

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. zoned M1-5, Evergy substation. East: 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

City Plan City Council Commission

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

&Aghi

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 auestions.

- 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)

 $Condition (s)\ by\ Water\ Services\ Department.\ \ Contact\ Jerald\ Windsor\ at\ 816-513-2904\ /\ Jerald. Windsor\ @kcmo.org\ with\ questions.$

- 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)





Public Meeting Summary Form

Project Case #
Meeting Date:
Meeting Location:
Meeting Time (include start and end time):
Additional Comments (optional):



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

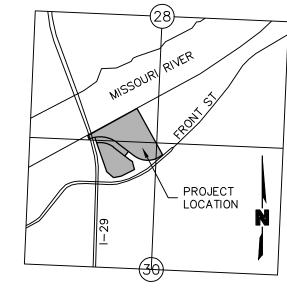
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Jared Campbell
Resident Engagement Project Manager
Downtown Community Improvement Districts

Mobile: 816-304-2790 | Office: 816-421-5243 | Direct: 816-979-1082

1000 Walnut, Suite 200, Kansas City, MO 64106

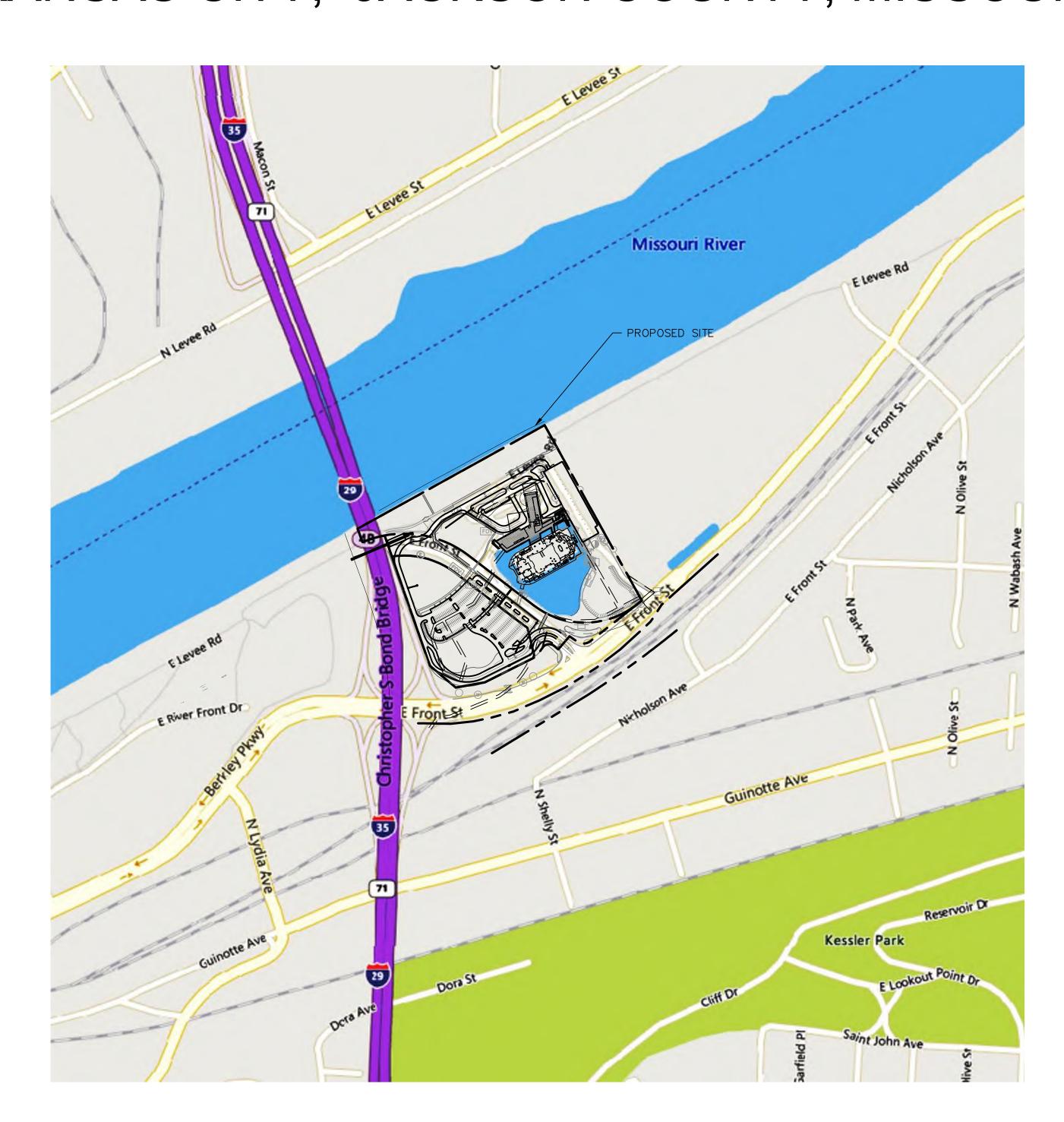
FOR CASINO KC



VICINITY MAP SOUTH ½ S28-T50N-R33W NORTH ½ S30-T50N-R33W

A REDEVELOPMENT LYING IN SECTIONS 28 & 30, TOWNSHIP 50 N, RANGE 33W KANSAS CITY, JACKSON COUNTY, MISSOURI

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				



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		

SHEET LIST

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

MAXIMUM BUILDING HEIGHT= 60'

KCMO DEVELOPMENT CODE 88-280-04 MPD, MASTER PLANNED DEVELOPMENT DISTRICT

LLOWED 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

COVER SHE
MPD PLAN
CASINO K
1800 E FRONT S

KANSAS CITY, MO

MO PE# 2009015436

 drawn by:
 JN/QL

 checked by:
 DE

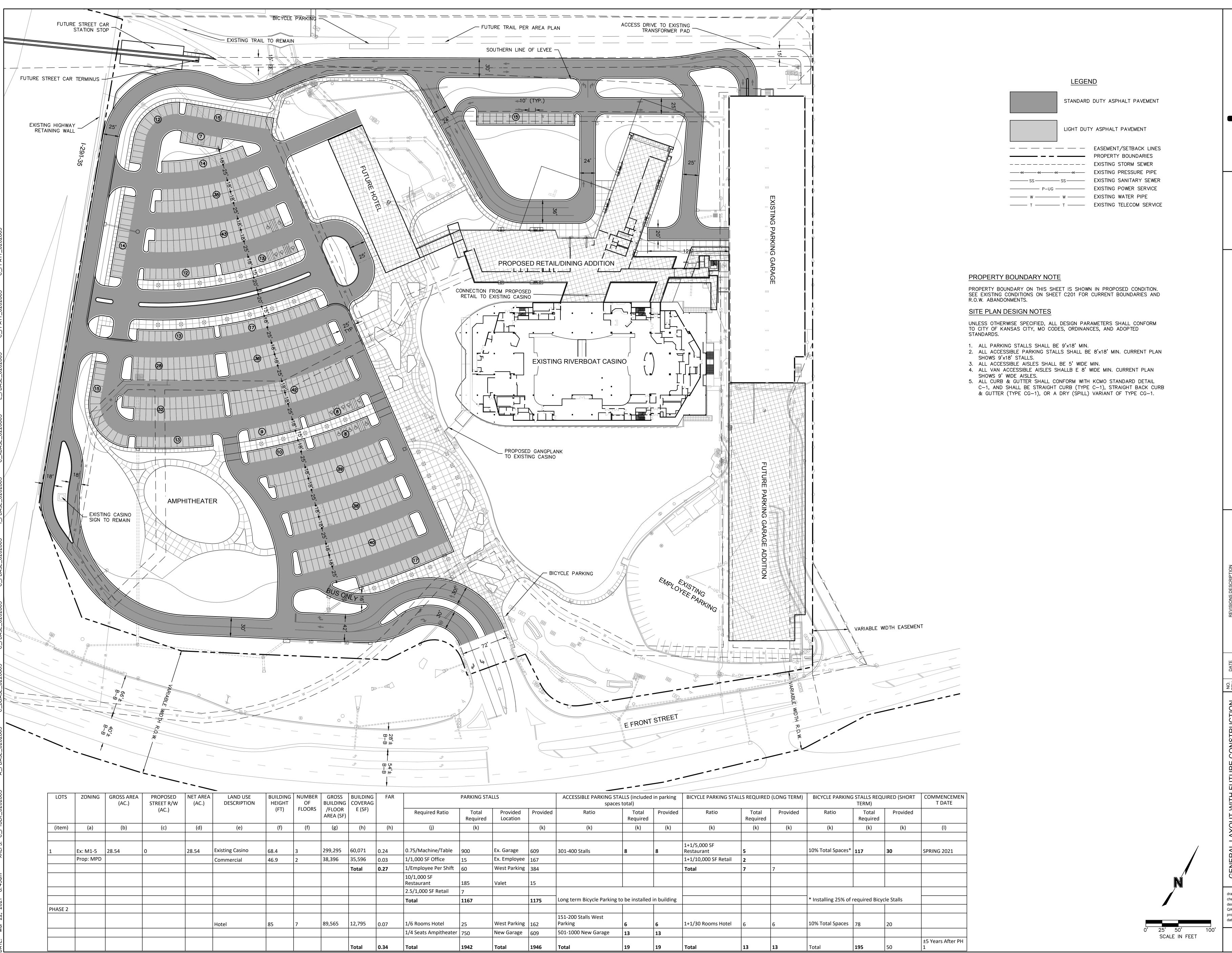
 designed by:
 DG/JN

 QA/QC by:
 ??

 project no.:
 020-2805

 date:
 ??

SHEET C100



N - CIVIL ENGINEERING
STIFICATE OF AUTHORITY #:001592
IRI INGTON SHIFF 100

DAVID L. EICKMAN MO PE# 2009015436

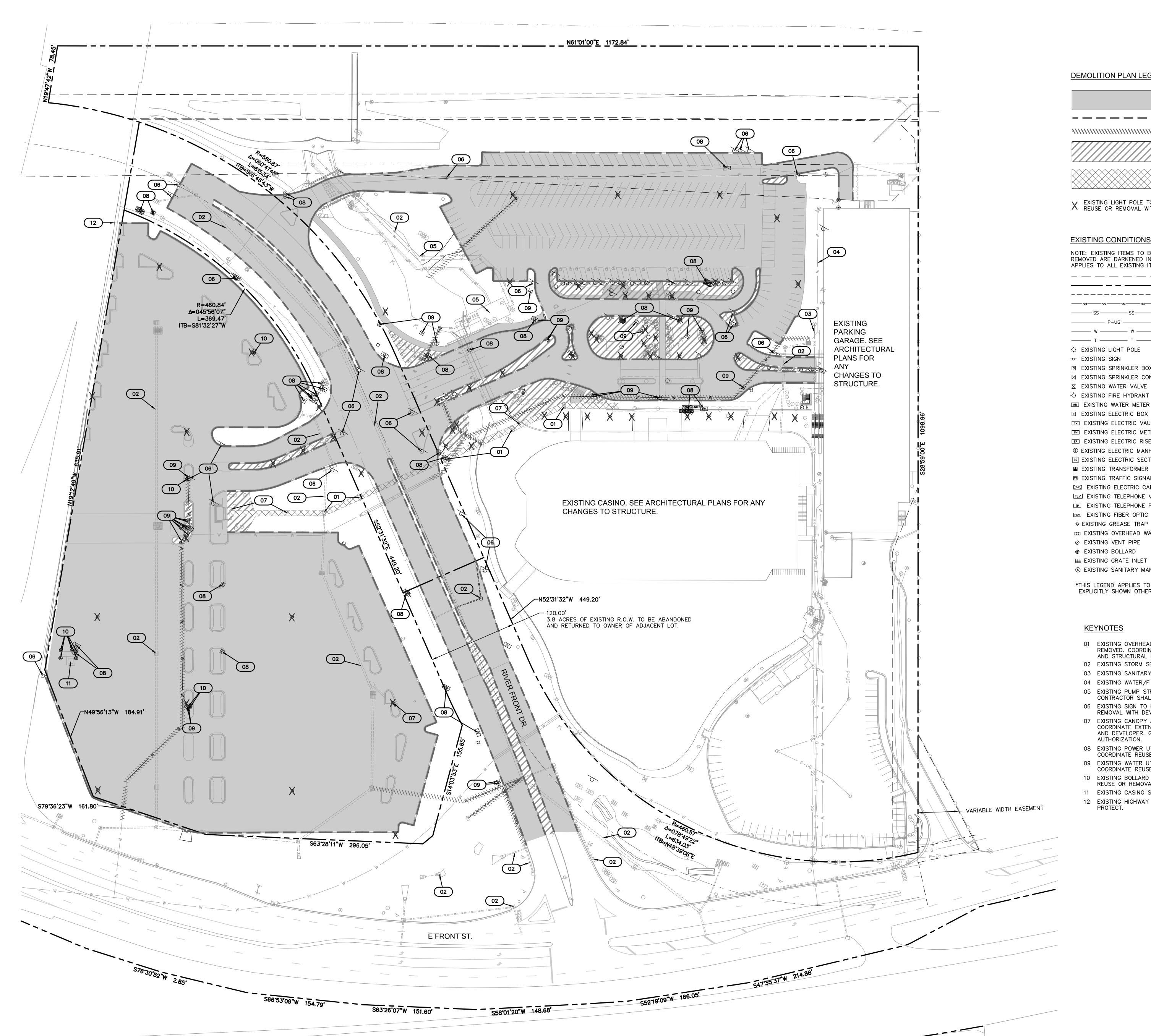
FION NO. DATE REVISIONS DESCRIPTION

CASINO KC

1800 E FRONT STRE

Dy: JN/QL dby: DE ed by: DG/JN by: ?? no.: 020-2805

SHEET



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 EXISTING POWER SERVICE ----- w ------ w ----- EXISTING WATER PIPE T EXISTING TELECOM SERVICE ☼ EXISTING LIGHT POLE → EXISTING SIGN **S EXISTING SPRINKLER BOX** M EXISTING SPRINKLER CONTROL VALVE

- EXISTING FIRE HYDRANT wm EXISTING WATER METER

E EXISTING ELECTRIC BOX EV EXISTING ELECTRIC VAULT EM EXISTING ELECTRIC METER

EXISTING ELECTRIC RISER © EXISTING ELECTRIC MANHOLE ES EXISTING ELECTRIC SECTIONALIZER

 EXISTING TRAFFIC SIGNAL BOX

EV EXISTING TELEPHONE VAULT EXISTING TELEPHONE PEDESTAL EXISTING FIBER OPTIC VAULT

© EXISTING GREASE TRAP EXISTING OVERHEAD WALKWAY COLUMN

⊕ EXISTING BOLLARD **EXISTING GRATE INLET**

S EXISTING SANITARY MANHOLE

*THIS LEGEND APPLIES TO ALL SHEETS UNLESS EXPLICITLY SHOWN OTHERWISE ON EACH SHEET.

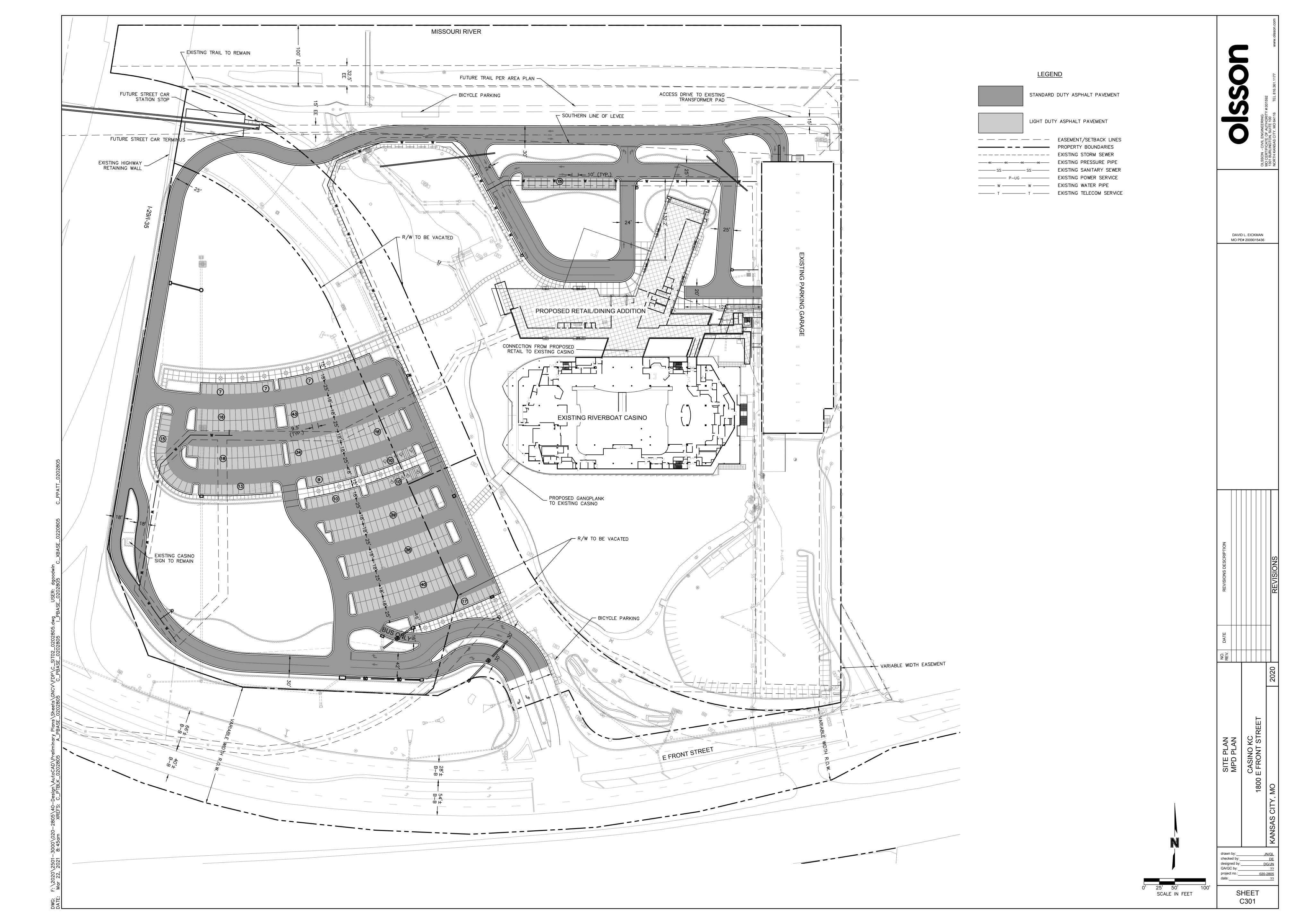
KEYNOTES

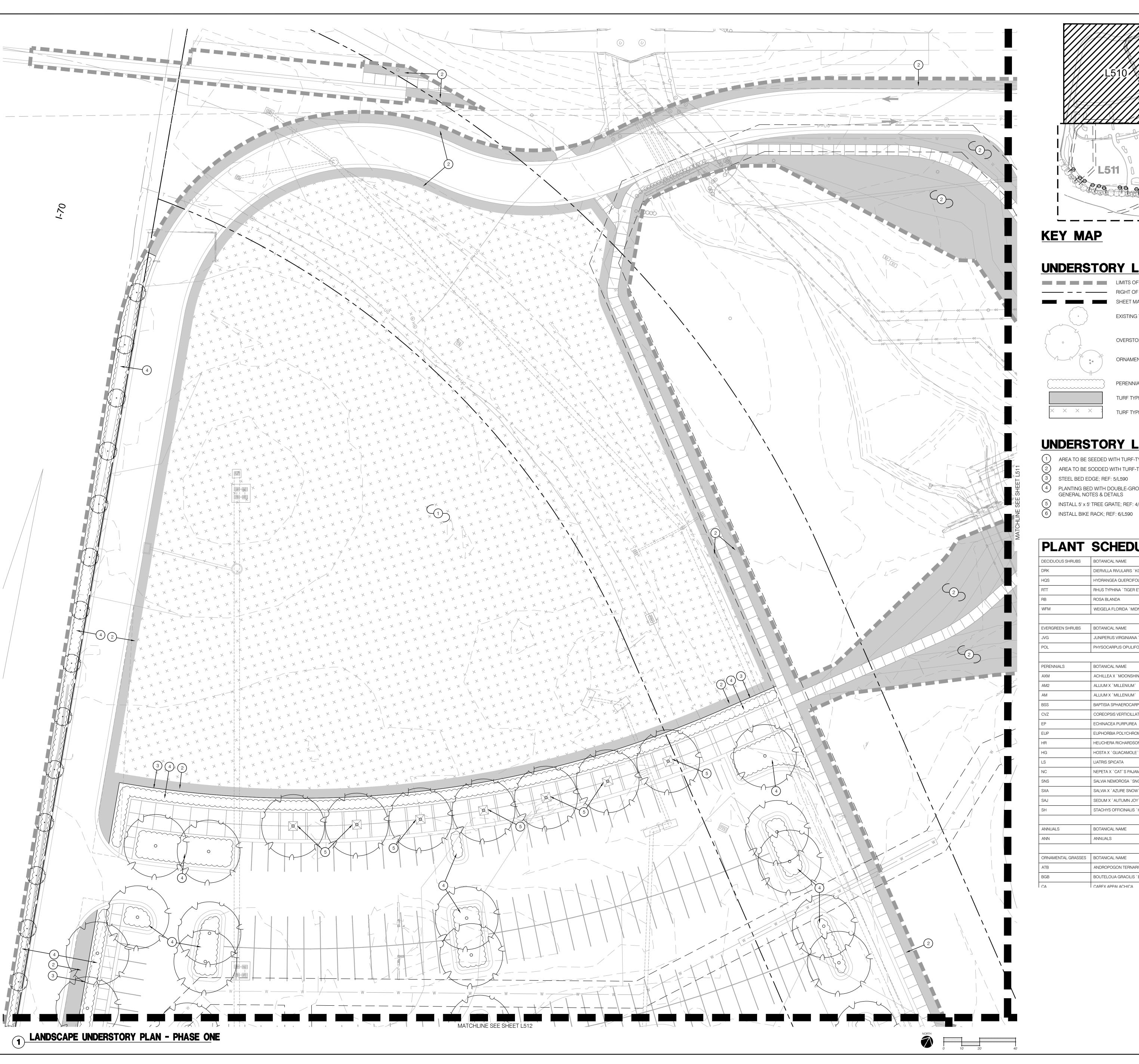
- 01 EXISTING OVERHEAD WALKWAY AND SUPPORTS TO BE DEMOLISHED AND REMOVED. COORDINATE ALL STRUCTURAL DEMOLITIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS.
- 02 EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.
- 03 EXISTING SANITARY SEWER TO REMAIN. CONTRACTOR SHALL PROTECT.
- 04 EXISTING WATER/FIRE 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

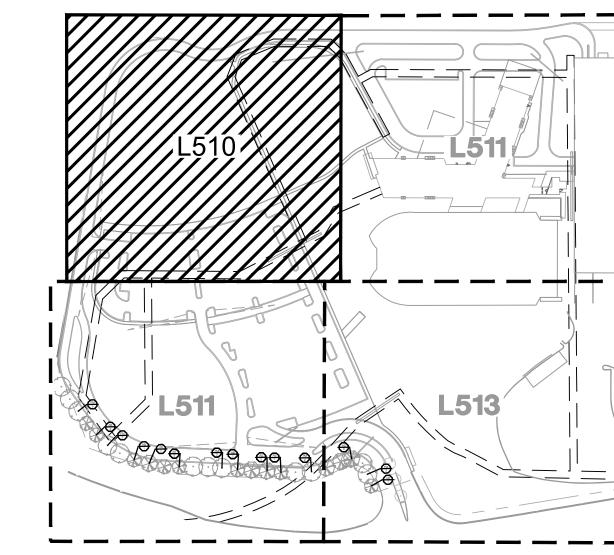


DAVID L. EICKMAN MO PE# 2009015436

SHEET







KEY MAP

UNDERSTORY LANDSCAPE LEGEND:

EXISTING TREE OVERSTORY TREE PERENNIALS, GRASSES & SHRUBS TURF TYPE FESCUE SOD

UNDERSTORY LANDSCAPE PLAN NOTES:

1 AREA TO BE SEEDED WITH TURF-TYPE FESCUE SEED

AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD

PLANTING BED WITH DOUBLE-GROUND HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES & DETAILS

TURF TYPE FESCUE SEED

5 INSTALL 5' x 5' TREE GRATE; REF: 4/L590

DECIDUOUS SHRUBS	SCHEDULE 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.
VVFIVI	WEIGELA FLORIDA MIDNIGHT WINE TW	WEIGELA	5 GAL	24 0.0.
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.
			T	
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ANN	ANNUALS	SEASONAL ANNUAL PLANTING	4" POT	4" o.c.
	1	1		
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.

SHEET

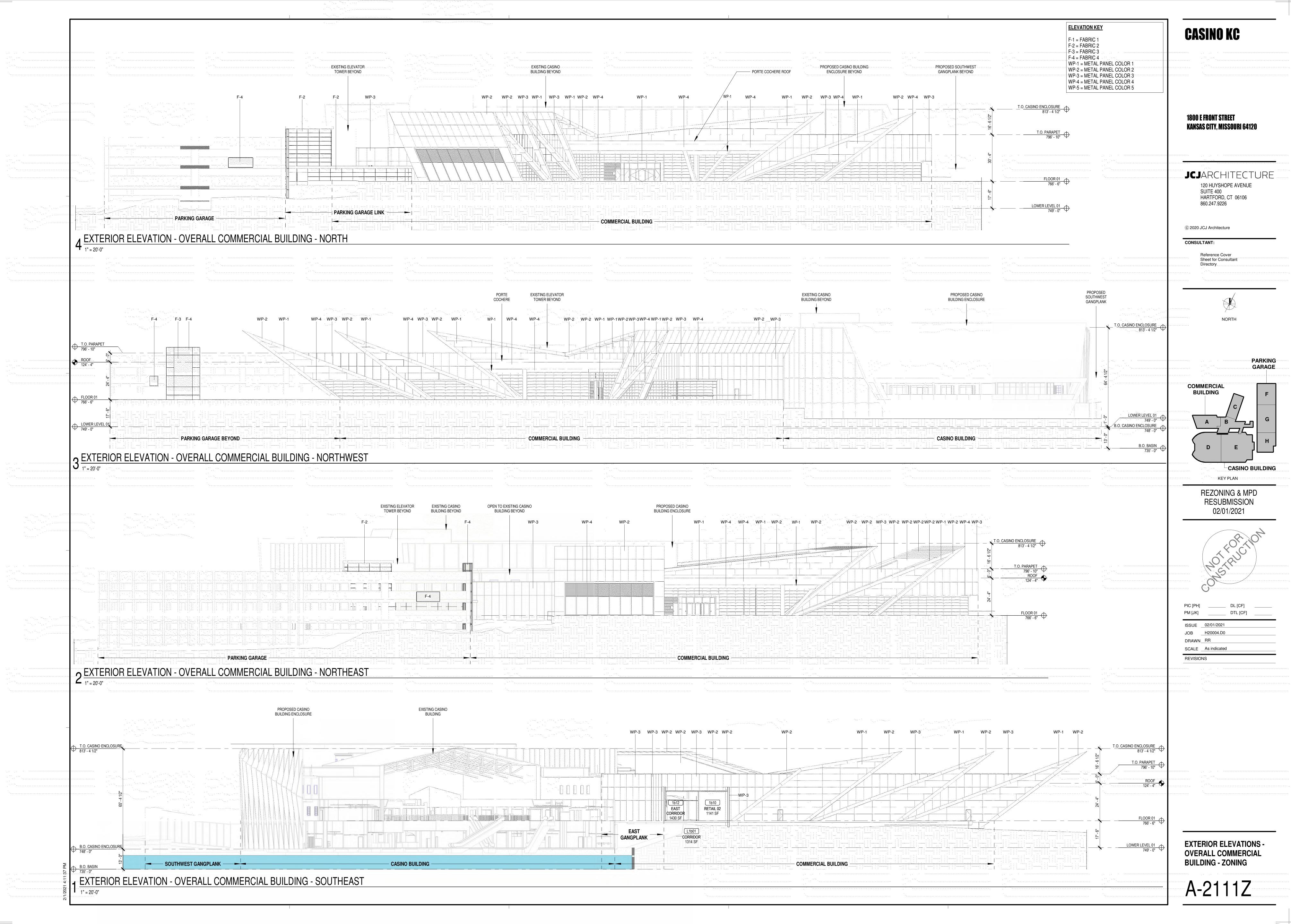
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 SW

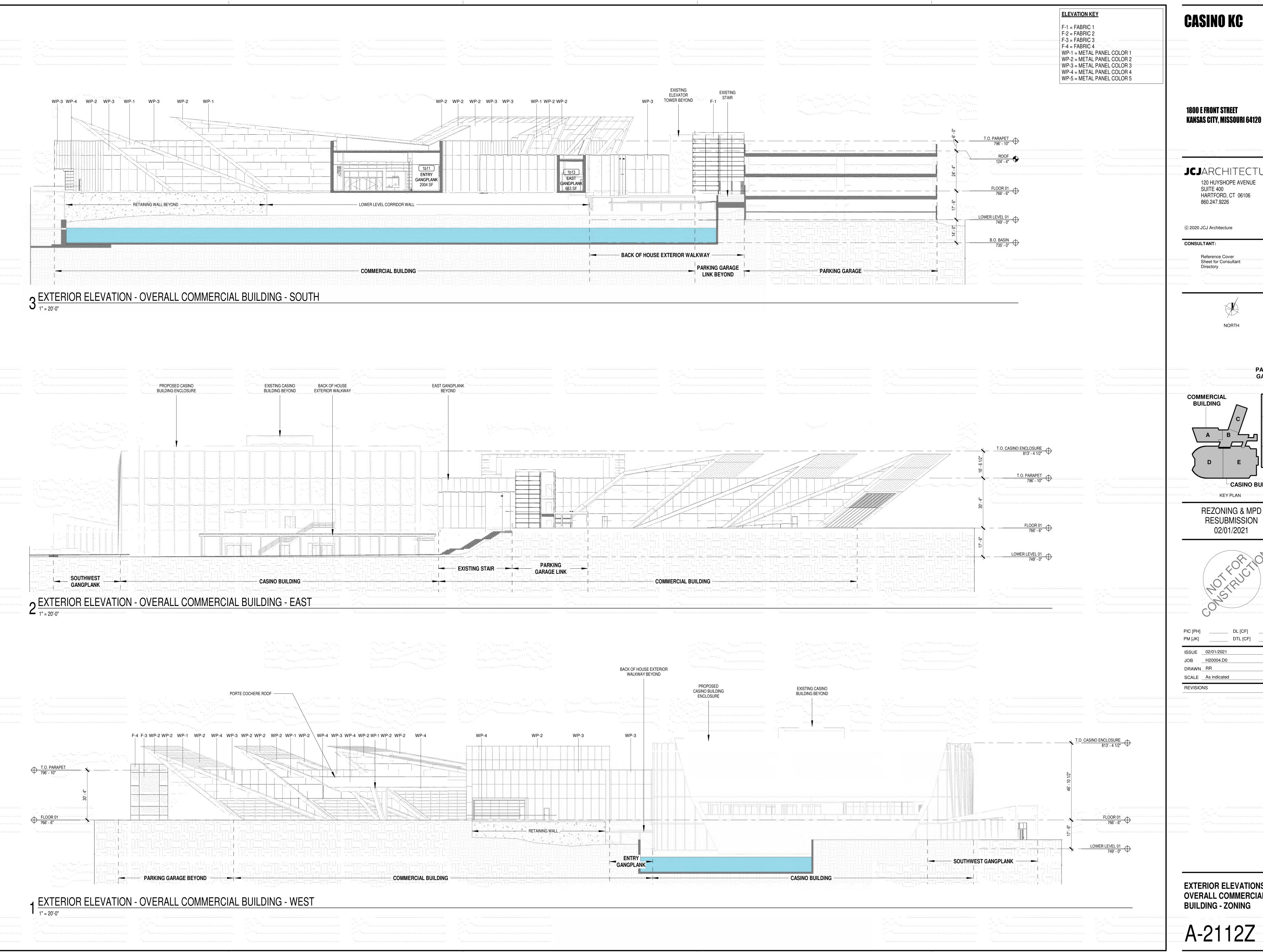
 QA/QC by:
 SW/KPS

 project no.:
 020-2805

 drawing no.L_LSC_UND_0202805

 date:
 12.18.2020





CASINO KC

1800 E FRONT STREET

JCJARCHITECTURE 120 HUYSHOPE AVENUE

Sheet for Consultant

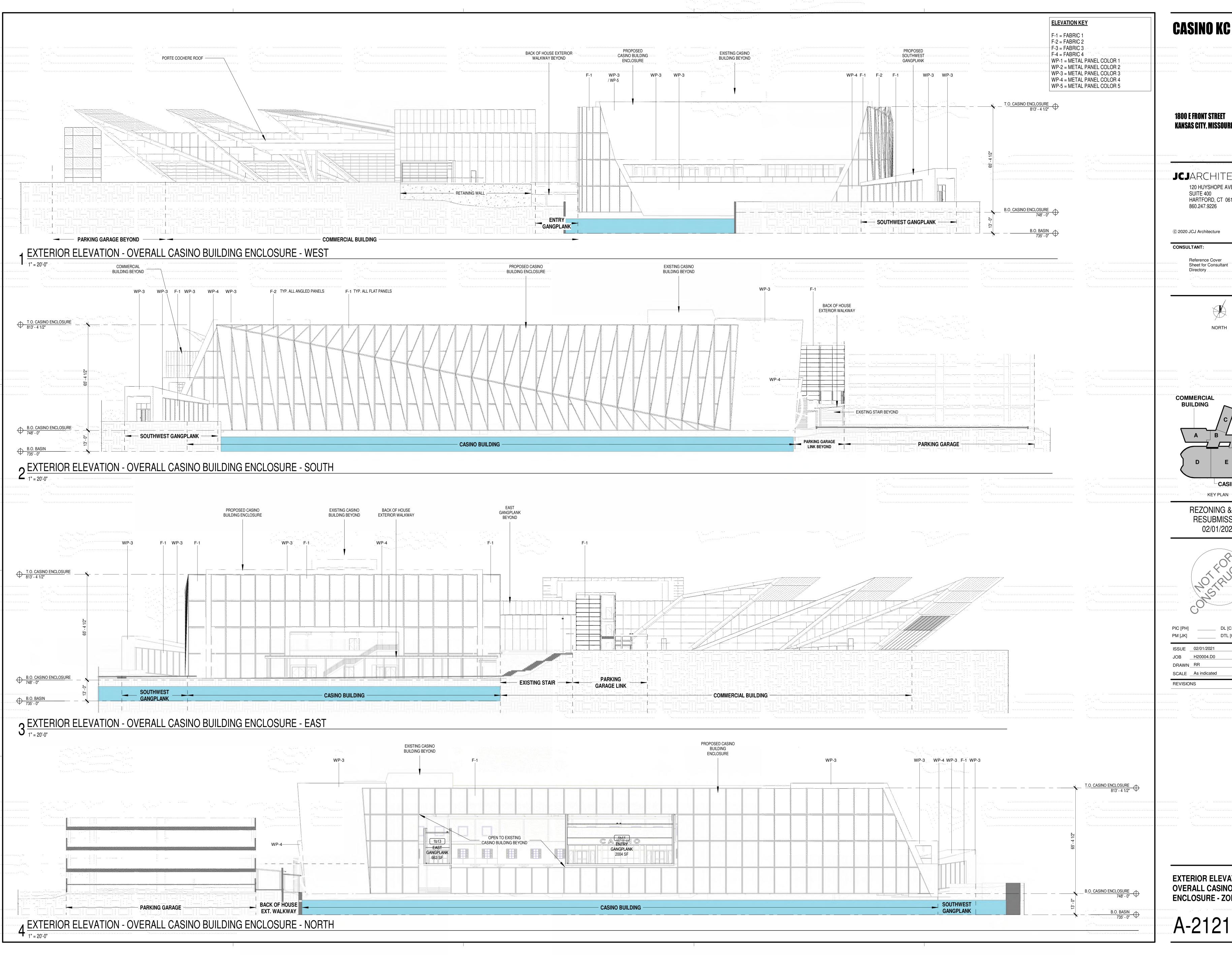
GARAGE

PARKING

RESUBMISSION 02/01/2021

EXTERIOR ELEVATIONS - OVERALL COMMERCIAL

A-2112Z



CASINO KC

1800 E FRONT STREET KANSAS CITY, MISSOURI 64120

JCJARCHITECTURE 120 HUYSHOPE AVENUE SUITE 400 HARTFORD, CT 06106

Reference Cover Sheet for Consultant

PARKING GARAGE

COMMERCIAL BUILDING CASINO BUILDING

> **REZONING & MPD** RESUBMISSION 02/01/2021

ISSUE __02/01/2021 SCALE As indicated

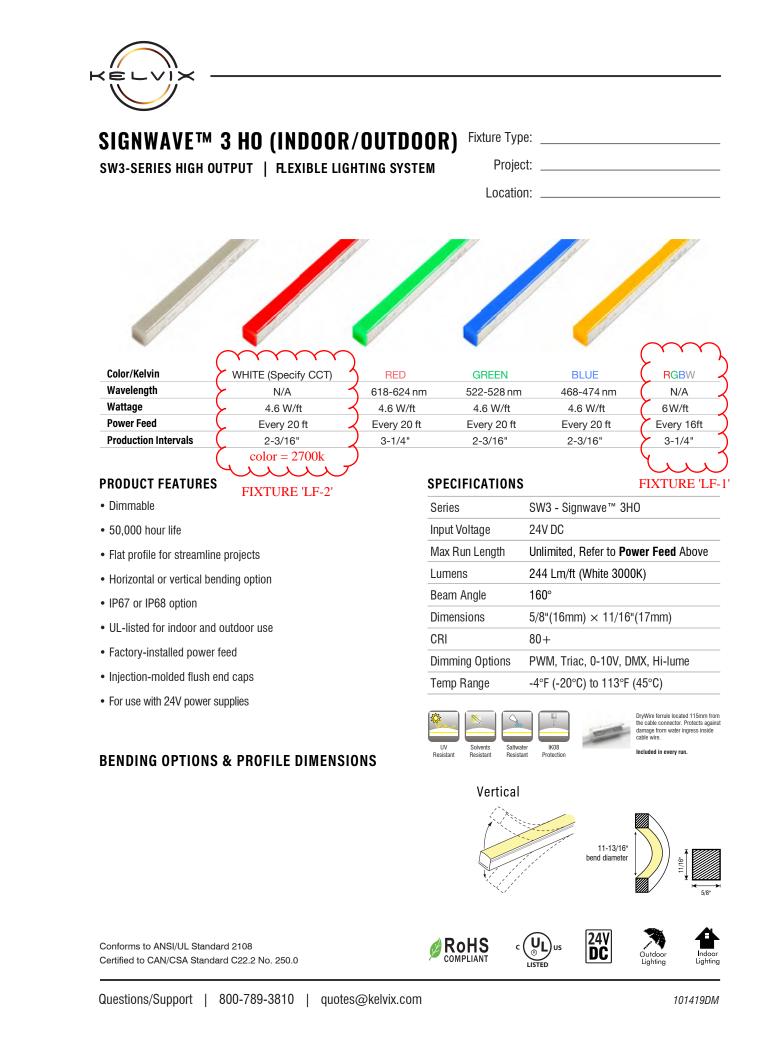
EXTERIOR ELEVATIONS -OVERALL CASINO BUILDING ENCLOSURE - ZONING

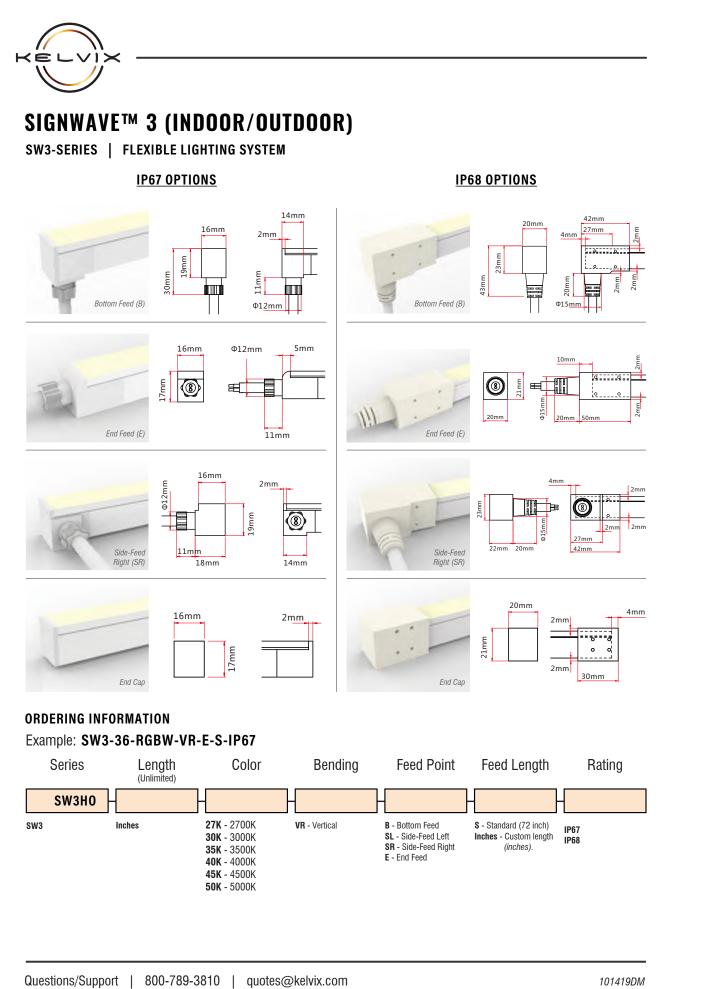
A-2121Z

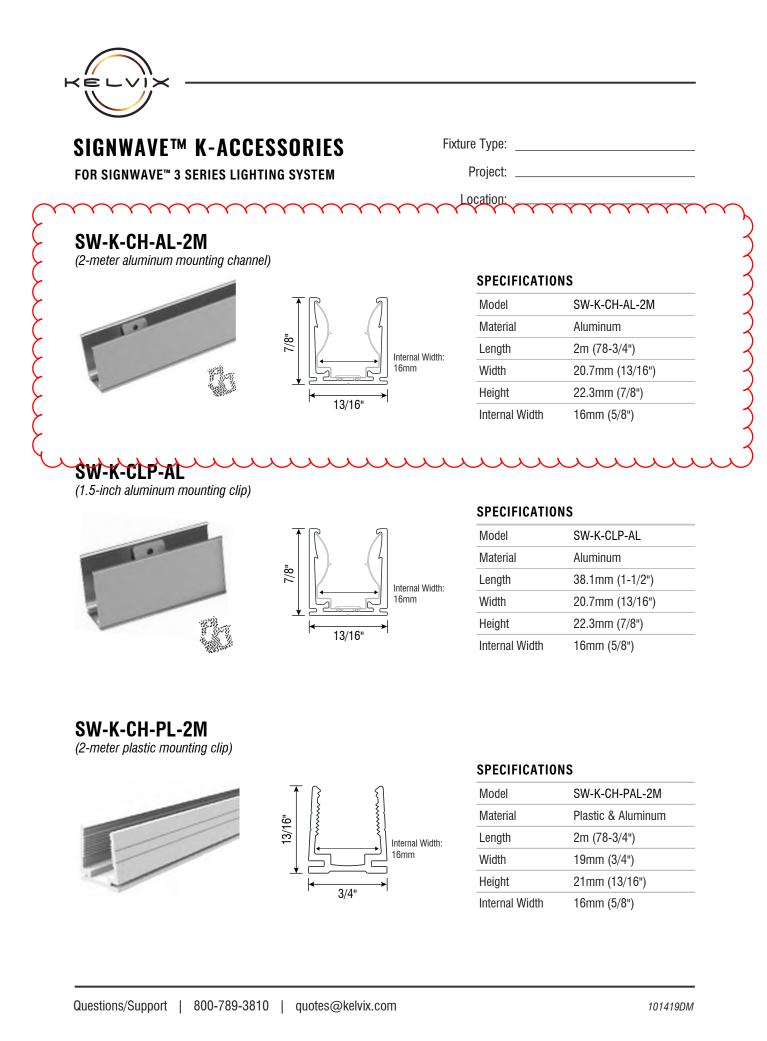
EXISTING CASINO BUILDING BEYOND COMMERCIAL CENTER BEYOND - PROPOSED CASINO BUILDING ENCLOSURE RGBW COLOR RGBW COLOR – CHANGING LINEAR - CHANGING LINEAR PARKING GARAGE (TYPICAL) (TYPICAL) LINK BEYOND BACK OF HOUSE EXTERIOR WALKWAY CB - MECH. ROOF 131' - 4" EXISTING STAIR BEYOND CC - LOWER LEVEL 01 / CB - CASINO DECK 5 5 5 5 PARKING GARAGE **EXISTING PARKING GARAGE** Z LINK BEYOND 2700K WHITE LINEAR (TYPICAL) TYPICAL SHADING STRATEGY.

EXTERIOR ELEVATION - OVERALL ELECTRICAL - SOUTH

1" = 20'-0"









1800 E FRONT STREET Kansas City, Missouri 64120

JCJARCHITECTURE

120 HUYSHOPE AVENUE

SUITE 400

HARTFORD, CT 06106

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860.247.9226

CONSULTANT:

Reference Cover Sheet for Consultant

Directory

PARKING GARAGE LINK (PGL) (PG)

FOUNDATION AND CIVIL PACKAGE 03/05/2021

<∕**∕**—D1

CASINO BUILDING

HOTPUCTION CONSTRUCTION

PIC [PH] _____ DL [CF] ___ PM [JK] ____ DTL [CF] ___

REVISIONS

ELECTRICAL ELEVATION

PLANS

E-1503



CASINO KC MPD Submittal Material Legend

2021 February 02 Reference Elevation Key on Drawings **ЈСЈ.СОМ**

BOSTON
HARTFORD
LAS VEGAS
NEW YORK
PHOENIX
SAN DIEGO
TUI SA

AN EMPLOYEE OWNED COMPANY

<u>F-1 FABRIC 1:</u> Boat Enclosure Base Building Flat Panels, Parking Link south and east facing panels Type 2B-Waterproof 'PTFE' Coated Fiberglass Membrane Sheerfill II

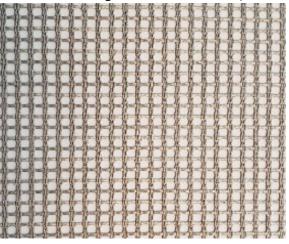


<u>F-2 FABRIC 2:</u> Boat Enclosure Base Angled Panels South Façade, Parking Link north and west facing panels, Southwest Gangplank (noted as F-5)

Type 2A-Ventilated 'PTFE' Coated Fiberglass mesh

Sheerfill-SMG-30 Silver

Passes ASTM E-136 "Non-Combustible", ASTM E-84 Class "A", NFPA 701

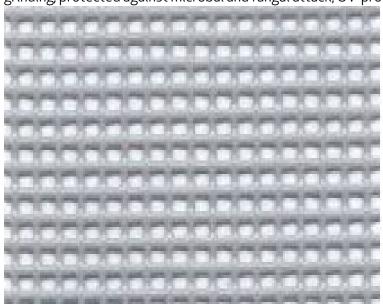


F-3 FABRIC 3: Parking Structure Signage

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



<u>F-4 FABRIC 4:</u> 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





<u>WP-4 METAL PANEL COLOR 4:</u> 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

