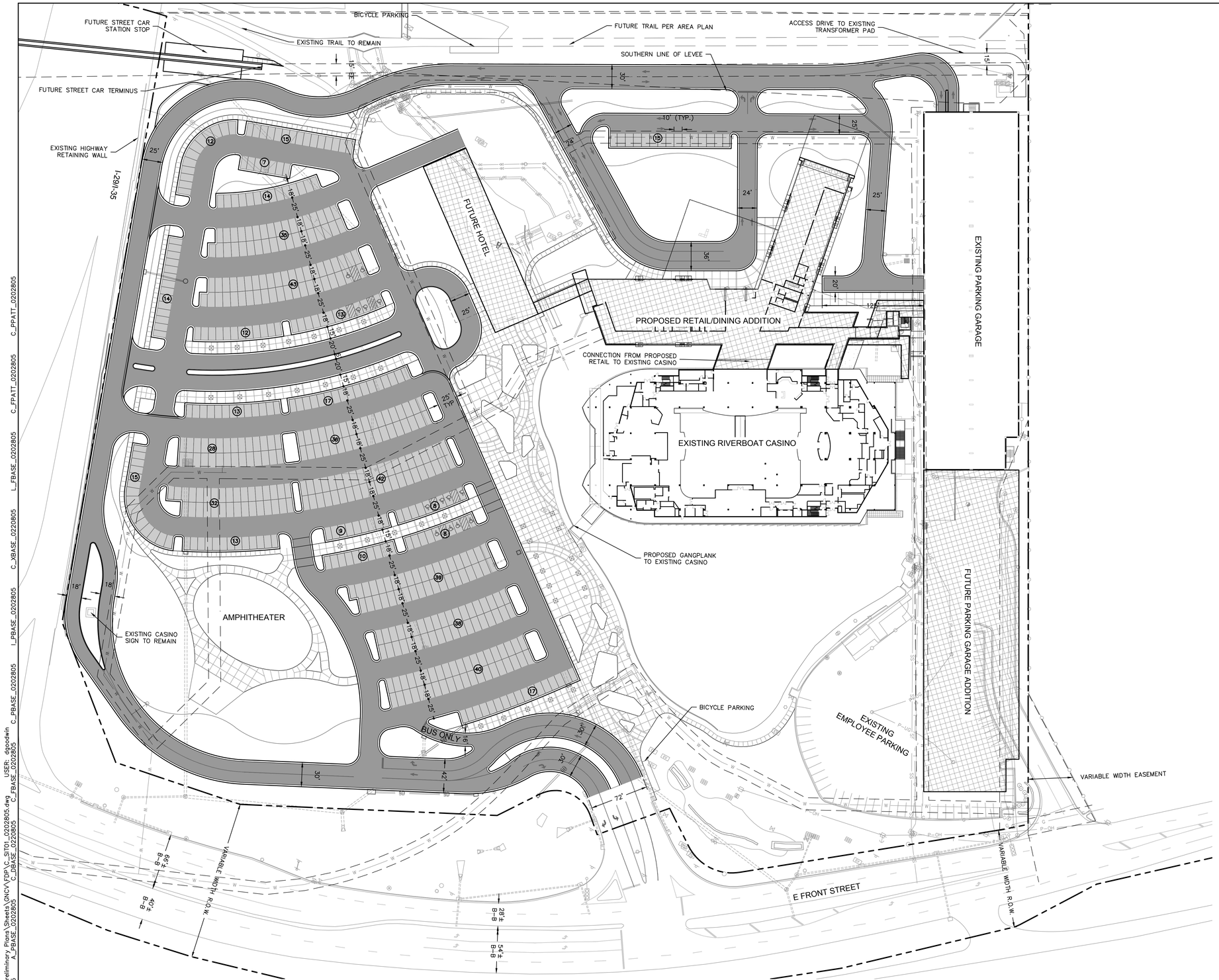

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- EASEMENT/SETBACK LINES
- PROPERTY BOUNDARIES
- EXISTING STORM SEWER
- EXISTING PRESSURE PIPE
- SS — EXISTING SANITARY SEWER
- P-UG — EXISTING POWER SERVICE
- W — EXISTING WATER PIPE
- T — EXISTING TELECOM SERVICE

PROPERTY BOUNDARY NOTE

PROPERTY BOUNDARY ON THIS SHEET IS SHOWN IN PROPOSED CONDITION. SEE EXISTING CONDITIONS ON SHEET C201 FOR CURRENT BOUNDARIES AND R.O.W. ABANDONMENTS.

SITE PLAN DESIGN NOTES

UNLESS OTHERWISE SPECIFIED, ALL DESIGN PARAMETERS SHALL CONFORM TO CITY OF KANSAS CITY, MO CODES, ORDINANCES, AND ADOPTED STANDARDS.

1. ALL PARKING STALLS SHALL BE 9'x18' MIN.
2. ALL ACCESSIBLE PARKING STALLS SHALL BE 8'x18' MIN. CURRENT PLAN SHOWS 9'x18' STALLS.
3. ALL ACCESSIBLE AISLES SHALL BE 5' WIDE MIN.
4. ALL VAN ACCESSIBLE AISLES SHALLB E 8' WIDE MIN. CURRENT PLAN SHOWS 9' WIDE AISLES.
5. ALL CURB & GUTTER SHALL CONFORM WITH KCMO STANDARD DETAIL C-1, AND SHALL BE STRAIGHT CURB (TYPE C-1), STRAIGHT BACK CURB & GUTTER (TYPE CG-1), OR A DRY (SPILL) VARIANT OF TYPE CG-1.

LOTS	ZONING	GROSS AREA (AC.)	PROPOSED STREET R/W (AC.)	NET AREA (AC.)	LAND USE DESCRIPTION	BUILDING HEIGHT (FT)	NUMBER OF FLOORS	GROSS BUILDING /FLOOR AREA (SF)	BUILDING COVERAGE (SF)	FAR	PARKING STALLS				ACCESSIBLE PARKING STALLS (included in parking spaces total)			BICYCLE PARKING STALLS REQUIRED (LONG TERM)			BICYCLE PARKING STALLS REQUIRED (SHORT TERM)			COMMENCEMENT DATE
											Required Ratio	Total Required	Provided Location	Provided	Ratio	Total Required	Provided	Ratio	Total Required	Provided	Ratio	Total Required	Provided	
(item)	(a)	(b)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(h)	(j)	(k)		(k)	(k)	(k)	(k)	(k)	(k)	(k)	(k)	(k)	(k)	(l)
1	Ex: M1-5	28.54	0	28.54	Existing Casino	68.4	3	299,295	60,071	0.24	0.75/Machine/Table	900	Ex. Garage	609	301-400 Stalls	**8**	**8**	1+1/5,000 SF Restaurant	**5**		10% Total Spaces*	**117**	**30**	SPRING 2021
	Prop: MPD				Commercial	46.9	2	38,396	35,596	0.03	1/1,000 SF Office	15	Ex. Employee	167				1+1/10,000 SF Retail	**2**					
									Total	**0.27**	1/Employee Per Shift	60	West Parking	384				**Total**	**7**	7				
											10/1,000 SF Restaurant	185	Valet	15											
											2.5/1,000 SF Retail	7												
											Total	**1167**		**1175**	Long term Bicycle Parking to be installed in building						* Installing 25% of required Bicycle Stalls			
PHASE 2																								
					Hotel	85	7	89,565	12,795	0.07	1/6 Rooms Hotel	25	West Parking	162	151-200 Stalls West Parking	**6**	**6**	1+1/30 Rooms Hotel	6	6	10% Total Spaces	78	20	
											1/4 Seats Ampitheater	750	New Garage	609	501-1000 New Garage	**13**	**13**							
									Total	**0.34**	**Total**	**1942**	**Total**	**1946**	**Total**	**19**	**19**	**Total**	**13**	**13**	Total	**195**	50	±5 Years After PH 1

N

0' 25' 50' 100'
SCALE IN FEET

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LC #2001010 - CERTIFICATE OF AUTH. # 001592
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NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

DAVID L. EICKMAN
MO PE# 2009015436

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

GENERAL LAYOUT WITH FUTURE CONSTRUCTION
MPD PLAN

CASINO KC
1800 E FRONT STREET

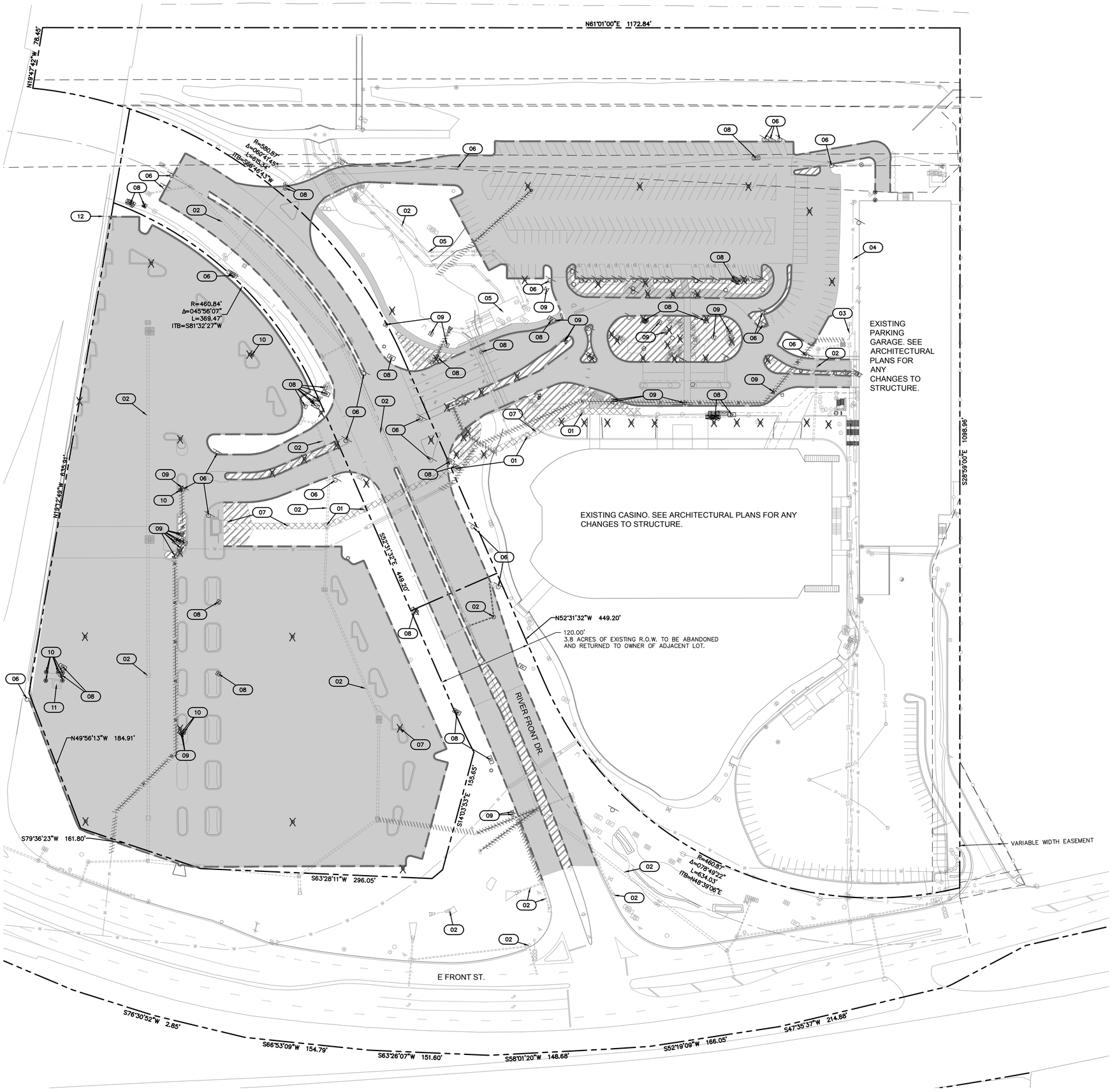
KANSAS CITY, MO

2020

drawn by: JN/QL
checked by: DE
designed by: DG/JN
QA/QC by: ??
project no.: 020-2805
date: ??

SHEET
C102

DWG: F:\2020\2501-3000\020-2805\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\FDP\C_SIT01_0202805.dwg USER: dgoodwin
DATE: Mar 22, 2021 8:45am XREFS: C_PTBLK_0202805 A_PBASE_0202805 C_PBASE_0220805 C_FBASE_0202805 C_FPATT_0202805 L_FBASE_0202805 C_XBASE_0220805 L_PBASE_0202805 C_PPATT_0202805



DEMOLITION PLAN LEGEND

- REMOVE EXISTING PAVEMENT.
- REMOVE CURB AND ASSOCIATED GUTTER.
- REMOVE PORTIONS OF EXISTING UTILITY SERVICES.
- REMOVE EXISTING VEGETATION, LANDSCAPE ELEMENTS, AND SIGNAGE.
- OVERHEAD CANOPY AND GANGWAY TO BE REMOVED IN COORDINATION WITH ARCHITECTURAL PLANS. (SEE KEYNOTE 08 FOR DETAILS).
- X EXISTING LIGHT POLE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

EXISTING CONDITIONS LEGEND*

NOTE: EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED ARE DARKENED IN PLAN VIEW. LEGEND APPLIES TO ALL EXISTING ITEMS TO REMAIN.

- EASEMENT/SETBACK LINES
- PROPERTY BOUNDARIES
- EXISTING STORM SEWER
- EXISTING PRESSURE PIPE
- SS — EXISTING SANITARY SEWER
- P-UG — EXISTING POWER SERVICE
- W — EXISTING WATER PIPE
- T — EXISTING TELECOM SERVICE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SPRINKLER BOX
- EXISTING SPRINKLER CONTROL VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- E EXISTING ELECTRIC BOX
- EV EXISTING ELECTRIC VAULT
- EM EXISTING ELECTRIC METER
- ER EXISTING ELECTRIC RISER
- E EXISTING ELECTRIC MANHOLE
- ES EXISTING ELECTRIC SECTIONALIZER
- EXISTING TRANSFORMER
- TS EXISTING TRAFFIC SIGNAL BOX
- EXISTING ELECTRIC CABINET
- TEV EXISTING TELEPHONE VAULT
- TP EXISTING TELEPHONE PEDESTAL
- FOV EXISTING FIBER OPTIC VAULT
- EXISTING GREASE TRAP
- EXISTING OVERHEAD WALKWAY COLUMN
- EXISTING VENT PIPE
- EXISTING BOLLARD
- EXISTING GRATE INLET
- S EXISTING SANITARY MANHOLE

*THIS LEGEND APPLIES TO ALL SHEETS UNLESS EXPLICITLY SHOWN OTHERWISE ON EACH SHEET.

KEYNOTES

01 EXISTING OVERHEAD WALKWAY AND SUPPORTS TO BE DEMOLISHED AND REMOVED. COORDINATE ALL STRUCTURAL DEMOLITIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS.

02 EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.

03 EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.

04 EXISTING WATER/FIRE SERVICE TO REMAIN. CONTRACTOR SHALL PROTECT.

05 EXISTING PUMP STRUCTURE AND RELATED CONNECTIONS TO REMAIN. CONTRACTOR SHALL PROTECT.

06 EXISTING SIGN TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

07 EXISTING CANOPY AND GANGWAY TO BE REMOVED. CONTRACTOR SHALL COORDINATE EXTENT OF REMOVAL, TIMING, ETC WITH ARCHITECTURAL PLANS AND DEVELOPER. GANGWAY SHALL NOT BE REMOVED PRIOR TO DEVELOPERS AUTHORIZATION.

08 EXISTING POWER UTILITY STRUCTURE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

09 EXISTING WATER UTILITY STRUCTURE TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

10 EXISTING BOLLARD TO BE REMOVED. CONTRACTOR SHALL COORDINATE REUSE OR REMOVAL WITH DEVELOPER.

11 EXISTING CASINO SIGN TO REMAIN. CONTRACTOR SHALL PROTECT.

12 EXISTING HIGHWAY RETAINING WALL TO REMAIN. CONTRACTOR SHALL PROTECT.

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MO CERTIFICATE OF AUTHORITY # 001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

DAVID L. EICKMAN
MO PE# 2009015436

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

EXISTING CONDITIONS & DEMOLITION PLAN
MPD PLAN

CASINO KC
1800 E FRONT STREET

KANSAS CITY, MO

2020

drawn by: JN/OL
checked by: DE
designed by: DG/JN
QA/QC by: ??
project no.: 020-2805
date: ??

SHEET
C201

DWG: F:\2020\2501-3000\020-2805\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\FDP\C_DEM01_0202805.dwg USER: dgoodwin
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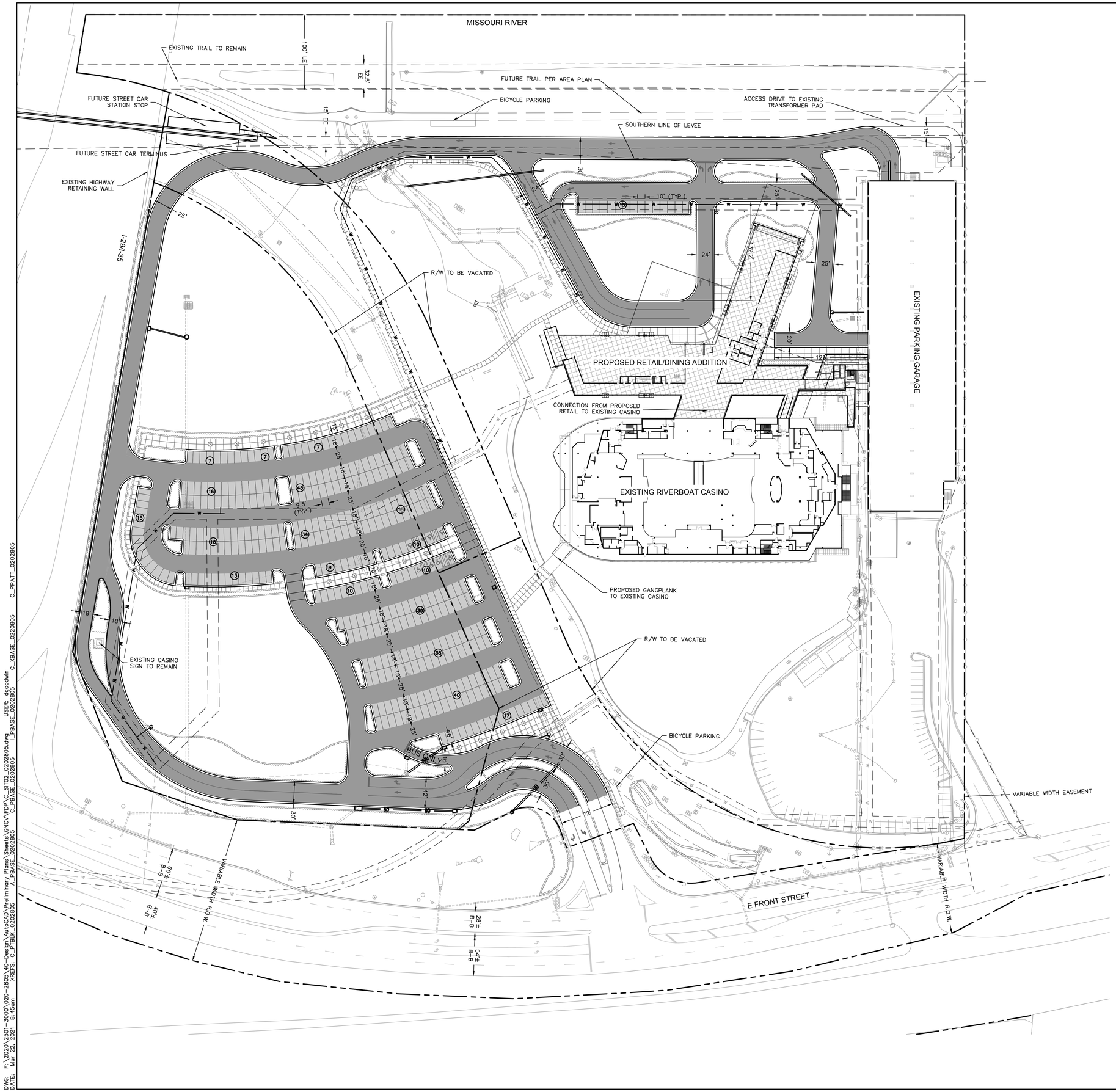

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- EASEMENT/SETBACK LINES
- PROPERTY BOUNDARIES
- EXISTING STORM SEWER
- EXISTING PRESSURE PIPE
- SS — EXISTING SANITARY SEWER
- P-UG — EXISTING POWER SERVICE
- W — EXISTING WATER PIPE
- T — EXISTING TELECOM SERVICE

N

0' 25' 50' 100'
SCALE IN FEET

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1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116 TEL 816.361.1177
DAVID L. EICKMAN
MO PE# 2009015436

NO. REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

SITE PLAN
MPD PLAN

CASINO KC
1800 E FRONT STREET

KANSAS CITY, MO

2020

drawn by: JN/OE
checked by: DE
designed by: DG/JN
QA/QC by: ??
project no.: 020-2805
date: ??

SHEET
C301

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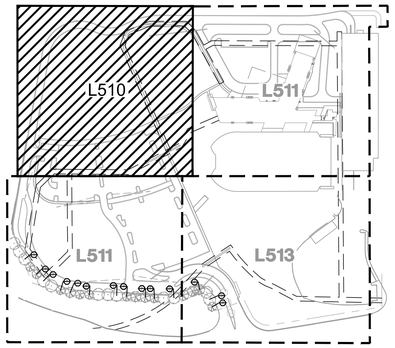
1 LANDSCAPE UNDERSTORY PLAN - PHASE ONE



KEY MAP

UNDERSTORY LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- PERENNIALS, GRASSES & SHRUBS
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

UNDERSTORY LANDSCAPE PLAN NOTES:

1. AREA TO BE SEEDED WITH TURF-TYPE FESCUE SEED
2. AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD
3. STEEL BED EDGE; REF: 5/L590
4. PLANTING BED WITH DOUBLE-GROUND HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES & DETAILS
5. INSTALL 5' x 5' TREE GRATE; REF: 4/L590
6. INSTALL BIKE RACK; REF: 6/L590

PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DRK	DIERVILLA RIVULARIS `KODIAK ORANGE`	KODIAK ORANGE BUSH-HONEYSUCKLE	5 GAL	48" o.c.
HQS	HYDRANGEA QUERCIFOLIA `SIKES DWARF`	SIKES DWARF OAKLEAF HYDRANGEA	5 GAL	48" o.c.
RTT	RHUS TYPHINA `TIGER EYES`	TIGER EYES SUMAC	5 GAL	72" o.c.
RB	ROSA BLANDA	SMOOTH ROSE	5 GAL	48" o.c.
WFM	WEIGELA FLORIDA `MIDNIGHT WINE` TM	WEIGELA	5 GAL	24" o.c.
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
JVG	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	5 GAL	72" o.c.
POL	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM	LITTLE DEVIL NINEBARK	5 GAL	48" o.c.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AXM	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	1 GAL	24" o.c.
AM2	ALLIUM X `MILLENIUM`	MILLENIUM ALLIUM	1 GAL	18" o.c.
AM	ALLIUM X `MILLENIUM`	MILLENIUM ALLIUM	1 GAL	13" o.c.
BSS	BAPTISIA SPHAEROCARPA `SCREAMING YELLOW`	SCREAMING YELLOW WILD INDIGO	1 GAL	36" o.c.
CVZ	COREOPSIS VERTICILLATA `ZAGREB`	ZAGREB THREADLEAF COREOPSIS	1 GAL	18" o.c.
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	18" o.c.
EUP	EUPHORBIA POLYCHROMA	CUSHION SPURGE	1 GAL	18" o.c.
HR	HEUCHERA RICHARDSONII	PRAIRIE ALUM ROOT	1 GAL	18" o.c.
HG	HOSTA X `GUACAMOLE`	GUACAMOLE PLANTAIN LILY	1 GAL	36" o.c.
LS	LIATRIS SPICATA	BLAZING STAR	1 GAL	24" o.c.
NC	NEPETA X `CAT`S PAJAMAS`	CAT`S PAJAMAS CATMINT	1 GAL	18" o.c.
SNS	SALVIA NEMOROSA `SNOW HILL`	SNOW HILL PERENNIAL SAGE	1 GAL	18" o.c.
SXA	SALVIA X `AZURE SNOW` TM	AZURE SNOW PERENNIAL SAGE	1 GAL	18" o.c.
SAJ	SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	1 GAL	18" o.c.
SH	STACHYS OFFICINALIS `HUMMELO`	HUMMELO STACHYS	1 GAL	18" o.c.
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ANN	ANNUALS	SEASONAL ANNUAL PLANTING	4" POT	4" o.c.
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ATB	ANDROPOGON TERNARIUS `BLACK MOUNTAIN`	BLACK MOUNTAIN BLUESTEM	1 GAL	20" o.c.
BGB	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA	1 GAL	18" o.c.
CA	CAREX APPAL ACHICA	APPAL ACHIAN SEDGE	1 GAL	12" o.c.

ochsner hare + hare
the olsson studio
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 www.olsson.com

NOT FOR CONSTRUCTION

REV NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LANDSCAPE UNDERSTORY PLAN - PHASE ONE
REZONING AND MPD FINAL PLANS

CASINO KC
E FRONT ST & I-29

KANSAS CITY, MISSOURI

2020

drawn by: SW/TG
checked by: SW
approved by: SW
QA/QC by: SW/KPS
project no.: 020-2805
drawing no.: L_LSC_UND_0202805
date: 12.18.2020

SHEET
L510

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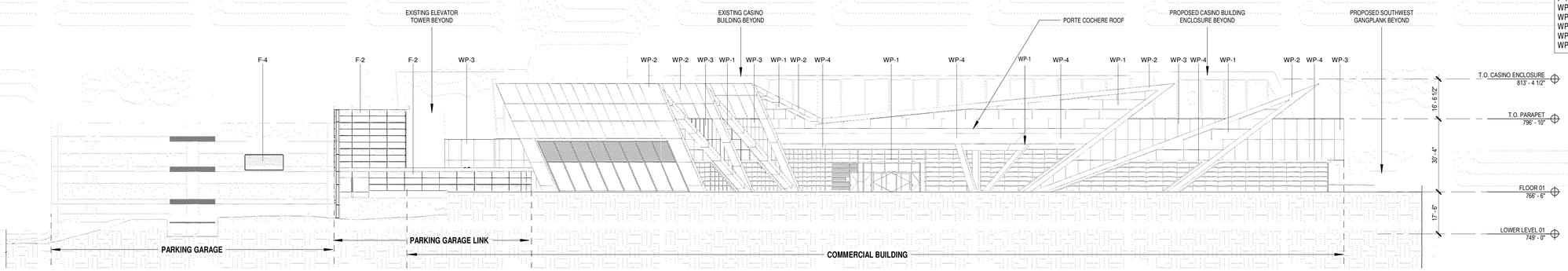
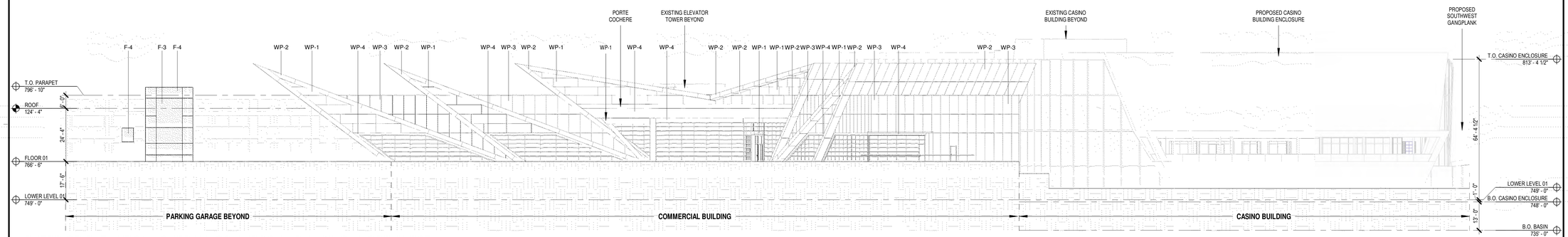
ELEVATION KEY

F-1 = FABRIC 1
F-2 = FABRIC 2
F-3 = FABRIC 3
F-4 = FABRIC 4
WP-1 = METAL PANEL COLOR 1
WP-2 = METAL PANEL COLOR 2
WP-3 = METAL PANEL COLOR 3
WP-4 = METAL PANEL COLOR 4
WP-5 = METAL PANEL COLOR 5



4 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - NORTH
1" = 20'-0"



3 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - NORTHWEST
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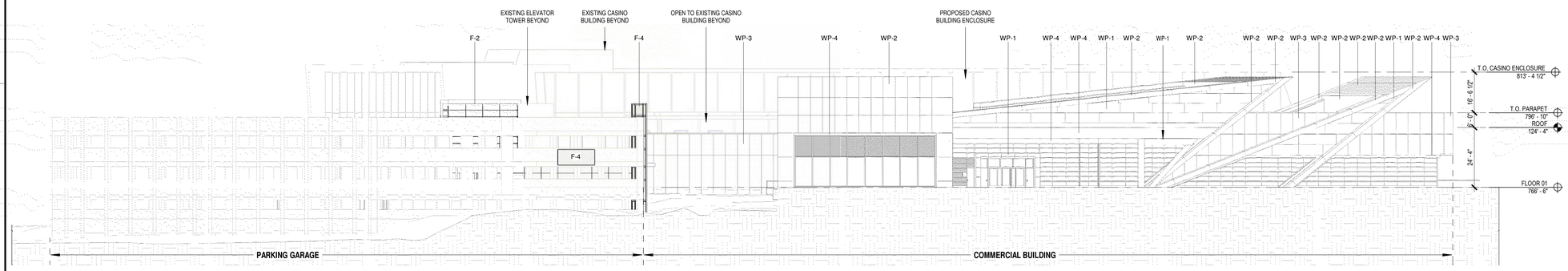

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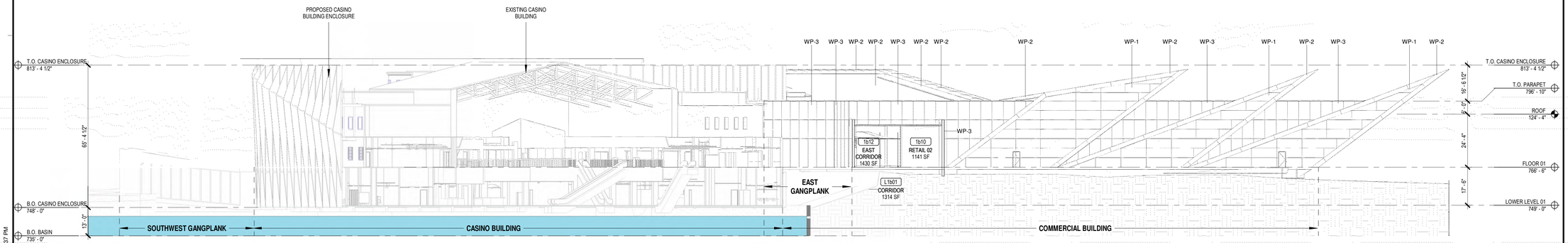

1 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - SOUTHEAST
1" = 20'-0"

2/1/2021 4:11:37 PM

CASINO KC

1800 E FRONT STREET
KANSAS CITY, MISSOURI 64120

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
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860.247.9226

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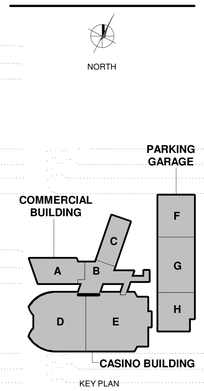

KEY PLAN

REZONING & MPD
RESUBMISSION
02/01/2021

NOT FOR CONSTRUCTION

PIC [PH]		DL [CF]	
PM [JK]		DTL [CF]	

ISSUE	02/01/2021
JOB	H20004.D0
DRAWN	RR
SCALE	As indicated

REVISIONS

EXTERIOR ELEVATIONS - OVERALL COMMERCIAL BUILDING - ZONING

A-2111Z

ELEVATION KEY

F-1 = FABRIC 1
F-2 = FABRIC 2
F-3 = FABRIC 3
F-4 = FABRIC 4
WP-1 = METAL PANEL COLOR 1
WP-2 = METAL PANEL COLOR 2
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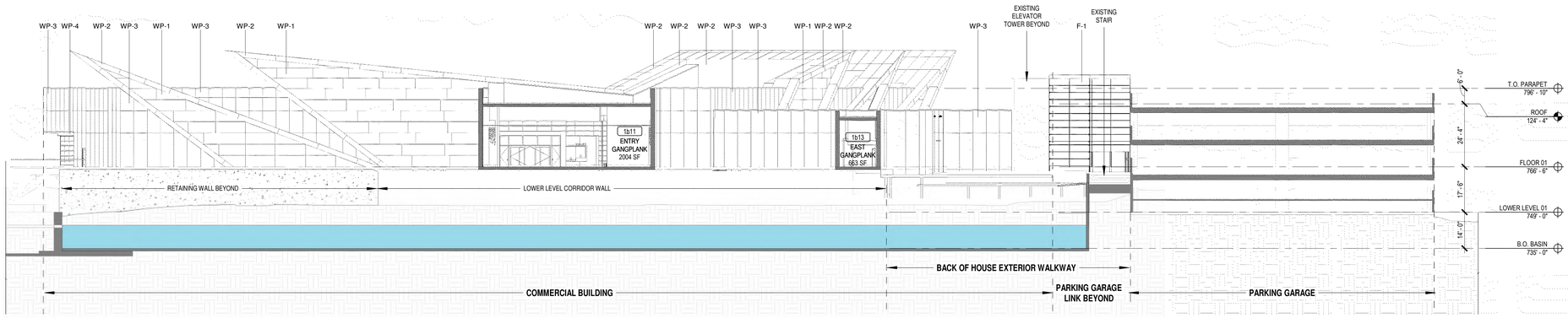
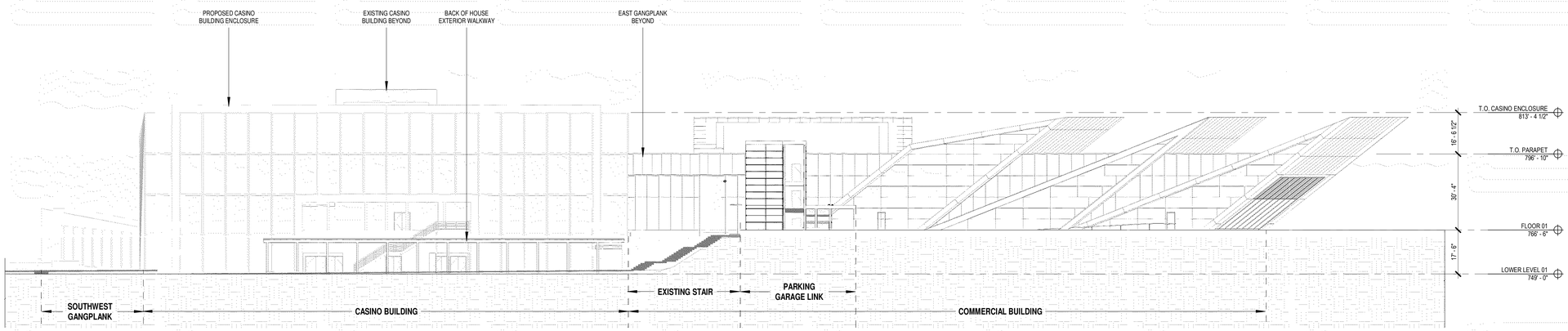
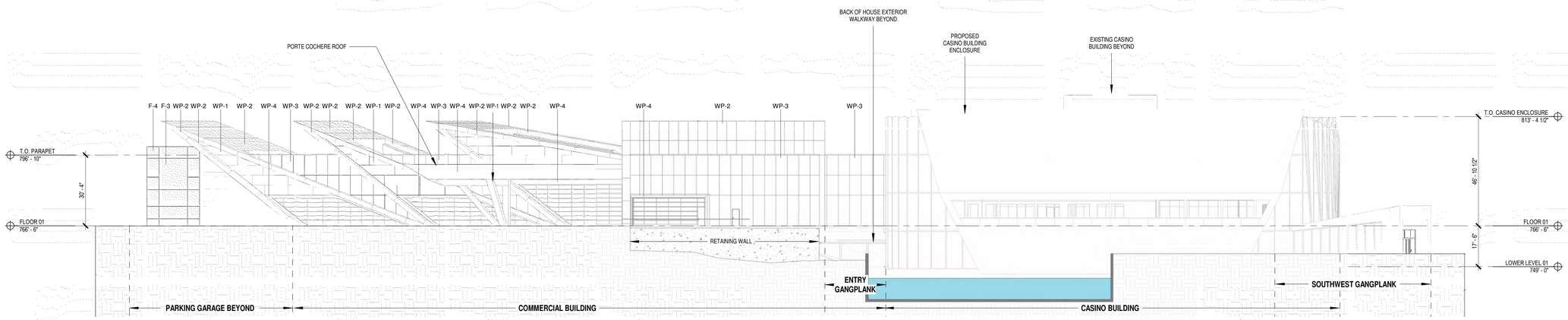


3 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - SOUTH
1" = 20'-0"



2 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - EAST
1" = 20'-0"



1 EXTERIOR ELEVATION - OVERALL COMMERCIAL BUILDING - WEST
1" = 20'-0"

CASINO KC

1800 E FRONT STREET
KANSAS CITY, MISSOURI 64120

JCJARCHITECTURE
120 HUYSHOPE AVENUE
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HARTFORD, CT 06106
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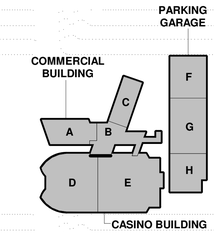
NORTH



KEY PLAN

REZONING & MPD
RESUBMISSION
02/01/2021

NOT FOR CONSTRUCTION

PIC [PH]		DL [CF]	
PM [JK]		DTL [CF]	

ISSUE	02/01/2021
JOB	H20004.D0
DRAWN	RR
SCALE	As indicated

REVISIONS

EXTERIOR ELEVATIONS - OVERALL COMMERCIAL BUILDING - ZONING

A-2112Z

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ELEVATION KEY

F-1 = FABRIC 1
F-2 = FABRIC 2
F-3 = FABRIC 3
F-4 = FABRIC 4
WP-1 = METAL PANEL COLOR 1
WP-2 = METAL PANEL COLOR 2
WP-3 = METAL PANEL COLOR 3
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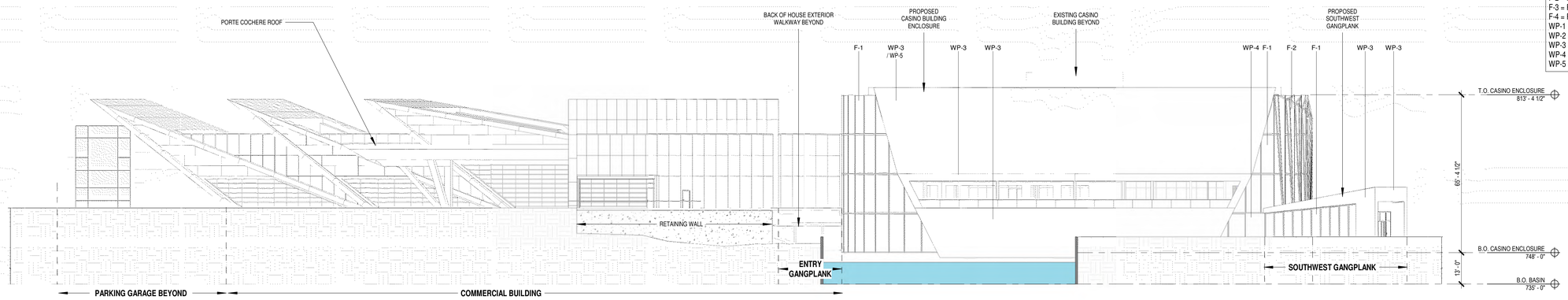

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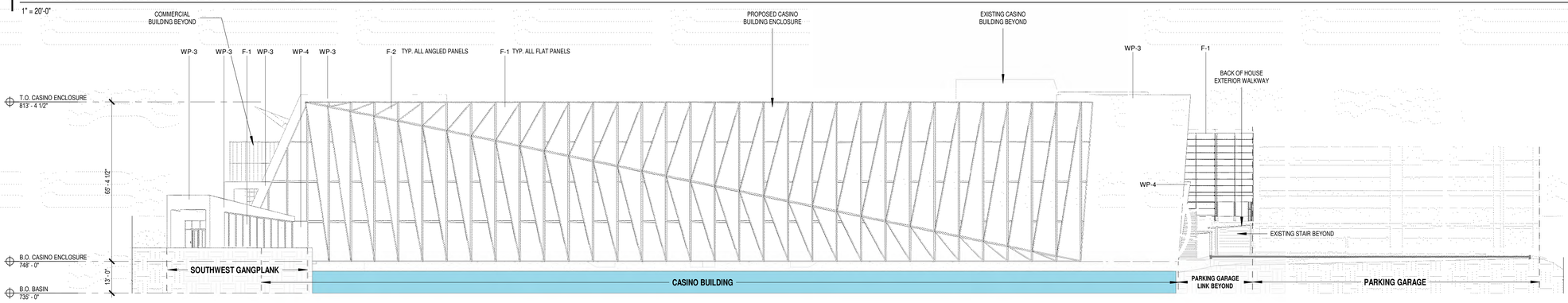
1" = 20'-0"



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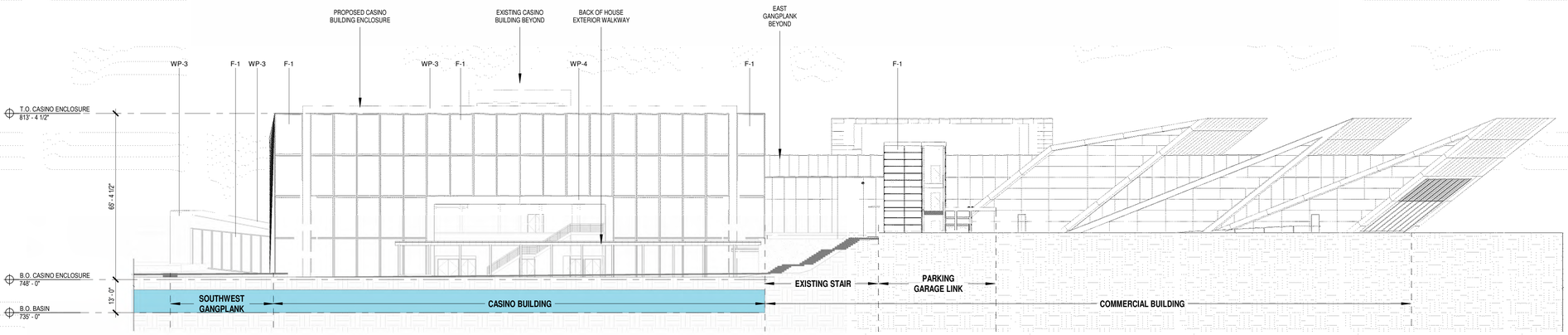

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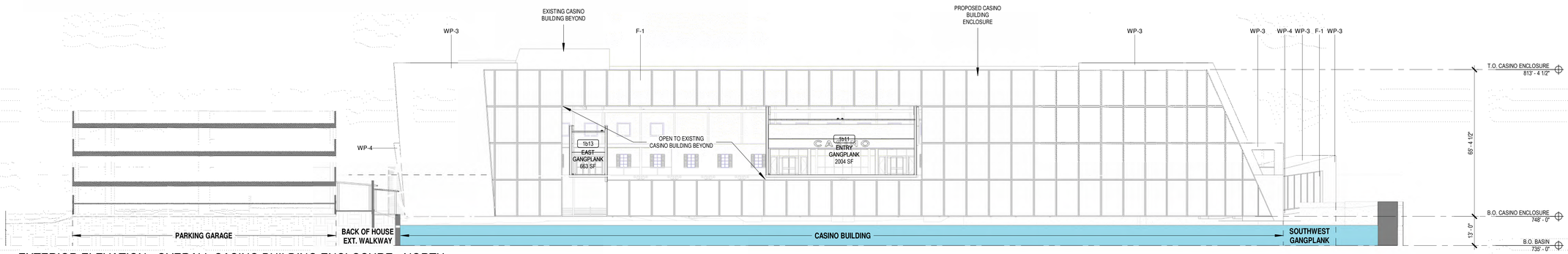

4 EXTERIOR ELEVATION - OVERALL CASINO BUILDING ENCLOSURE - NORTH
1" = 20'-0"

2/1/2021 4:13:40 PM

CASINO KC

1800 E FRONT STREET
KANSAS CITY, MISSOURI 64120

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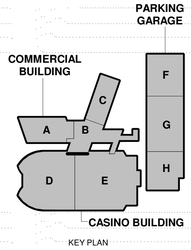
NORTH



KEY PLAN

REZONING & MPD RESUBMISSION
02/01/2021

NOT FOR CONSTRUCTION

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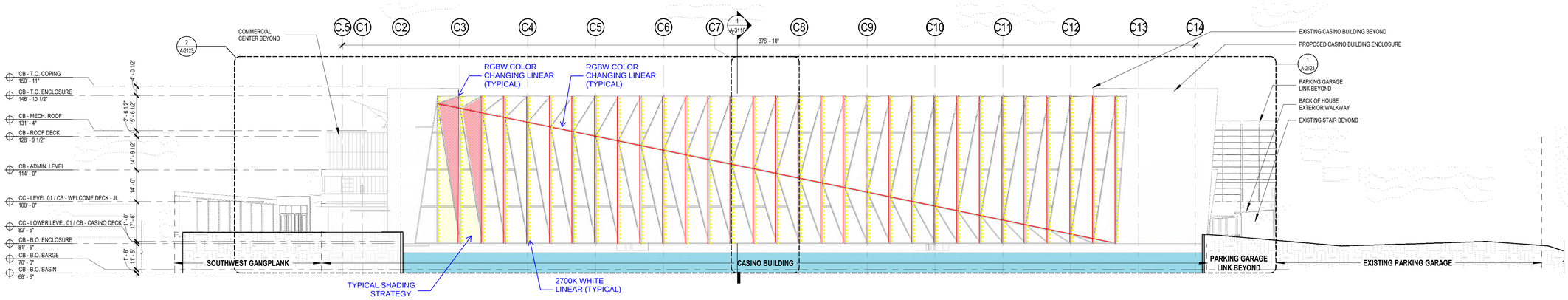
PM [JK]		DTL [CF]	

ISSUE	02/01/2021
JOB	H20004.D0
DRAWN	RR
SCALE	As indicated

REVISIONS

EXTERIOR ELEVATIONS - OVERALL CASINO BUILDING ENCLOSURE - ZONING

A-2121Z



1 EXTERIOR ELEVATION - OVERALL ELECTRICAL - SOUTH

1" = 20'-0"

KELVIX

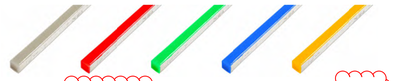
SIGNWAVE™ 3 HO (INDOOR/OUTDOOR)

SW3-SERIES HIGH OUTPUT | FLEXIBLE LIGHTING SYSTEM

Fixture Type: _____

Project: _____

Location: _____



Color/Kelvin	WHITE (Specify CCT)	RED	GREEN	BLUE	RGBW
Wavelength	N/A	618-624 nm	522-528 nm	468–474 nm	N/A
Wattage	4.6 W/ft	4.6 W/ft	4.6 W/ft	4.6 W/ft	6W/ft
Power Feed	Every 20 ft	Every 20 ft	Every 20 ft	Every 20 ft	Every 16ft
Production Intervals	2-3/16"	2-3/16"	2-3/16"	2-3/16"	3-1/4"
	color = 2700k				
	FIXTURE 'LF-2'				FIXTURE 'LF-1'

PRODUCT FEATURES

- Dimmable
- 50,000 hour life
- Flat profile for streamline projects
- Horizontal or vertical bending option
- IP67 or IP68 option
- UL-listed for indoor and outdoor use
- Factory-installed power feed
- Injection-molded flush end caps
- For use with 24V power supplies

SPECIFICATIONS

Series	SW3 - Signwave™ 3HO
Input Voltage	24V DC
Max Run Length	Unlimited, Refer to **Power Feed** Above
Lumens	244 Lm/ft (White 3000K)
Beam Angle	160°
Dimensions	5/8"(16mm) × 11/16"(17mm)
CRI	80+
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-4°F (-20°C) to 113°F (45°C)

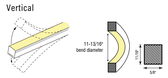
UV Resistant | Solvents Resistant | Saltwater Resistant | IK08 Protection

Dry/dim fence located 110mm from the cable connector. Protects against damage to the cable signaus inside cable entry.

Included in every run.

BENDING OPTIONS & PROFILE DIMENSIONS

Vertical



Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.0

RoHS COMPLIANT | UL LISTED | 24V DC | Outdoor Lighting | Indoor Lighting

Questions/Support | 800-789-3810 | quotes@kelvix.com

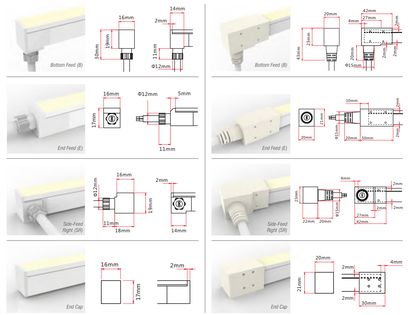
101419DM

KELVIX

SIGNWAVE™ 3 (INDOOR/OUTDOOR)

SW3-SERIES | FLEXIBLE LIGHTING SYSTEM

IP67 OPTIONS | **IP68 OPTIONS**



ORDERING INFORMATION

Example: **SW3-36-RGBW-VR-E-S-IP67**

Series	Length (Unlimited)	Color	Bending	Feed Point	Feed Length	Rating
SW3HO						
SW3	**Inches**	**27K** - 2700K **30K** - 3000K **35K** - 3500K **40K** - 4000K **45K** - 4500K **50K** - 5000K	**VR** - Vertical	**B** - Bottom Feed **SL** - Side-Feed Left **SR** - Side-Feed Right **E** - End Feed	**S** - Standard (72 inch) **Inches** - Custom length (inches).	**IP67** **IP68**

Questions/Support | 800-789-3810 | quotes@kelvix.com

101419DM

KELVIX

SIGNWAVE™ K-ACCESSORIES

FOR SIGNWAVE™ 3 SERIES LIGHTING SYSTEM

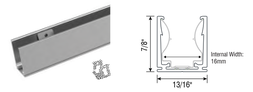
Fixture Type: _____

Project: _____

Location: _____

SW-K-CH-AL-2M

(2-meter aluminum mounting channel)

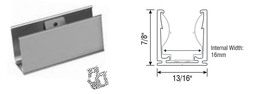


SPECIFICATIONS

Model	SW-K-CH-AL-2M
Material	Aluminum
Length	2m (78-3/4")
Width	20.7mm (13/16")
Height	22.3mm (7/8")
Internal Width	16mm (5/8")

SW-K-CLP-AL

(1.5-inch aluminum mounting clip)

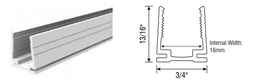


SPECIFICATIONS

Model	SW-K-CLP-AL
Material	Aluminum
Length	38.1mm (1-1/2")
Width	20.7mm (13/16")
Height	22.3mm (7/8")
Internal Width	16mm (5/8")

SW-K-CH-PL-2M

(2-meter plastic mounting clip)



SPECIFICATIONS

Model	SW-K-CH-PAL-2M
Material	Plastic & Aluminum
Length	2m (78-3/4")
Width	19mm (3/4")
Height	21mm (13/16")
Internal Width	16mm (5/8")

Questions/Support | 800-789-3810 | quotes@kelvix.com

101419DM

CASINO KC

1800 E FRONT STREET
KANSAS CITY, MISSOURI 64120

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

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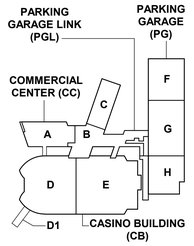
CONSULTANT:

Reference Cover Sheet for Consultant Directory



FOUNDATION AND CIVIL PACKAGE
03/05/2021

NOT FOR CONSTRUCTION

PIC [PH] _____ DL [CF] _____
PM [JK] _____ DTL [CF] _____

ISSUE 03/05/2021
JOB H20004.D0
DRAWN Author
SCALE _____
REVISIONS

ELECTRICAL ELEVATION PLANS

E-1503

3/22/2021 2:02:07 PM

JCJ.COM

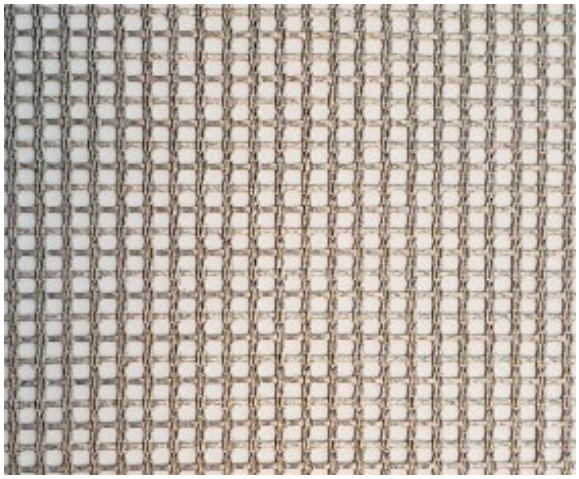
BOSTON
HARTFORD
LAS VEGAS
NEW YORK
PHOENIX
SAN DIEGO
TULSA

AN EMPLOYEE OWNED COMPANY

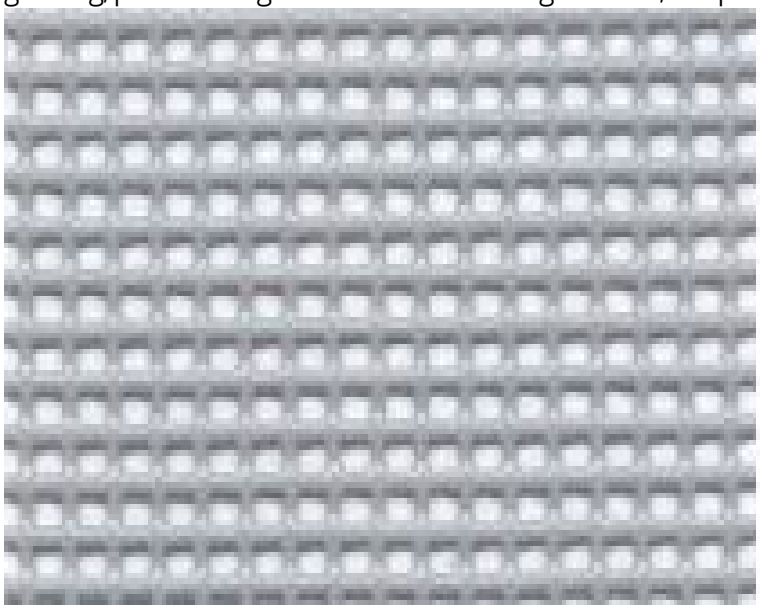
CASINO KC MPD Submittal
Material Legend
2021 February 02
Reference Elevation Key on Drawings

F-1 FABRIC 1: Boat Enclosure Base Building Flat Panels, Parking Link south and east facing panels
Type 2B-Waterproof 'PTFE' Coated Fiberglass Membrane
Sheerfill II
Sun bleaches to a brilliant white

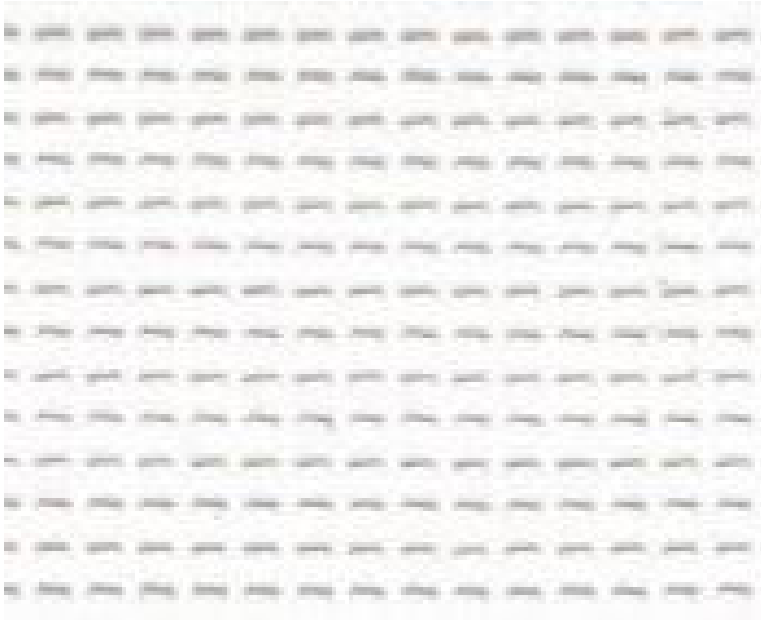
F-2 FABRIC 2: Boat Enclosure Base Angled Panels South Façade, Parking Link north and west facing panels, Southwest Gangplank (noted as F-5)
Type 2A-Ventilated 'PTFE' Coated Fiberglass mesh
Sheerfill-SMG-30 Silver
Passes ASTM E-136 "Non-Combustible", ASTM E-84 Class "A", NFPA 701



F-3 FABRIC 3: Parking Structure Signage
Type 1A- Ventilated PES MESH - Valmex TF400
7280 5246 717717 Pale Gray
Multi-composed lacquering with highly concentrated PVDF mixture on both sides, weldable without grinding, protected against microbal and fungal attack, UV-protected

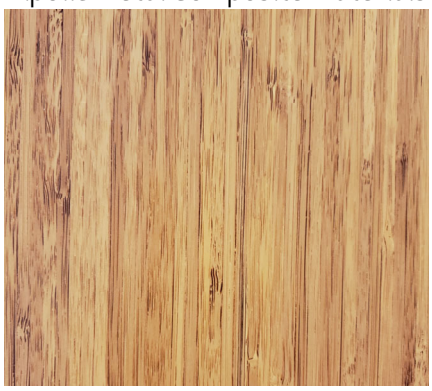


F-4 FABRIC 4: Parking Structure Signage with Casino KC Logo Printed
Type 1A- Ventilated PES MESH - Valmex TF400



<u>WP-1 METAL PANEL COLOR 1:</u> Commercial Building Inside Fins, Porte Cochere Columns, Boat Enclosure West Columns:
Alpolic Metal Composite Materials - MST WHITE

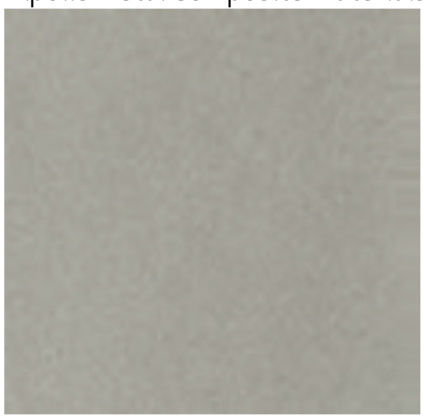
<u>WP-2 METAL PANEL COLOR 2:</u> Commercial Building Fins:
Alpolic Metal Composite Materials – QCP BAMBOO

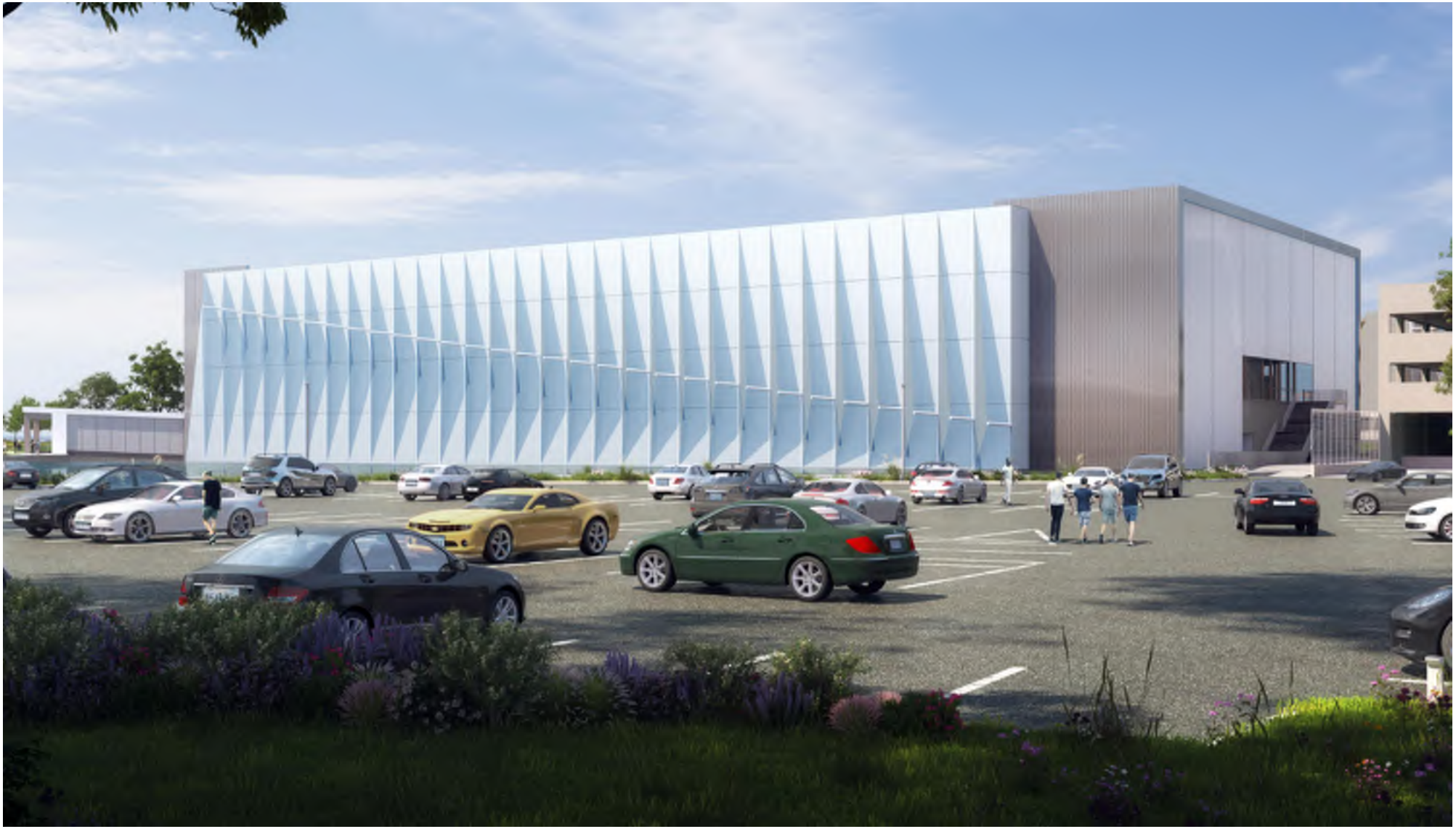


<u>WP-3 METAL PANEL COLOR 3:</u> Commercial Building Between Fins, Link to Parking Garage, Boat Enclosure West Upper, Southwest Gangplank, Boat Enclosure East
Alpolic Metal Composite Materials: Quartz Zinc 4-AZZ

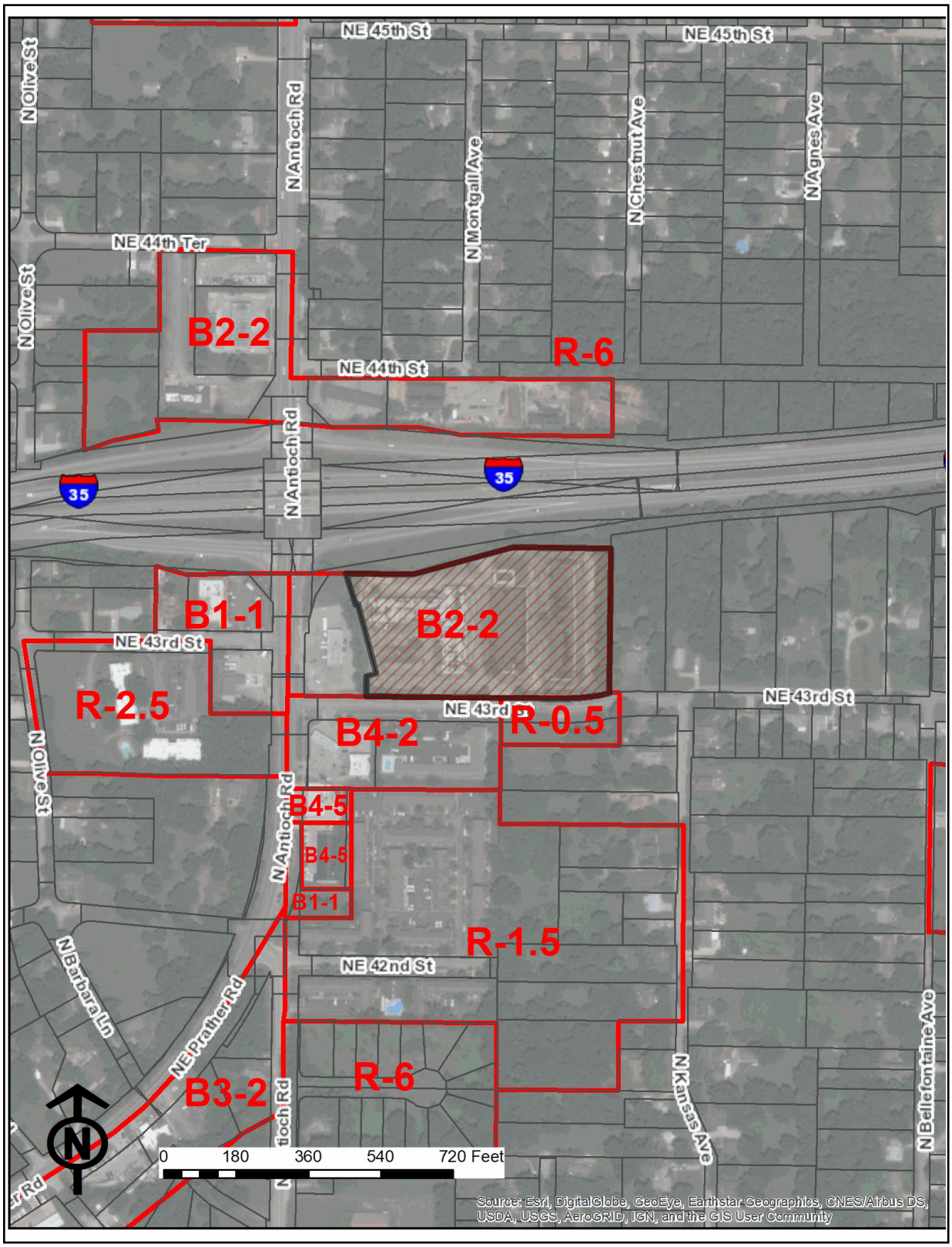
WP-4 METAL PANEL COLOR 4: Commercial Building Frame at Windows, Porte Cochere Fascia, Boat Enclosure West Lower, Southwest Gangplank, Boat Enclosure Frame at Loading Area East
Alpolic Metal Composite Materials - BGY GREY

WP-5 METAL PANEL COLOR 5:
Boat Enclosure West End Accent Color
Alpolic Metal Composite Materials - PEX PEWTER METALLIC





Section No. 88-20A1234
Exhibit A



File #: 210514, **Version:** 1

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 210514

Approving an Industrial Development Plan for Lux Living, LLC for the purpose of the acquisition and construction of a commercial multifamily apartment complex and a related parking garage, located at 3948 Main Street, Kansas City, Missouri; authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Lux Living, LLC or its affiliate or designee; authorizing the issuance of taxable industrial development revenue bonds in a maximum aggregate principal amount not to exceed $32,000,000; authorizing and approving certain other documents; and authorizing certain other actions in connection with the issuance of said bonds

WHEREAS, the City of Kansas City, Missouri, a constitutional charter city and municipal corporation of the State of Missouri (the "City") is authorized pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended (the "Constitutional Provisions") and the City of Kansas City Charter to issue its revenue bonds for the purpose of paying all or a part of the cost of purchasing, constructing, extending or improving any facility to be leased or otherwise disposed of pursuant to law to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes, including the real estate, buildings, fixtures and machinery, such revenue bonds to be paid solely from revenue received from such project; and

WHEREAS, inasmuch as the Constitutional Provisions provide authority to issue industrial development revenue bonds for commercial projects but do not contain provisions, processes and procedures relating to such bonds and such projects, while Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended ("Chapter 100") provide authority to issue industrial development revenue bonds for a variety of purposes not including commercial projects but do contain provisions, processes and procedures relating to the bonds and projects authorized thereunder, the City hereby directs that the Chapter 100 provisions, processes and procedures be utilized for industrial development revenue bonds issued under the Constitutional Provisions for commercial projects, including the herein-defined Bonds and Project (the Constitutional Provisions, Chapter 100 and City of Kansas City Charter are referred to collectively herein as the "Act"); and

WHEREAS, the City has heretofore prepared and approved plans for the industrial development of the City and desires to approve an Industrial Development Plan (the "Plan") for the purpose of carrying out a development project (the "Project") for Lux Living, LLC, a Missouri limited liability company, or an affiliate or other designee thereof (the "Company"); and

WHEREAS, the City intends to issue its Taxable Industrial Development Revenue Bonds (Historic Katz Westport Project) (the "Bonds") in one or more series for the purpose of furthering the Project located at 3948 Main Street, Kansas City, Missouri (the "Project Site"); and

WHEREAS, pursuant to the City's direction to utilize Chapter 100 procedures for the Bonds and the Project, notice of the Project was given to the taxing jurisdictions in accordance with the procedures set forth in

Section 100.059.1 of the Revised Statutes of Missouri; and

WHEREAS, the City Council has heretofore and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City Council approve a Chapter 100 Industrial Development Plan as proposed by the Company; and that the City issue the Bonds, as more fully described in the Indenture and in the Lease, as hereinafter defined and authorized, proceeds of which shall be used for the purchase and construction of certain real property associated with the Project and which shall be located at the Project Site and leased by the City to the Company, with an option to purchase; and

WHEREAS, the principal amount of the Bonds will be issued in one or more series of taxable Chapter 100 industrial development bonds over a period of not to exceed fifteen (15) years following the issuance of each respective series, with not to exceed fifteen (15) years of real property ad valorem tax abatement at: (1) seventy-five percent (75%) for the first ten (10) years, and (2) fifty percent (50%) for the next succeeding five (5) years, and payments-in-lieu-of-taxes (PILOTS) equal to: (1) twenty-five percent (25%) for the first ten (10) years, and (2) fifty percent (50%) for the next succeeding five (5) years to the affected taxing jurisdictions during the term of the Bonds, which Bonds will be repaid solely by the Company under the terms of the Lease; and

WHEREAS, for a Chapter 100 bond issuance, the City Council has previously established a policy (Ordinance No. 041033) for the review and approval of such projects, one component of which suggests a maximum bond term of ten (10) years and another of which suggests payments-in-lieu-of-taxes (PILOTS) at a level of no less than fifty percent (50%) of the amount that would have been paid to the affected taxing jurisdictions on the property if it had been fully taxed during the term of the bonds, which policy the City hereby directs also be applied to bonds issued under the Constitutional Provisions, one component of which suggests a maximum bond term of 10 years; and

WHEREAS, the City Council has previously established a policy (Ordinance No. 160383) capping the amount of real property tax abatement for Chapter 100 projects at fifty percent (50%) for ten (10) years, which policy the City hereby directs also be applied to bonds issued under the Constitutional Provisions;

WHEREAS, the Council wishes in this instance to waive: (i) its Chapter 100 policy suggesting the maximum abatement period; and (ii) its Chapter 100 policy suggesting the minimum PILOT payment on behalf of the Project, and

WHEREAS, the principal amount of the Bonds will be advanced following the commencement of each phase of the Project to be financed by such series, and such property will be leased by the City to the Company for a period of not to exceed fifteen (15) years, commencing in the year of the first advance for such property to be financed by such series of Bonds (subject to earlier termination as provided in the Lease); and

WHEREAS, the City further finds and determines that it is necessary and desirable in connection with the Project and the issuance of the Bonds that the City enter into certain documents, and that the City take certain other actions and approve the execution of certain other documents as herein provided; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. Approval of Plan. The City Council hereby finds and determines that the Project will promote the economic well-being and industrial development of the City and the Project will be in furtherance

of the public purposes set forth in the Act. The City Council hereby approves the Plan for the Project, which includes the following provisions:

(a) Acquisition and construction of a 190-unit commercial multifamily apartment complex and a 175 stall parking garage, including real property acquisition and improvements and the historic renovation of the Katz building, located at the Project Site in the City of Kansas City, Missouri; and

(b) A total estimated project cost of approximately $37,600,00 to fund acquisition and construction and related building costs; and

(c) The costs for the real property will be funded from proceeds of the sale of up to $32,000,000.00 maximum principal amount of Taxable Industrial Development Revenue Bonds to be issued by the City and purchased by the Company or other purchaser designated by the Company.

Section 2. Authorization of Documents. The City is hereby authorized to enter into the following documents (the "City Documents"), in such form as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

(a) Pre-Development Agreement (the "Predevelopment Agreement") between the City and the Company, pursuant to which the City will provide its project exemption certificate for the purpose of allowing the Company to maintain the Project timeline and effect a sales tax exemption on construction materials prior to the issuance of the Bonds;

(b) Forward Delivery Agreement (the "Forward Delivery Agreement") between the City and the Company, pursuant to which the Bond documents shall be escrowed, and the Bonds shall not be issued, until after the Company has received a certificate of occupancy for the Project;

(c) One or more Trust Indentures (collectively, the "Indenture"), between the City and the trustee named therein (the "Trustee"), pursuant to which the Bonds shall be issued and the City shall pledge the Project and assign certain of the payments, revenues and receipts received pursuant to the Lease to the Trustee for the benefit and security of the owners of the Bonds upon the terms and conditions as set forth in the Indenture;

(d) One or more Lease Agreements (collectively, the "Lease"), between the City and the Company, under which the City will acquire the Project and lease the Project to the Company pursuant to the terms and conditions in said Lease and which shall require a financial review 10 (ten) years from the date of the certificate of occupancy for the Project and shall provide for a potential resetting of the PILOT payments for the final 5 (five) years of the 15 (fifteen) year PILOT period, in consideration of rental payments by the Company which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds; and

(e) Purchase Agreements, as defined below, under which the purchaser named therein agrees to purchase the Bonds.

Section 3. Authorization of the Bonds. The City is hereby authorized to issue and sell its Taxable Industrial Development Revenue Bonds (Historic Katz Westport Project), in one or more series, in a maximum aggregate principal amount not to exceed $32,000,000, for the purpose of providing funds for the acquisition, construction and development of certain real property associated with the Project. The Bonds shall be issued

and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture.

Section 4. Sale and Terms of Bonds; Authorization and Execution of Bond Purchase Agreement. The Bonds will be sold to the Company or other purchaser under the terms of one or more Bond Purchase Agreements between the City and the Company or other purchaser identified therein (collectively, the "Purchase Agreements"). The maximum aggregate principal amount of the Bonds shall be $32,000,000; the interest rate on the Bonds shall not exceed five point zero percent (5.0%); principal shall be payable at maturity; and the maturity date shall be no later than December 31, 2038; provided that, no series of Bonds shall remain outstanding for longer than fifteen (15) years after the issuance of each respective series; the Bonds shall be purchased at one hundred percent (100%) of the principal amount thereof; and the Bonds may be redeemed at any time at a redemption price equal to the principal amount thereof plus accrued interest. The Director of Finance or the City Treasurer is each authorized to execute the Purchase Agreement for and on behalf of and as the act and deed of the City.

Section 5. Limitation on Liability. The Bonds and the interest thereon shall be limited obligations of the City payable solely out of certain payments, revenues and receipts derived by the City from the Lease described herein, and such payments, revenues and receipts shall be pledged and assigned to the Trustee as security for the payment of the Bonds as provided in the Indenture. The Bonds and the interest thereon shall not constitute general obligations of the City or the State of Missouri. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not payable in any manner by taxation.

Section 6. Creation of Bond Fund. The City is hereby authorized to establish with the Trustee pursuant to the Indenture, a special trust fund in the name of the City to be designated the "City of Kansas City, Missouri, Bond Fund - Historic Katz Westport Project" and the City shall cause all sums required by the Indenture to be deposited therein and shall create all accounts therein required by the Indenture.

Section 7. Execution of Documents. The Mayor is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture. The Director of Finance is hereby authorized and directed to execute the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk or a deputy City Clerk, of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds and the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 8. Further Authority. The Mayor, Director of Finance and other officials, agents and employees of the City as required, are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the City Documents, and tax redirection.

Approved as to form and legality:

_____
Katherine Chandler
Assistant City Attorney

GENERAL

Ordinance Fact Sheet

210514

Ordinance Number

Brief Title

Approving an Industrial Development Plan and authorizing the issuance of industrial revenue bonds in an amount not to exceed $32,000,000 for a project located at 3948 Main

Approval Deadline

Reason

For the purpose of the acquistion and construction of a commercial multifamily apartment complex and related parking garages.

Details

Reason for Legislation

Approving an Industrial Development Plan for Lux Living, LLC for the purpose of acquisition and construction of a 190-unit market rate multifamily complex and associated 175 space parking garage at 3948 Main.; authorizing the issuance of Taxable Industrial Revenue Bonds in an amount not to exceed $32 million in conjunction with the project and the execution of various documents; and authorizing certain other actions in connection with the issuance of said bonds.

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

The project involves the construction of a 190-unit multifamily apartment complex at 3948 Main in addition to the construction of a 175-space parking garage, which is located in a Distressed Census Tract. The Company expects to complete construction in 2023. The total cost of the project (including interest carry) is approximately $51.7 million.

The total cost of the Project is expected to be approximately $37.6 million, including an estimated hard project cost of $30.2 million.

This ordinance will approve a Plan for Industrial Development; authorize the issuance of taxable Industrial Development Revenue Bonds in an amount not to exceed $32 million and authorize the execution of various documents with Lux Living, LLC in connection with the issuance of said bonds relating to this project.

The Bonds will be repaid solely by Lux Living LLC under the terms of the Lease. The Bonds do not reflect on the City's credit rating.

Positions/Recommendations

Sponsor	CM Shields
Programs, Departments, or Groups Affected	City Development, Finance, City Managers Office; KCPS,MidContinent Library Mental Health Levy, Jackson County, Historic Kansas City
Applicants / Proponents	**Applicant** Lux Living LLC **City Department** **Other**
Opponents	**Groups or Individuals** **Basis of opposition**
Staff Recommendation	[X] **For** SBF Recommends STECM, with 75% abatement for 10 years with a project look back every 5 years [ ] **Against** **Reason** Project is likely to experience rent increases following Covid recovery and completion of the KC Streetcar extension
Board or Commission Recommendation	**By** [ ] **For** [ ] **Against** # [ ] **No action taken** # [ ] **For, with revisions or conditions (see details column for conditions)**
Council Committee Actions	[ ] **Do pass** [ ] **Do pass (as amended)**

	☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

(Continued on reverse side)

Details

Financing/Incentive Package

Lux has requested 25-year tax abatement with the initial 10 years at 75% abatement and the remaining 15 years at 37.5% abatement. A third-party financial analysis presented by SB Friedman indicates this request does not exceed the level needed to generate the market-appropriate Yield on Cost rate of return and is slightly below the market-appropriate Unleveraged IRR range of returns for this project based on a post construction assessed value of $4,556,598. SB Friedman has, however, recommended only a 10-year tax abatement at 75% abatement.

The Project will benefit from ad valorem tax abatement and a sales tax exemption on the purchase of construction materials. If Lux's request is approved by City Council, SB Friedman estimates total real property tax abatement to be approximately $3 million during the first 10 years of tax abatement and $2.4 million in following 15 years of abatement. The City's portion of this tax abatement is approximately $611,146 during the first 10 years of abatement and $506,880 during the following 15 years of abatement. The total amount of sales tax exemption for the Project is estimated at $1,000,000. The City's portion of the total estimated sales tax exemption is approximately $348,000 in the event the materials were purchased within the city limits.

The Developer has indicated they may pursue Historic Tax Credits for the project if eligible.

Lux will be subject to operational/performance standards commensurate with the anticipated investment for the Project which will be incorporated into the Lease

Policy/Program Impact

Policy or Program Change	☐ No ☒ Yes The duration of the bond issuance period for the full developer request exceeds the maximum of 10 years and maximum abatement level of 50% established in Resolution 041033 and reaffirmed in Ordinance 160383
Operational Impact Assessment	None

Finances

Cost & Revenue Projections -- Including Indirect Costs	None
Financial Impact	Industrial development revenue bond issuances are considered "conduit debt" of the City solely repaid by Lux Living, LLC resources. The bond issue will not count against the city's debt capacity and will only appear on the City's financial statements as a footnote. Payment of principal and interest is payable solely out of certain payments derived by the City from the Lease Agreement. The interest rate shall not exceed 5%, principal shall be payable at maturity date.
Fund Source (s) and Appropriation Account Codes	
Is This Ordinance or Resolution Good for the Children?	

Applicable Dates:

Fact Sheet Prepared by:

Kerrie Tyndall, City Manager's Office

Reviewed by:

Reference Numbers

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:

LEGISLATION IN BRIEF:

Approving an Industrial Development Plan for Lux Living, LLC for the purpose of acquisition and construction of a 190-unit market rate multifamily complex and associated 175 space parking garage at 3948 Main; authorizing the issuance of Taxable Industrial Revenue Bonds in an amount not to exceed $32 million in conjunction with the projects and the execution of various documents; and authorizing certain other actions in connection with the issuance of said bonds.

What is the purpose of this legislation? ECONOMIC DEVELOPMENT

For the purpose of entering an agreement between the city and third party for the attraction or retention of economic activity for the purpose of economic development.

Does this legislation spend money appropriated in the current fiscal year? NO *Yes/No*

What is the city's obligation in future fiscal Years (See Section 04)

Does this Legislation estimate new revenue in the current Fiscal Year? NO *Yes/No*

What is the city's gross new revenue in future Fiscal Years? (See Section 01)

Section 00: Notes:

This legislation has a fiscal impact due to a FY2021-22 and FY2022-23 sales tax exemption for construction of the project in the event the materials are purchased within city limits and a property tax abatement partially offset by a PILOT outlined in Section 4. The bonds issued for this project will be repaid solely by Lux Living, LLC, under the terms of the lease agreement.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
NET IMPACT ON OPERATIONAL BUDGET				-	-
			RESERVE STATUS:		

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2030 2080 2200 2290 2300 2301 2320 3090	Parks Fund, PMT Fund, Central City ED Fund, KCATA Fund, Fire Fund, Fire Capital Fund, Public Safety Fund, and Capital Improvements Fund	(193,488)	(154,512)	-	-	-	-	-
1000 2020 2330 5010	General Fund, Museum Fund, Health Fund, and Debt Fund	-	-	(79,873)	(79,873)	(80,671)	(80,671)	(1,794,328)
2590	Shared Success Fund		-	19,968	19,968	20,168	20,168	1,001,318
	TOTAL REV	**(193,488)**	**(154,512)**	**(59,905)**	**(59,905)**	**(60,503)**	**(60,503)**	**(793,010)**

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears

TOTAL EXP	-		-	-	-	-	-	-
NET Per-YEAR IMPACT	(193,488)		(154,512)	(59,905)	(59,905)	(60,503)	(60,503)	(793,010)
NET IMPACT (SIX YEARS)							**(1,381,826.00)**	

REVIEWED BY *Tanner Owens* DATE 6/16/2021

From: Dianne Cleaver
To: Public Testimony
Subject: Katz Drugstore Building- Ordinance 210514
Date: Friday, June 11, 2021 12:00:20 PM

I am very supportive of the preservation of historic buildings and in particular the Katz Drugstore building, which is an important part of Kansas City history. At the same time, I am greatly concerned about over incentivizing projects and thought much of that issue had been addressed in the recently adopted ordinance on incentive caps. Therefore, I was surprised to hear that 25 years of abatement is being proposed for this project, particularly when the independent financial analysis completed included a recommendation for 10 years of incentives.

There is a place for incentives in development. However, as we know money from over incentivized projects takes away from funds to support public schools and other important public services.

Before moving forward, If the 25 year abatement is what is being proposed, I think the community deserves an explanation of why this project is being incentivized beyond the recommended level (which included a financial analysis). In addition, I understand the project does not include any units affordable to low and moderate income individuals. If this is the case, I think the city is using its incentives to make a value statement that I do not agree with or support. Issues of equity are at play here and we need to take every opportunity to redress the historic inequities of our community.

Preserving affordable buildings is very important to our community. At the same time there are other priorities such as support for public institutions and for affordability which hold an extremely high place in my value system, and in that of many others. I hope these are considered and by the city as well.

Dianne Cleaver
President and CEO

-Partners Growing Kansas City's Core

2300 Main Suite 180
Kansas City, MO 64108
816-231-0822 (Office)
816-231-0855 (Fax)

COMMUNITY
MENTAL HEALTH
FUND

1627 Main Street, Suite 500
Kansas City Missouri 64108
jacksoncountycares.org
816-842-7055

Supporting equitable and quality mental health care in Jackson County.

June 15, 2021

Members of the City Council:

As Executive Director of the community mental health fund, a Missouri statutory taxing jurisdiction, I am writing to offer public testimony regarding ordinance 210514, which would grant tax subsidies for the redevelopment of the historic Katz drugstore at Westport Road and Main Street.

I urge you to vote no on Ordinance Number 210514 for many reasons, including the following:

- Duration: this ordinance provides for 25 years of tax incentives, which is excessive. An independent analysis performed by SB Friedman indicated that the project could be achieved at 10 years.

- Purpose: the project contains no affordable housing. No market study which justifies the creation of additional small, high-end units. Families with children in Kansas City need affordable housing with suitable floor plans.

- Incentivized luxury Amenities: an independent analysis performed by SB Friedman found that incentives for this project were needed due in large part to the quantity of amenities, such a rooftop, audio room, sky lounge, and more. Community Mental Health funds should not be diverted or abated to create luxury amenities that exacerbate our city's disparities.

- Costly Parking Garage on Transit Line: an independent analysis performed by SB Friedman found that the high cost of the parking structure also figures prominently in the rationale for tax incentives. This is of particular concern because zoning does not require parking on this transit corridor. The proposed project is directly on the streetcar extension and should be contributing to a walkable neighborhood.

- Lookback Absent: The proposed project budget fails to reflect higher rental revenue that will be achieved at the start-up of the streetcar. This is an additional subsidy. A Look Back at the five-year term is necessary to true-up returns and reduce excessive incentives which will otherwise be achieved at this extremely desirable location.

This building has historic importance and should be saved. Tax subsidies may be necessary in achieving this, but the current project extracts excessive amounts from public services for a project that should be created for less.

No market study supports the need for additional small units of luxury housing in midtown. On the contrary all available evidence suggests that affordable housing for working families is desperately needed.

Thank you for the opportunity to provide input on this important matter.
Sincerely,

Bruce A. Eddy, PhD
Executive Director

COMMUNITY
MENTAL HEALTH
FUND

1627 Main Street, Suite 500
Kansas City Missouri 64108
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Sincerely,

Bruce A. Eddy, PhD
Executive Director

June 15, 2021

Dear City Council and Honorable Mayor,

I am writing to you out my personal opposition to **Ordinance 250514** which seeks authorize the issuance of taxable industrial development revenue bonds (among other things) for Lux Living, LLC for the purpose of developing the old Katz building.

While I understand that the project is supported by the Historic Preservation Society and is most likely eligible for historic tax credits, I strongly believe that any additional support by the city is completely unwarranted.

Let's not have another Waddell & Reed fiasco. By that, I mean that Lux Living's arrival in Kansas City has been foreshadowed by their dubious history in Saint Louis.

Two of Lux Living's apartment projects in Saint Louis were sold within a year or so after completion. The "Tribeca" & "Steelyard" luxury apartment projects. There were no claw backs & the windfall projections to Lux are believed to be well more than $10 Million.

Following Lux Living's confirmation that it intended to sell a project under development, in 2020, the City of Saint Louis LCRA instituted a policy that caps the assessed value of a project that is eligible for abatement following a resale within the abatement area. The Saint Louis Development Corporation (SLDC) has developed a financial impact analysis that it employs to evaluate requests for incentives. Lux Living's business model has made it challenging for SLDC to apply the financial formula.

Even more disturbing, and another reason we need to dig deeper into these development deals, is that the owners of Lux Living, LLC (Charter No. LC001642667, formed 4/11/19) have a history of dishonesty and should not be trusted to do what they are saying they will do.

Several folks from Saint Louis are warning us not to do business with Lux Living (sound familiar?)

A quick search for Missouri business records revealed that Lux Living has a direct connection with the company known as Asprient Properties, LLC (Charter No. LC0081130) who were in the news because they are terrible landlords.

https://m.riverfronttimes.com/stlouis/at-st-louis-based-asprient-some-very-unhappy-tenants/Content?oid=3088073

Furthermore, one of the people involved was fired as CEO of Ixia because he falsified his credentials.

We should not consider ourselves exempt from the deception.

While I support development of this historic building and can relate to the desire that the historic preservation society has expressed to see this project completed, I am adamantly opposed to risking taxpayer dollars for such a luxury, especially given light to how dishonest the people are who have asked us to fund such an exorbitant project.

I have a real problem with developers saying they "need" help to pay for a rooftop pool and a parking garage when this building is located on the streetcar line (which should be enough incentive to build WITHOUT taxpayer assistance).

At the very least, provisions should be in place to protect taxpayers from the inevitable fallout.

Sincerely,

Angie Lile
Neighborhood Leader and Business Owner in the 6th District
Member of the Coalition for Kansas City Economic Development Reform
7604 Mary Belle Lane
KCMO 64131

For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

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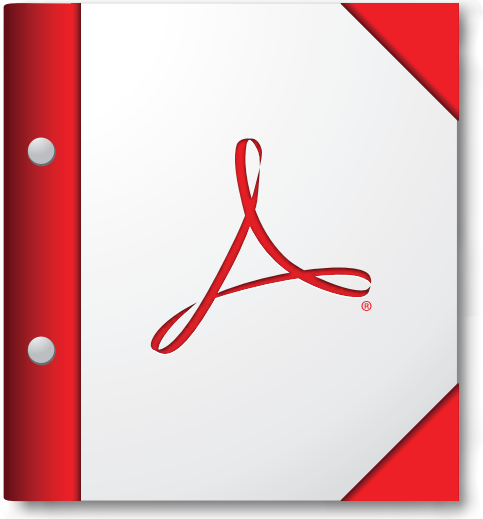

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KATZ NO. 9 REDEVELOPMENT

Financial But-For Analysis

Neighborhood Planning and Development Meeting | City Council of Kansas City, Missouri
June 16, 2021

Image Source: Hoefer Wysocki

SBFRIEDMAN

VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

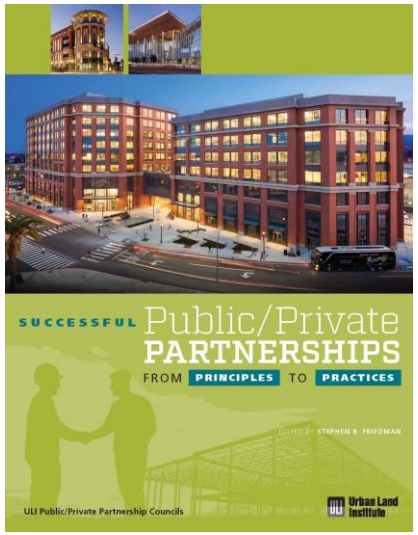
OUR EXPERIENCE AND PERSPECTIVE

SB Friedman

- Vision to Deal since 1990
- National leaders in public-private partnerships
- Nearly $5 billion in PPPs for $28 billion in projects
- Registered with MSRB as Municipal Advisor

EDCKC Project Team

- Dedicated senior staff
  - Fran Lefor Rood, Senior Vice President
  - Lance Dorn, Vice President
- 1-2 additional staff members for each project
- Ensures consistent approach and historical knowledge



NECESSARY CONDITIONS FOR PROVIDING PUBLIC ASSISTANCE

Our primary focus with EDCKC is evaluating "but for"; other conditions should inform decision-making

1. Project contributes to important public policy goals

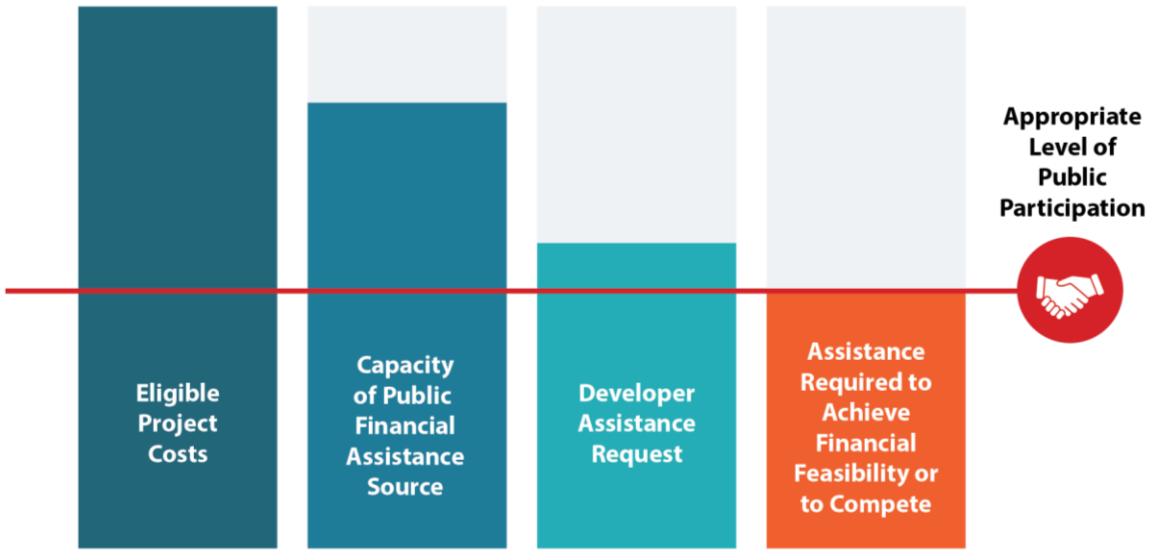
2. Project is economically feasible with assistance

3. Project would not proceed as desired 'but for' the assistance

4. Project pays for itself through generated revenues or economic impacts

FINANCIAL GAP/"BUT FOR" APPROACH

- Evaluate project economics and reasonableness of assumptions
- Size amount of assistance needed to achieve market-appropriate rates of return
- Benefits of approach
  - Guards against over-subsidizing projects
  - Demonstrates that incentives are being used judiciously
  - Reduces the appearance of arbitrariness
  - Helps articulate the case for (or against) assistance
  - Helps define & clarify the problem
    - Informs deal structure, development program



TYPICAL ENGAGEMENT WITH EDCKC

- Conduct calls with developer and EDCKC
- Conduct analyses
- Prepare briefing book
- Present findings to agency directors

Core Components of Analysis

1. Review Project and Context	• Where is the Project located? • What is the development program and mix of land uses?
2. Evaluate Development Budget	• What are the Project uses? (land, construction costs, etc.) • Are Project costs in line with industry benchmarks? If not, why?
3. Evaluate Financial Assumptions	• How does the Developer intend on financing the Project? • Has the Developer exhausted all potential funding sources before requesting public assistance?
4. Evaluate Operating Assumptions	• Are revenue (e.g. rents) and expense assumptions reasonable given target tenant profile, market context, and industry benchmarks?
5. Calculate Project Returns	• Is the project achieving a level of financial return that would allow it to attract the required debt and equity to support the project?
6. Estimate Financial Gap	• Is there a demonstrable financial gap that requires public assistance to make the project successful?
7. Identify Drivers of Need for Assistance	• What project components are driving the financial gap? • Do they align with the City's larger policy goals? (e.g. affordable housing, workforce development, structured parking, etc.)

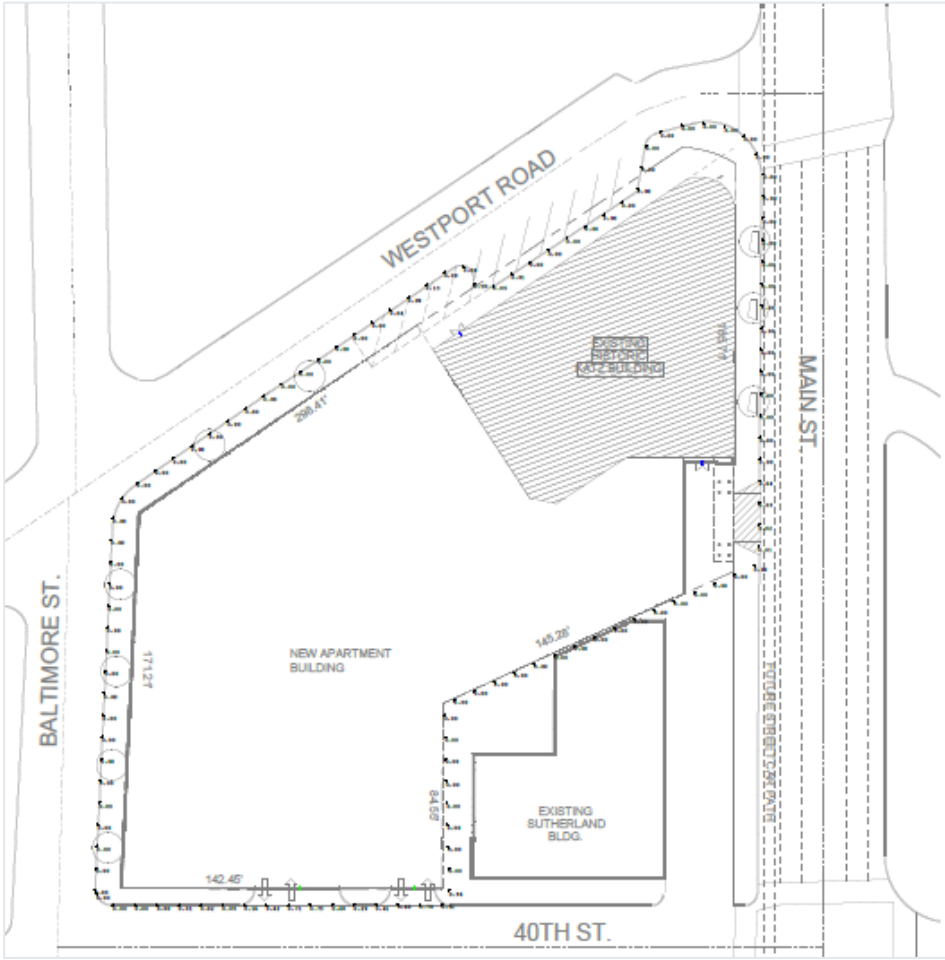
DRAFT

FINDINGS

KEY FINDINGS: KATZ NO. 9

- Project is not subject to recent ordinances
- Portion of Project is eligible for state and federal historic tax credits (HTC)
  - Developer indicated Project would likely score low on state HTC scorecard
- Core drivers of need for assistance
  - Rents do not support density, design and amenities
  - 20,000 SF amenity space (historic Katz building) costs $3.0 million to renovate but does not generate revenue
    - 3-4x larger than amenity space for comparable projects
  - Structured parking is not supported by parking revenues
- Additional considerations
  - KC Streetcar extension is likely to generate rent premium for project upon completion
  - Project rents do not account for any Streetcar premium

Katz No. 9 Site Plan



Source: Hoefer Wysocki, Lux Living

KATZ NO. 9 REDEVELOPMENT

Results of Financial Analysis

	DEVELOPER REQUEST	ALTERNATIVE LEVELS OF ASSISTANCE	
Assistance:	STECM	STECM	STECM
PIEA Property Tax Abatement	75% for Years 1-10 37.5% for Years 11-25	75% for Years 1-10 37.5% for Years 11-15	75% for Years 1-10
Value of STECM	$1.0M	$1.0M	$1.0M
Benefit to Project of Abated Property Taxes (Undiscounted)	$5.4M	$3.8M	$3.0M
Undiscounted Value of Total Assistance	**$6.4M**	**$4.8M**	**$4.0M**

RETURNS	BENCHMARK RANGE	NO ASSISTANCE	REQUESTED ASSISTANCE	15 YEARS OF ASSISTANCE	10 YEARS OF ASSISTANCE
Stabilized Yield on Cost	6.0 – 6.5%	5.1%	6.1%	6.1%	6.1%
Unleveraged IRR	7.0 – 7.5%	5.4%	6.7%	6.5%	6.4%

- Project returns are not meaningfully impacted by reduced period of abatement; yield on cost is the same across all scenarios
- Development agreement should require **a check-in every five years** starting at Year 5 to evaluate performance compared to pro forma assumptions given probability of Streetcar-related rent increases
  - **Public assistance should be reduced** in the future if the Project is outperforming projections

DISCUSSION

Source: Hoefer Wysocki

SBFRIEDMAN
221 N. LaSalle St, Suite 820
Chicago, IL 60601
312-424-4250 | sbfriedman.com

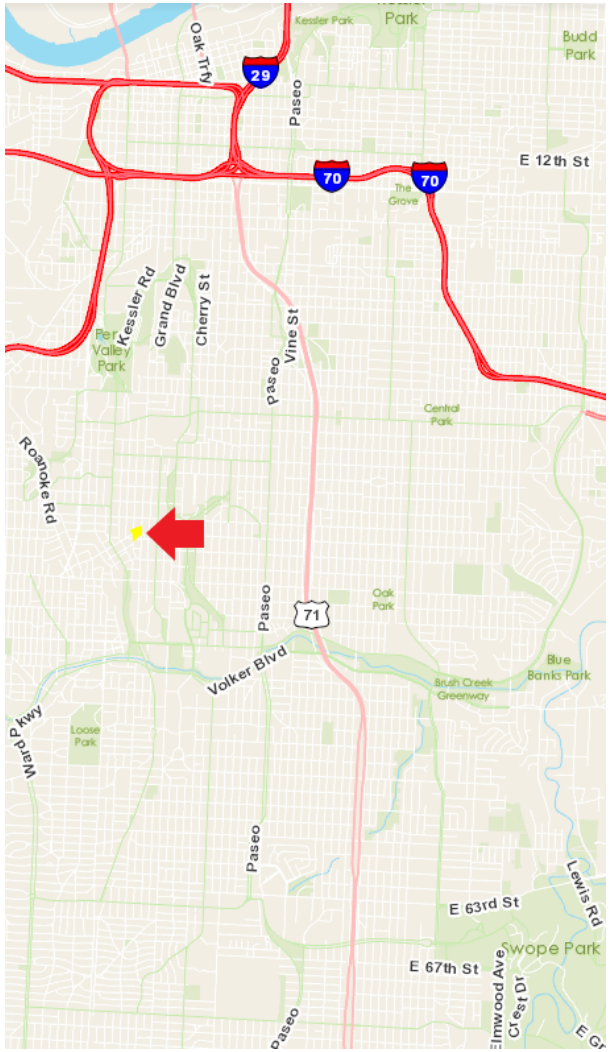
Katz Multifamily Project

Chapter 100 – Industrial Development Plan

June 16, 2021

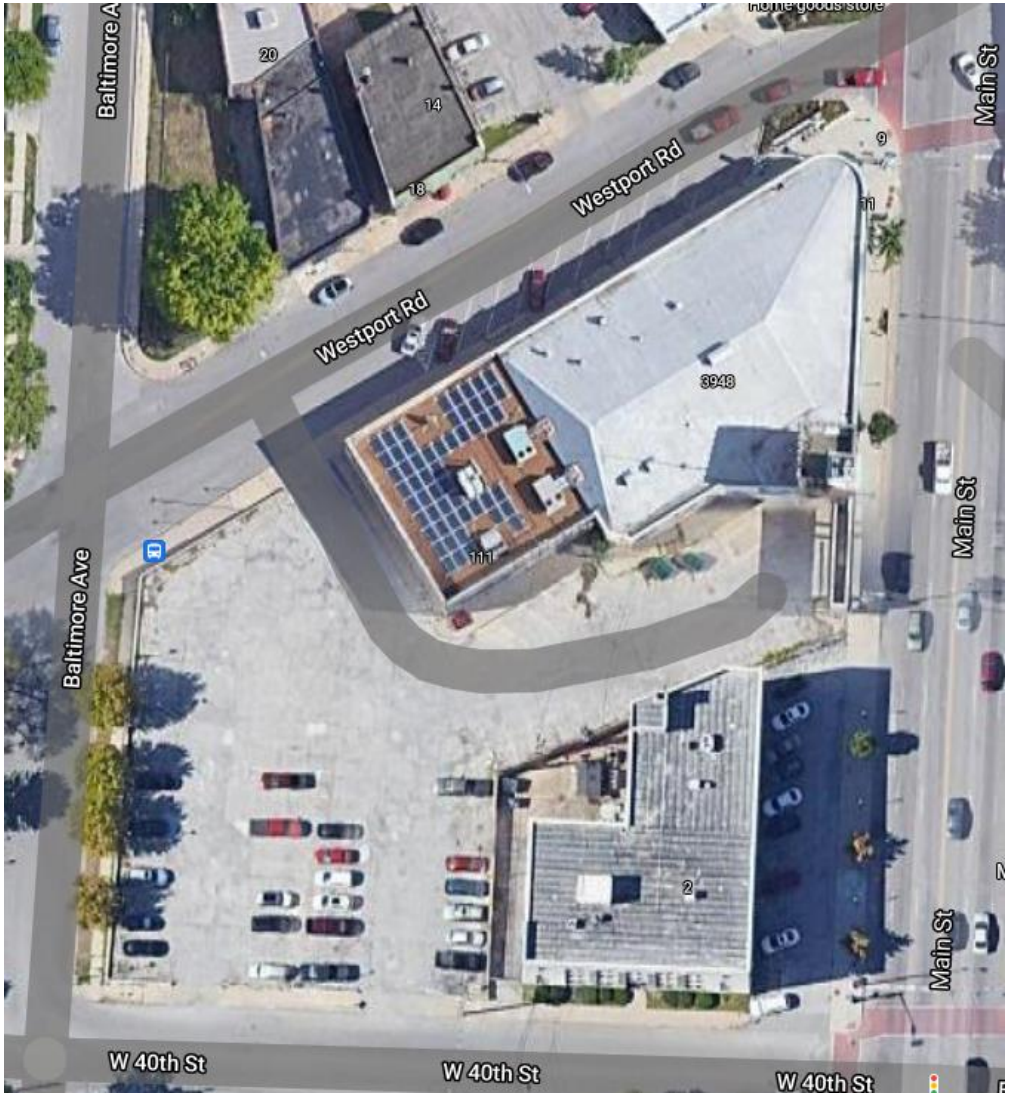
ECONOMIC DEVELOPMENT CORPORATION

General Project Location (Westport & Main)



ECONOMIC DEVELOPMENT CORPORATION

Project Aerial



ECONOMIC DEVELOPMENT CORPORATION

Project Details

1. Industrial Development Plan calls for $37.6m development including 192 new multifamily units and 20,000sf of amenity space in the historic Katz structure.

2. Developer requests 25 years of tax abatement.
   1. First 10 years at 75%
   2. Years 11-25 at 37.5%

3. SB Friedman performed a financial analysis of the project. Fran Rood and Lance Dorn are here to present their findings and answer any questions.

ECONOMIC DEVELOPMENT CORPORATION

Shannon Jaax KCMO School District 2901 Troost Ave Kansas City, MO 64109	Juana Leonard Metropolitan Community College 1775 Universal Avenue Kansas City, MO 64120
Bruce Eddy Jackson Co. Mental Health Fund 1627 Main, Suite 500 KCMO 64106	Brian Platt 29th Floor, City Hall 414 E 12th Street Kansas City, MO 64106
Janice Bolin Kansas City Public Library 14 West 10th Street Kansas City, MO 64105	Everett "Jake" Jacobs Development Disability Services 8511 Hillcrest Rd, Ste 300 Kansas City, MO 64138
Ruth Peterson Blind Pension Fund 301 W. High Street, Rm. 330 Jefferson City, MO 65101	Caleb Clifford Jackson County Courthouse 415 E. 12th St., 2nd Floor Kansas City, MO 64106
Kerrie Tyndall City Hall, 29th Floor 414 E. 12th Street Kansas City, MO 64106	Linda Falk Kansas City Zoo 6800 Zoo Drive Kansas City, MO 64132
Department of Economic Development Attn: Rob Dixon 301 W. High St. Jefferson City, MO 65101	

NOTICE TO TAXING JURISDICTIONS
Katz Multifamily Project

On behalf of the City of Kansas City, Missouri ("City"), all affected taxing jurisdictions are invited to attend a meeting where a City Council committee will consider an ordinance to approve an Industrial Development Plan for Lux Living, LLC ("Lux"). The plan will be introduced to City Council on Thursday, June 10, 2021 and assigned to the Neighborhoods, Planning, and Development Committee. The NPD meeting will be held on Wednesday, June 16, 2021 at 1:30 pm on the 26th Floor, City Hall, 414 East 12th Street, Kansas City, Missouri. The plan may be available for full approval by the City Council on Thursday, June 24, 2021.

Lux has proposed to construct an approximately 190-unit multifamily apartment complex at 3948 Main Street in the City of Kansas City, Missouri (the "Project Site"), which includes approximately 20,000 square feet of amenities in the historic Katz building, in addition to the construction of a 175-stall underground parking garage (collectively, the "Project"). Lux has requested 25-year tax abatement with the initial 10 years at 75% abatement and the remaining 15 years at 37.5% abatement. The third-party financial analysis presented by SB Friedman indicates this request does not exceed the level needed to generate the market-appropriate Yield on Cost rate of return and is slightly below the market-appropriate Unleveraged IRR range of returns for this project based on a post construction assessed value of $4,556,598. SB Friedman has, however, recommended only a 10-year tax abatement at 75% abatement.

The total cost of the Project is expected to be approximately $37.6 million, including an estimated hard project cost of $30.2 million. Lux has requested a maximum $32 million in taxable industrial development revenue bond issuance under the authority of Chapter 100 and the Missouri constitution to fund the acquisition and construction of the Project (the "Bonds"). The real property purchased and constructed with Bond proceeds will be owned by the City and leased back to Lux pursuant to a lease agreement between the City and Lux (the "Lease"). The Bonds will be repaid solely by Lux under the terms of the Lease. The Bonds do not reflect on the City's credit rating.

The Project will benefit from ad valorem tax abatement and a sales tax exemption on the purchase of construction materials. If Lux's request is approved by City Council, the Bonds and the Lease will provide for real property tax abatement at 75% for a period of up to 10 years following construction of the Project and 37.5% for an additional period for up to 15 years, as described herein, with a payment in lieu of tax payable by Lux to the City (the "PILOT") consisting of (i) 25% of the ad valorem taxes that would be assessed on the land and improvements to the Project Site but for the tax exempt status of the Project Site during the first 10 years following the issuance of an occupancy permit for the Project, and (ii) 62.5% of the ad valorem taxes that would be assessed on the land and improvements to the Project Site but for the tax exempt status of the Project Site during next ensuing period of 15 years. SB Friedman estimates total real property tax abatement to be approximately $3 million during the first 10 years of tax abatement and $2.4 million in following 15 years of abatement. The City's portion of this tax abatement is approximately $611,146 during the first 10 years of abatement and $506,880 during the following 15 years of abatement. The City will cooperate with Lux and will assist Lux as it seeks approvals and certifications required to cause eligible purchases of certain construction materials being incorporated into the leasehold estate to be purchased and titled in such a fashion as to be exempt from state and local sales taxes, subject in all respects to approval by the State of Missouri, and solely to the extent permitted by State law. The total amount of sales tax exemption for the Project is estimated at $1,000,000. This estimate is not a guarantee of results, and as noted, a sales tax exemption is only available to the extent permitted by State law and is subject to all required approvals by the State of Missouri. The City's portion of the total estimated sales tax exemption is approximately $348,000 in the event the materials were purchased within the city limits.

The Company will be subject to operational/performance standards commensurate with the anticipated investment for this Project, which standards will be incorporated into the Lease.

Taxing jurisdictions are invited to attend the hearing to provide oral testimony and/or submit written comments on the Industrial Development Plan for review and consideration by the Kansas City, Missouri City Council. All comments should be sent to dmoye@edckc.com or to the mailing address below. All comments of the taxing districts will be fairly and duly considered by the City.

Dated: June 4, 2021

Economic Development Corporation
Attention: Dan Moye
300 Wyandotte, Suite 400
Kansas City, Missouri 64105
(816) 691-2134

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The total cost of the Project is expected to be approximately $37.6 million, including an estimated hard project cost of $30.2 million. Lux has requested a maximum $32 million in taxable industrial development revenue bond issuance under the authority of Chapter 100 and the Missouri constitution to fund the acquisition and construction of the Project (the "Bonds"). The real property purchased and constructed with Bond proceeds will be owned by the City and leased back to Lux pursuant to a lease agreement between the City and Lux (the "Lease"). The Bonds will be repaid solely by Lux under the terms of the Lease. The Bonds do not reflect on the City's credit rating.

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Dated: June 4, 2021

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Kansas City, Missouri 64105
(816) 691-2134

Industrial Development Plan
"Lux Crossroads Apartments"

This Chapter 100 Industrial Development Plan (the "Plan") relates to a project for industrial development under Chapter 100 of the Missouri Revised Statutes ("Chapter 100") and provides information on the project and the industrial development revenue bond issue described herein. The City has directed that the information which is provided in this Plan be information that is required by Section 100.050 RSMo. and Committee Substitute for Resolution No. 041033 for Chapter 100 projects. The Plan supports the issuance of taxable industrial development revenue bonds for Lux Living, LLC, a Missouri limited liability company ("Lux"). Ordinance approval of the Plan also authorizes the City to issue Taxable Industrial Development Revenue Bonds in an amount not to exceed $31 million.

A. Plan requirements per City Procedures

1) Project Description

Lux has proposed to construct an approximately 190-unit multifamily apartment complex at 3948 Main Street in the City of Kansas City, Missouri (the "Project Site"), which includes approximately 20,000 square feet of amenities in the historic Katz building, in addition to the construction of a 175-stall underground parking garage (collectively, the "Project"). Lux has requested 25-year tax abatement with the initial 10 years at 75% abatement and the remaining 15 years at 37.5% abatement. The third-party financial analysis presented by SB Friedman indicates this request does not exceed the level needed to generate the market-appropriate Yield on Cost rate of return and is slightly below the market-appropriate Unleveraged IRR range of returns for this project based on a post construction assessed value of $4,556,598. SB Friedman has, however, recommended only a 10-year tax abatement at 75% abatement. See attachment 2 for the SB Friedman financial analysis.

The total cost of the Project is expected to be approximately $37.6 million, including an estimated hard project cost of $30.2 million. Lux has requested a maximum $32 million in taxable industrial development revenue bond issuance under the authority of Chapter 100 and the Missouri constitution to fund the acquisition and construction of the Project (the "Bonds"). The real property purchased and constructed with Bond proceeds will be owned by the City and leased back to Lux pursuant to a lease agreement between the City and Lux (the "Lease"). The Bonds will be repaid solely by Lux under the terms of the Lease. The Bonds do not reflect on the City's credit rating.

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Lux will be subject to operational/performance standards commensurate with the anticipated investment for the Project which will be incorporated into the Lease.

2) Cost Estimate

COST CATEGORIES	TOTAL AMOUNT	COSTS FINANCED WITH BOND PROCEEDS
Acquisition	3,000,000	
Site work		
Construction/Renovation	31,000,000	31,000,000
Tenant Improvements		
Furniture and Fixtures		
Machinery and Equipment		
Other (including interest)		
Contingency & Soft Costs	3,600,000	
TOTAL PROJECT COSTS	**37,600,000**	31,000,000

See Attachment 1 for the annualized cost breakdown.

3) Sources of Funds

SOURCES	AMOUNT
Bond Proceeds	31,000,000
Other Financing	
Applicant's Funds	6,600,000
TOTAL	**$37,600,000**

4) Lease/Disposal Terms

Lux, as the City's contractor, will construct the Project on the Project Site in accordance with the Lease. The City shall be the sole, titular owner of the Project during the Lease term. While the Project is owned by the City and is subject to the Lease, Lux's leasehold interest will be exempt from all ad valorem real property taxes. Lux will make PILOT payments as described in Section 1. The Project shall be conveyed by the City to Lux at the end of the 25th year of tax abatement following completion of construction (or sooner at Lux's option).

5) Affected Taxing Jurisdictions

The following taxing jurisdictions will be affected by this project: Kansas City, Jackson County, Jackson County Mental Health, Development Disabilities Fund, Kansas City Public Schools, Blind Pension Fund, Kansas City Public Library, Kansas City Zoo, and Metropolitan Community College.

6) a) Equalized Assessed Valuation of Real Property/Personal Property in Project – Before Development

Real Property: $253,442
Personal Property: N/A

[continued to next page]

b) Equalized Assessed Valuation of Real Property in Project – After Development

	Appraised Value	Assessed Value	Full Taxes	PILOT Amount
			8.3015%	
	Construction (existing taxes)			
2021	$ 792,005	$ 253,442	$ 21,039	
2022	$ 792,005	$ 253,442	$ 21,039	
	Post Construction			
2023	$ 23,982,095	$ 4,556,598	$ 378,266	$ 94,566
2024	$ 23,982,095	$ 4,556,598	$ 378,266	$ 94,566
2025	$ 24,221,916	$ 4,602,164	$ 382,049	$ 95,512
2026	$ 24,221,916	$ 4,602,164	$ 382,049	$ 95,512
2027	$ 24,464,137	$ 4,648,186	$ 385,869	$ 96,467
2028	$ 24,464,137	$ 4,648,186	$ 385,869	$ 96,467
2029	$ 24,708,779	$ 4,694,668	$ 389,728	$ 97,432
2030	$ 24,708,779	$ 4,694,668	$ 389,728	$ 97,432
2031	$ 24,955,863	$ 4,741,614	$ 393,625	$ 98,406
2032	$ 24,955,863	$ 4,741,614	$ 393,625	$ 98,406
2033	$ 25,202,926	$ 4,788,556	$ 397,522	$ 268,327
2034	$ 25,202,926	$ 4,788,556	$ 397,522	$ 268,327
2035	$ 25,452,435	$ 4,835,963	$ 401,457	$ 270,984
2036	$ 25,452,435	$ 4,835,963	$ 401,457	$ 270,984
2037	$ 25,704,414	$ 4,883,839	$ 405,432	$ 273,667
2038	$ 25,704,414	$ 4,883,839	$ 405,432	$ 273,667
2039	$ 25,958,888	$ 4,932,189	$ 409,446	$ 276,376
2040	$ 25,958,888	$ 4,932,189	$ 409,446	$ 276,376
2041	$ 26,215,881	$ 4,981,017	$ 413,499	$ 279,112
2042	$ 26,215,881	$ 4,981,017	$ 413,499	$ 279,112
2043	$ 26,475,418	$ 5,030,329	$ 417,593	$ 281,875
2044	$ 26,475,418	$ 5,030,329	$ 417,593	$ 281,875
2045	$ 26,737,525	$ 5,080,130	$ 421,727	$ 284,666
2046	$ 26,737,525	$ 5,080,130	$ 421,727	$ 284,666
2047	$ 27,002,226	$ 5,130,423	$ 425,902	$ 287,484
		Totals	**$ 10,018,327**	**$ 5,122,265**

7) Anticipated PILOTs and Disposition of Payments

See Attachment 3 for the anticipated PILOT Schedule. Amounts received as PILOTs will be disbursed by the City to each affected taxing jurisdiction in proportion to the current ad valorem tax levy of such taxing jurisdiction.

B. Community Impact Statement Requirements (Resolution No. 041033)

1) Project Integration with Area Plan of Record

The Project conforms with the city's Midtown/Plaza Area Plan

2) Project Compliance with City Affirmative Action Policies

Lux will comply, and will cause its contractors to comply, with the nondiscrimination and equal employment requirements of the City of Kansas City, Missouri, and with affirmative action in employment requirements applicable to the Project.

3) Other Evaluation Criteria

a) Number of New Jobs/Retained Jobs

The Project will result in the creation of an estimated 10 new jobs in Kansas City, MO and 100 temporary construction jobs.

b) Total Amount of Projected Investment

Total investment is approximately $37.6 million.

c) Average Wage

The average annual wages for this project in 2021 are $0, during construction $60,000 and upon completion $50,000 .

d) Capability to Attract sales from Outside KCMO

Lux will attract new residents to Kansas City, MO resulting in increased sales from outside of KCMO.

e) Financial Strength of the Business

Lux has sufficient financial wherewithal to purchase the Bonds itself.

f) Additional Residents to the Area

The Project will generate an estimated 210 new residents to the area as a result of the added residential units.

g) Potential for Future Expansion

The Project could potentially add additional commercial components at a later date.

h) Existing versus New Business to the City

The Katz includes the historic preservation of an existing building and the construction of a new building in Kansas City.

i) General Environmental Impact on the Area

Lux is not aware of any detrimental environmental impact that will result from the Project and will remediate blight and preserve a long-vacant iconic historic structure.

j) Use of Federal and State Incentives for the Project

Lux will use seek historic tax credits for the Project, but it is not expected to receive any credits.

k) Evidence of the Need for Industrial Development Revenue Bonds

Financing of the Project with industrial development revenue bonds was a critical incentive in the City's ability to attract this company's investment as a result of the "but-for" study conducted by the EDC.

l) Evidence of Support by Affected Taxing Jurisdictions

All taxing jurisdictions will be notified in accordance with the City's direction to use the procedures set forth in Missouri State Statute 100.059. In addition, EDC staff and the applicant will respond to questions regarding the Project with the taxing jurisdictions in advance of the City Council hearing.

m) Estimated Impact to Proximate Businesses/Competition in KCMO

Adding additional residences has the potential to provide additional benefits to nearby retail establishments.

ATTACHMENT 1:

ANNUALIZED
ESTIMATED COST BREAKDOWN

2021	$12,533,333
2022	$25,066,66

ATTACHMENT 2:

FINANCIAL “BUT-FOR” ANALYSIS

ATTACHMENT 3:

PILOT SCHEDULE

Southmoreland Neighborhood Association

June 13, 2021

Ms. Katheryn Shields
414 E. 12th St.
22nd Floor, City Hall
Kansas City, MO 64106

Re: Katz on Main - Ordinance No. 210285

Dear Councilwoman Shields,

I am writing on behalf of the Southmoreland NeighborhoodAssociation ("SNA"), which respectfully requests that the Katz on Main tax incentives be approved in whatever form is needed to preserve the original building and clock tower.

We support incentives for this project because the original building and clock tower is critical to the historic character of our community. This buildingis a rare example of the Moderne design movement in our City. It is imperative that the City do what is within their abilities to ensure that this building be preserved and occupied. A building of this style and significance could never be recreated in today's construction climate. Building today is volatile and insecure, with material availability and construction costs increasing wildly. The City should be doing what it can to assist in supporting property owners as they navigate an uncertain environment in preserving existing historic buildings, such as the beloved Katz on Main.

Incentives will be necessary for this project in any case. It is critical that Kansas City be selective in approving incentives, no doubt. Sacrificing a priceless historic building like the Katz on Main is not the building to deny a chance for preservation and reuse. We look forward to this project and its incentives moving forward, and enjoying many more years of the Katz Building as a landmark of Midtown.

Sincerely,

Laura Burkhalter

Laura Burkhalter
Vice-President and Chair of Planning and Development
Southmoreland Neighborhood Association

Southmoreland Neighborhood Association
P.O. Box 10127, Kansas City, MO 64171
www.southmoreland.org

LEGISLATIVE FISCAL NOTE

LEGISLATION NUMBER:	210514

LEGISLATION IN BRIEF:

Approving an Industrial Development Plan for Lux Living, LLC for the purpose of acquisition and construction of a 190-unit market rate multifamily complex and associated 175 space parking garage at 3948 Main; authorizing the issuance of Taxable Industrial Revenue Bonds in an amount not to exceed $32 million in conjunction with the projects and the execution of various documents; and authorizing certain other actions in connection with the issuance of said bonds.

What is the purpose of this legislation? ECONOMIC DEVELOPMENT

For the purpose of entering an agreement between the city and third party for the attraction or retention of economic activity for the purpose of economic development.

Does this legislation spend money appropriated in the current fiscal year? NO *Yes/No*

What is the city's obligation in future fiscal Years (See Section 04)

Does this Legislation estimate new revenue in the current Fiscal Year? NO *Yes/No*

What is the city's gross new revenue in future Fiscal Years? (See Section 01)

Section 00: Notes:

This legislation has a fiscal impact due to a FY2021-22 and FY2022-23 sales tax exemption for construction of the project in the event the materials are purchased within city limits and a property tax abatement partially offset by a PILOT outlined in Section 4. The bonds issued for this project will be repaid solely by Lux Living, LLC, under the terms of the lease agreement.

FINANCIAL IMPACT OF LEGISLATION

Section 01: If applicable, where are funds appropriated in the current budget?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 02: If applicable, where will new revenues be estimated?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST

Section 03: If applicable, where will appropriations be increased?

FUND	DEPTID	ACCOUNT	PROJECT	FY 21-22 BUD	FY 22-23 EST
NET IMPACT ON OPERATIONAL BUDGET				-	-
			RESERVE STATUS:		

SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears
2030 2080 2200 2290 2300 2301 2320 3090	Parks Fund, PMT Fund, Central City ED Fund, KCATA Fund, Fire Fund, Fire Capital Fund, Public Safety Fund, and Capital Improvements Fund	(193,488)	(154,512)	-	-	-	-	-
1000 2020 2330 5010	General Fund, Museum Fund, Health Fund, and Debt Fund	-	-	(79,873)	(79,873)	(80,671)	(80,671)	(1,794,328)
2590	Shared Success Fund		-	19,968	19,968	20,168	20,168	1,001,318
	TOTAL REV	**(193,488)**	**(154,512)**	**(59,905)**	**(59,905)**	**(60,503)**	**(60,503)**	**(793,010)**

FUND	FUND NAME	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	All Outyears

TOTAL EXP	-		-	-	-	-	-	-
NET Per-YEAR IMPACT	(193,488)		(154,512)	(59,905)	(59,905)	(60,503)	(60,503)	(793,010)
NET IMPACT (SIX YEARS)							**(1,381,826.00)**	

REVIEWED BY *Tanner Owens* DATE 6/16/2021