

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00001

West Bottoms Redevelopment UR Final Plat



KANSAS CITY
Planning & Dev

October 1, 2025

Docket # C3

Request

Final Plat

Applicant

David Laurence
SK Design Group

Owner

Grant Hromas
Somera Road Inc.

Site Information

Location	1200 Union Ave
Area	3.5 Acres
Zoning	UR
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Mixed Use, D1-10
South: Mixed Use, M3-5
East: Mixed Use, M3-5
West: Mixed Use, M3-5

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

West 12th Street is identified on City's Major Street Plan as an Established Arterial with four lanes.

Approval Process



Overview

The applicant is seeking approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community.

Existing Conditions

The subject site consists of four vacant lots (mixture of fully paved and undeveloped) and four lots developed with historic buildings. This plat consists of properties that are within the existing West Bottoms Neighborhood and part of the West Bottoms UR Plan by Somera Road. There is no associated regulated stream with the subject site.

Neighborhood(s)

This site is located within the Historic West Bottoms Neighborhood Association.

Required Public Engagement

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

Controlling Case

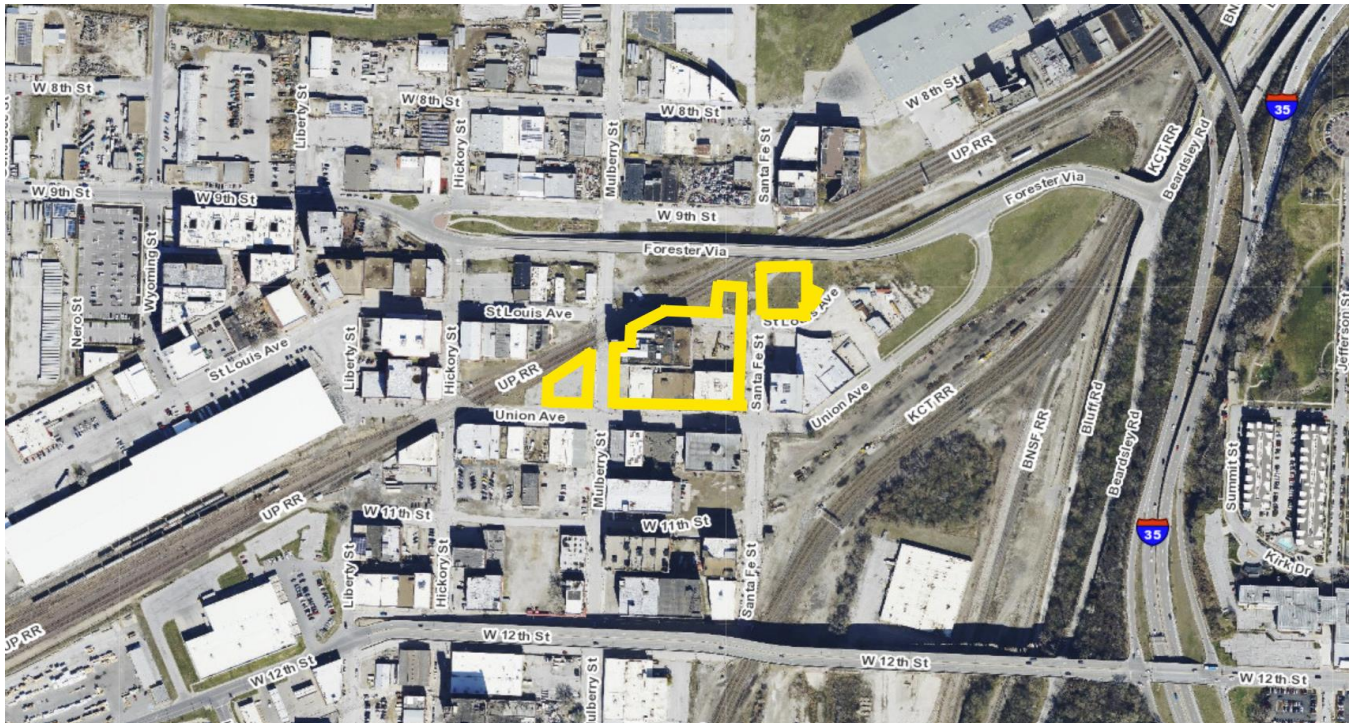
Case No. CD-CPC-2022-00078- Ordinance 220555, approved a rezoning an area of about 21.85 acres generally located within the West Bottoms area from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed-use redevelopment, including a hotel, approved by City Council on June 30, 2022.

Project Timeline

The application for the subject request was filed on January 13, 2025. Scheduling deviations have occurred due to delays in resubmittals by the applicant.

Professional Staff Recommendation

Docket #C3 Recommendation: Approval Subject to Conditions



RELATED CASES

Case No. CD-CPC-2023-00051 - On July 18, 2023, the City Plan Commission approved a request to approve a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 2 acres generally located at 1218 Union Ave.

Case No. CD-CPC-2023-00082 - On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

Case No. CD-CPC-2023-00087 - On July 18, 2023, the City Plan Commission approved a Project Plan within the West Bottoms Mixed-Use redevelopment Area on about 0.9 acres generally located at 1015 Mulberry St.

PLAT REVIEW

The request is to consider approval of a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by 11th St, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right-of-Way, and Mulberry St allowing for the creation of 4 lots for a mixed-use community. This use was approved in Case No. CD-CPC-2022-00078 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use community with a mixture of historic structures that are adaptively reused and new structures. The plan also proposes to vacate several streets and alleys in order to allow for consolidation of lots with the Final Plat.

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

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-206)	Yes	Application is in conformance with the controlling UR Plan.
Parkland Dedication (88-408)	Yes, Subject to Conditions	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

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

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

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

ATTACHMENTS

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

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

Respectfully Submitted,



Matthew Barnes, AICP

City Plan Commission Staff Report
Docket #C3, West Bottoms Redevelopment UR Final Plat
October 1, 2025
Lead Planner





Plan Conditions

Report Date: September 25, 2025

Case Number: CLD-FnPlat-2025-00001

Project: West Bottoms Redevelopment UR Final Plat

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

1. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00001.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. Upload a copy of the Cross Access Easement which was required to be recorded simultaneously with the vacation approved by Ordinance 240697 (Crooks Alley). Additionally, the Final Plat should reference this cross access easement across the alley.
5. That prior to recording the applicant add the County Recording Block as found in the Directors Minimal Submittal Requirements.

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

6. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
7. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
8. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
9. 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)
10. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Shall provide fire lane signage on fire access drives.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

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

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

16. 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.
17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
18. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

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

19. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
20. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
21. 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.
22. The project is located in the Zone X area that is protected by the levee. The developer shall be in communication with the Levee District to obtain approval and to determine any additional requirements of the Levee District for the project.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
24. 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.
25. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
26. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
27. The developer shall enter into a covenant agreement acceptable to KC Water for the maintenance of the proposed deep well system prior to recording the final plat.
28. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

FINAL PLAT OF
WEST BOTTOMS REDEVELOPMENT UR DISTRICT

A REPLAT OF PART OF BLOCKS 39, 40, 43, OF TURNER AND CO'S ADDITION, BLOCKS 28 AND 29 OF WEST KANSAS
ADDITION, AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF
KANSAS CITY, JACKSON COUNTY, MISSOURI



VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

Jackson County GIS Department

LAND DATA	AREA
TOTAL LAND AREA	152,454 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	152,454 SQ. FT.

PLAT DATA	COUNT
NUMBER OF LOTS	4
NUMBER OF TRACTS	

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED DATE: _____ DIRECTOR MICHAEL SHAW

CASE NUMBER: _____

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE

NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2025.

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

I HEREBY CERTIFY THAT THE PLAT OF WEST BOTTOMS REDEVELOPMENT UR DISTRICT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-11-24
DATE: JOHN R. MCKEAN L.S. NO. 2419
14343 E 2450 Rd. Fontana, Kansas 913-757-2310

VICINITY MAP
NO SCALE

DESCRIPTION:
ALL THAT PART OF BLOCKS 28 AND 29 OF WEST KANSAS ADDITION, AND BLOCKS 39, 40 AND 43 OF TURNER & CO'S ADDITION, TO THE CITY OF KANSAS CITY, AND PART OF THE NORTHEAST QUARTER OF SECTION, 6 TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:
BLOCK A
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 39 OF SAID TURNER & CO'S ADDITION; THENCE NORTH 87°41'45" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, 144.24 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 39; THENCE NORTH 02°11'01" EAST ALONG THE WEST LINE OF SAID LOT 22, 86.70 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE NORTH 61°16'47" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 167.83 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 39; THENCE SOUTH 02°06'12" WEST 173.20 FEET TO THE POINT OF BEGINNING. CONTAINING 18,734 SQUARE FEET OF LAND MORE OR LESS.
BLOCK B
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 40 OF SAID TURNER AND CO'S ADDITION; THENCE NORTH 02°06'12" EAST ALONG THE WEST LINE OF SAID BLOCK 40, 201.84 FEET TO THE SOUTH LINE OF THE EXISTING RAILROAD; THENCE SOUTH 87°44'54" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 48.19 FEET; THENCE NORTH 02°07'16" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 40; THENCE SOUTH 87°44'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 40, 20.36 FEET; THENCE NORTH 61°34'43" EAST 68.61 FEET TO THE CENTER OF ST. LOUIS STREET AS PLATTED; THENCE SOUTH 87°44'54" EAST ALONG THE CENTER OF SAID ST. LOUIS STREET, 144.66 FEET TO A POINT BEING ON A LINE EXTENSION OF THE CENTERLINE OF THE ALLEY AS SHOWN IN BLOCK 29 OF SAID WEST KANSAS ADDITION; THENCE NORTH 02°14'35" EAST ALONG THE CENTER LINE OF THE ALLEY IN SAID BLOCK 29 AND THE EXTENSION THEREOF, 85.79 FEET TO A POINT ON THE SOUTH LINE OF SAID RAILROAD; THENCE NORTH 61°36'35" EAST ALONG THE SOUTH LINE OF SAID RAILROAD, 34.14 FEET TO A POINT ON THE NORTH LINE OF LOT 20 OF SAID BLOCK 29; THENCE SOUTH 87°44'54" EAST 84.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 SAID POINT ALSO BEING ON THE WEST LINE OF SANTA FE STREET; THENCE SOUTH 02°14'35" WEST ALONG THE WEST LINE OF SAID SANTA FE STREET, 388.53 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 40; THENCE NORTH 87°58'19" WEST 385.04 FEET TO THE POINT OF BEGINNING. CONTAINING 115,857 SQUARE FEET OF LAND MORE OR LESS.
BLOCK C
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID WEST KANSAS ADDITION; THENCE SOUTH 87°44'50" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE EXTENSION THEREOF, 119.58 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 28; THENCE SOUTH 01°56'21" WEST ALONG THE EAST LINE OF SAID BLOCK 28, 50.48 FEET; THENCE SOUTH 48°22'25" EAST 33.26 FEET TO A POINT ON THE NORTH LINE OF ST. LOUIS AVENUE AS NOW ESTABLISHED; THENCE SOUTH 42°11'21" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE, 105.23 FEET; THENCE NORTH 87°44'54" WEST ALONG THE NORTH LINE OF SAID ST. LOUIS AVENUE 78.00 FEET TO A POINT ON THE EAST LINE OF SANTA FE STREET; THENCE NORTH 02°14'35" EAST 152.27 FEET TO THE POINT OF BEGINNING. CONTAINING 17,863 SQUARE FEET OF LAND MORE OR LESS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE ABOVE DESCRIBED TRACTS OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS **"WEST BOTTOMS REDEVELOPMENT UR DISTRICT"**.

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON AN OPUS SOLUTION.

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

BUILDING LINES:BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

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

SEWER EASEMENT - A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$226568.80 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 294 MULTI-FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PEDESTRIAN RIGHT-OF-WAY EASEMENT : A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "PED R/W ESMT" WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFORESAID PREMISES OR ANY PART HEREOF. THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

FLOOD PLAIN: THE SUBJECT PROPERTY IS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FRM), MAP NUMBER 29095C0251G, MAP REVISED DATE: JANUARY 20, 2017.

DEVELOPER:
WEST BOTTOMS PROPCO MASTER LLC
130 W 42 ST FLOOR 22
NEW YORK, NY 10036

IN TESTIMONY WHEREOF West Bottoms Propco Master LLC CAUSED THIS INSTRUMENT TO BE EXECUTED
THIS ____DAY OF _____, 2025

West Bottoms Propco Master LLC,
ITS MANAGER BY: GRANT ROMAS

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME GRANT ROMAS, MANAGER, TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE WEST BOTTOMS PROPCO MASTER LLC, MANAGER, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID TADD M. MILLER, MANAGER, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC