Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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To: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: April 10, 2023

Re: **Petition BOZA2023-007**

GENERAL INFORMATION

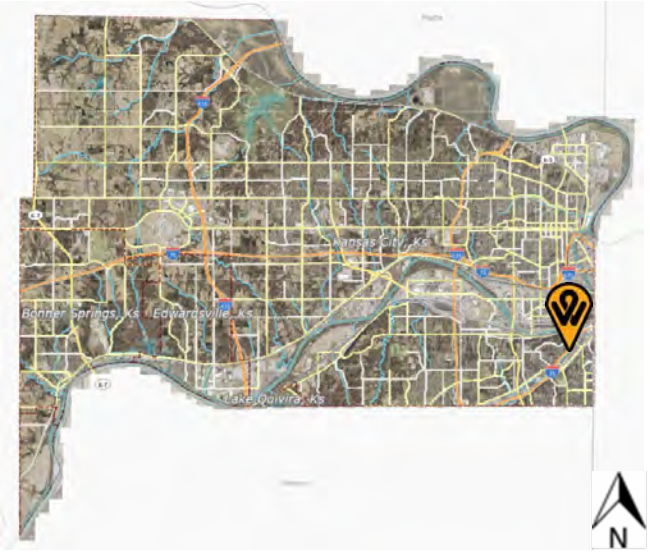
Applicant:
Christopher Ciesiel

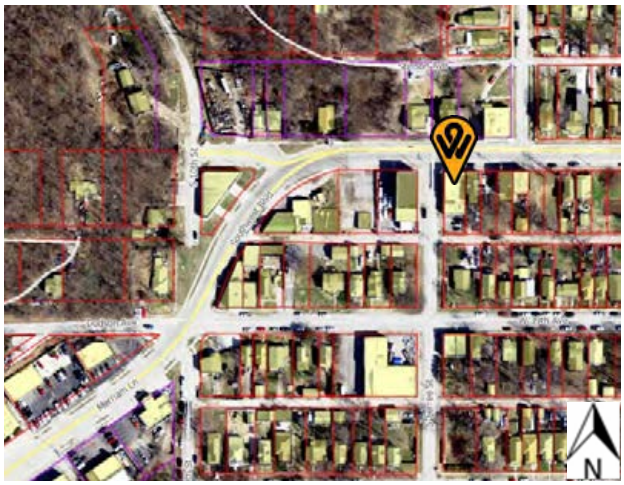
Status of Applicant:
The Campground LLC DBA Sagebrush
4137 Kenwood Avenue
Kansas City, MO 64110

Requested Action:
Approval of a variance.

Date of Application:
February 24, 2023

Purpose:
This appeal has been filed to convert a vacant storefront into a drinking establishment and allow sales and consumption within an existing coffee shop. Sec. 27-668(a)(12) states taverns or private clubs serving alcoholic or cereal malt beverages shall provide one (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 200 square feet of total floor area. The Appellant is requesting three (3) spaces for the building, a violation of 33 spaces.





Property Location:	1639 Southwest Boulevard Kansas City, KS 66103
Commission Districts:	Commissioner At-Large, District #2: Tom Burroughs District #3 Commissioner: Christian Ramirez
Existing Zoning:	C-3 Commercial District
Adjacent Zoning:	**North:** C-3 Commercial District **South:** R-2(B) Two Family District **East:** C-3 Commercial District **West:** C-3 Commercial District
Adjacent Uses:	**North:** Fourplexes and a commercial building **South:** Single family homes **East:** Commercial retail business **West:** Commercial retail business
Neighborhood Characteristics:	The character of the neighborhood is comprised of a mixture of single-family homes to the south and commercial businesses and commercially zoned parcels along Southwest Boulevard, east and west of South Ferree Street.
Total Tract Size:	0.11 Acres
Master Plan Area:	City-Wide Comprehensive Plan
Master Plan Designation:	The City-Wide Comprehensive Plan designates this property as Business Park, which allows warehouse (nonhazardous materials), distribution (nonhazardous materials), business/research parks, related commercial and service uses such as wholesale stores, outlet stores, office supply stores, service stations, convenience stores, hotels, motels, supporting restaurants, etc., and medical facilities.
Major Street Plan:	The Major Street Plan classifies Southwest Boulevard as a Class C Thoroughfare and Ferree Street as a Local Street.
Required Parking:	This appeal has been filed to convert a vacant storefront into a drinking establishment and allow sales and consumption within an existing coffee shop. Sec. 27-668(a)(12) states taverns or private clubs serving alcoholic or cereal malt beverages shall provide one (1) space for each 50 square feet of seating area or assembly area plus one (1) space for

each remaining 200 square feet of total floor area. The Appellant is requesting three (3) spaces for the building, a violation of 33 spaces.

Note: The proposed zoning code amendment parking requirement for a drinking establishment are 9 spaces per 1,000 square feet of building area. Three (3) parking spaces are provided. 28 parking spaces are required, a violation of 25 parking spaces.

Advertisement:	Property Owners Letters – March 17, 2023 Wyandotte Echo – March 16, 2023
Public Hearing:	April 10, 2023
Public Support:	None to date.
Public Opposition:	None to date.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. STR23-0264 – Scape and paint structure. Repair damage wall on the east side of the structure – March 2, 2023.
2. Citations for weeds, junk, graffiti, damaged structure between 2003 – 2018 (previous owner).

Outstanding or Related Permits and Cases:

1. SP2023-005 – Special Use Permit to operate a drinking establishment and allow sales and consumption on-premises within an existing coffee shop (scheduled to be heard on April 10, 2023).
2. DRC22-0024 – occupancy conversion and renovation of vacant space to assembly/retail occupancy.
    a. Associated plumbing and electrical permits for renovation.

STATUTORY REQUIREMENTS / FACTORS TO BE CONSIDERED

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

   The property is unique as this is an existing commercial building, constructed in 1920 prior to the establishment of a modern zoning code. The one-story addition was built in 1981, prior to the codified 1984 zoning code that is used today. The building and any commercial use is legal, non-conforming due to the lack of code compliant, on-site, off-street parking. The three (3) parking spaces in the rear are for the apartments on the second floor.

2. ***The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

   The granting of the permit would not adversely affect the adjacent property owners as the subject property already has a tenant that is an existing commercial business, a coffee shop. There are commercial businesses along Southwest Boulevard and Merriam Lane that are legal, non-conforming due to the lack of code compliant parking on-site.

3. ***The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

   If the request is denied, the applicant will need to modify their business plan and operate a use that requires the four (4) spaces per 1,000 square feet of floor area in the building parking ratio per Sec. 27-467(e) rather than special parking that is greater than the C-3/CP-3 requirement found in Sec. 27-668(a).

4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

   The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare as the subject building simply does not have the physical space to expand parking in the rear of the property.

5. ***The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

   The spirit and intent of the zoning ordinance is to ensure that there is enough parking for guests at a drinking establishment.

   The code should discourage driving from the bar, instead offering incentives for other modes of transportation to get customers/patrons home such as the bus or rideshare platforms (i.e., Uber, Lyft, cabs, etc.,), walking or bikeshare.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant received neighborhood comments by receiving letters or phone calls through the date of March 27, 2023. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This Board of Zoning Appeals case is being heard in conjunction with SP2023-005, which is to operate a drinking establishment.

   Applicant Response: Acknowledged.

2. The three (3) spaces in the rear of the property shall be reserved for the residents who reside in the second-floor apartments.

   Applicant Response: We will reserve three (3) spaces in the rear of the property for residents who reside in the second-floor apartments.

3. Will there be rideshare (Uber, Lyft, etc.) or other vehicle services provided for customers?

   Applicant Response: Rideshares will be available for customer transportation.

4. Obtain a Right-of-Way permit via Public Works and plant two (2) street trees along the sidewalk adjacent to the west side of the building.

   Applicant Response: We will obtain a Right-of-Way Permit from Public Works and plant two (2) street trees along the sidewalk adjacent to the west side of the building.

5. Resurface and strip the parking lot in the rear of the property.

   Applicant Response: We will resurface and stripe the parking lot in the rear of the property.

6. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Rebuild concrete apron and pave parking in the rear (asphalt, concrete or pervious pavers).

Applicant Response: All existing and future driveways will feature curb cuts that are constructed to UG Standards.

<u>Planning Engineering Comments</u>:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) None
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Appeals **APPROVE** Case **BOZA2023-007** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **This Board of Zoning Appeals case is being heard in conjunction with SP2023-005, which is to operate a drinking establishment;**
2. **The three (3) spaces in the rear of the property shall be reserved for the residents who reside in the second-floor apartments;**
3. **Obtain a Right-of-Way permit via Public Works and plant two (2) street trees along the sidewalk adjacent to the west side of the building;**
4. **Resurface and strip the parking lot in the rear of the property;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**

   Rebuild concrete apron and pave parking in the rear (asphalt, concrete or pervious pavers);
6. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,**
7. **Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.**

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Applicant's Five (5) State Statute Criteria
Applicant Response Letter
Neighborhood Meeting Minutes
Site Plan
Floor Plan
Building Elevations
Site Photographs

REVIEW OF INFORMATION AND SCHEDULE

Action	Board of Zoning Appeals
Public Hearing	April 10, 2023

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Case **BOZA2023-007** as meeting all the requirements of the City code and being in the interest of the public health, safety, and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Board of Zoning Appeals **DENY** Case **BOZA2023-007**, as it is not in compliance with the City Ordinances as it will not promote the public health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Figure 1. Aerial Photograph of 1639 Southwest Boulevard (provided by UG Maps).

Figure 2. Zoning Map of 1639 Southwest Boulevard (provided by UG Maps).

Figure 3. City-Wide Comprehensive Plan Land Use Designation Map 1639 Southwest Boulevard (provided by ArcMap).

The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.

Our situation is unique to the property in question in that there was an existing building/structure that did not require the same quantity of parking spaces. The property owner razed the original structure, and is constructing a new building with the overall square footage being the same- if not less than- what was there originally.

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

We believe that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents based on our experience owning/operating a restaurant/bar in the Stockyards District of Kansas City, MO. We were issued 12 parking spaces for our 49 seats, and those spaces are typically taken up by neighboring restaurants/bars. The clientele we attract primarily commutes to our establishment via rideshare, and we believe that our business in Rosedale will not be any different. Additionally, we'll be attracting guests from the neighborhood who can easily walk or ride bicycles to Sagebrush.

The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon both property owner (Canaan Zeigler) and lessee (Sagebrush) in that we will not be able to operate at the proposed address which we all have been working to build the last two years. Additionally, it would eliminate all tax revenue that we would generate for not only Wyandotte County and the state of Kansas, but it will also affect our immediate community for which we will host routine benefits like we do in Kansas City, MO.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

It is our belief that our desired variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the community because of the fact that we are responsible business owners, and we attract responsible patrons- who typically rideshare- that are respectful of not only us and our business but of the surrounding community. Furthermore, considering our proposed hours of operation and our seating capacity we believe that the parking of our patrons will be inverse to periods of high density in and around the neighborhood.

The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.

We are- and will be in Rosedale- a small, family-operated business that will not require consistent parking throughout all hours of the day such as a large department store. Our footprint will be minimal, an d therefore our parking needs will follow suit.

SAGEBRUSH BOZA2023-007

DEPARTMENT OF PLANNING & URBAN DESIGN ANSWERS TO STAFF COMMENTS AND SUGGESTIONS:

1. *This Board of Zoning Appeals case is being heard in conjunction with SP2023-005, which is to operate a drinking establishment.*
2. We will reserve three (3) spaces in the rear of the property for the residents who reside in the second-floor apartments.
3. Rideshares (Uber, Lyft, etc.) will be available for customer transportation.
4. We will obtain a Right-of-Way permit from Public Works and plant two (2) street trees along the sidewalk adjacent to the west side of the building.
5. We will resurface and stripe the parking lot in the rear of the property.
6. All existing and future driveways will feature curb cuts that are constructed to UG standards.

Petition: SP2023-005

Synopsis: Special Use Permit to operate a drinking establishment with live entertainment* at 1639 Southwest Boulevard (In conjunction with BOZA2023-007).

Greetings. My name is Christopher Ciesiel, and my wife- Cristin Llewellyn- and I are opening an intimate cocktail establishment- at 1639 Southwest Blvd, Kansas City, KS, 66103- by mid-to-late Summer 2023. ***Sagebrush*** is inspired by the southwest high desert and plans to be an integral part of the Rosedale community.

We've owned and operated a cocktail bar/restaurant called ***The Campground*** in the Stockyards District of Kansas City, MO, since November 2018, and our friends- and current tenants of the functional areas at 1639 Southwest Blvd- Emily and Jordan Fox (who reside around the block from our proposed location) invited us to join them as they expand their businesses in the existing space: Foxtrot Studio + Cafe and Garden House. We've been working with one another in various capacities for the last several years, and it feels right to finally share a roof with them in Rosedale.

Sagebrush will be an intimate 25-seat cocktail establishment that will not only serve the community within our four walls but with outreach and support. With our time at ***The Campground***, we've donated over 1000 meals for the houseless, food insecure, and frontline healthcare workers during the pandemic; and we've donated portions of proceeds to various local and national organizations that aid in land conservation and human equality. We have every intention of continuing our zeal to contribute to the community that gives so much to us.

The intention of this correspondence is to invite you to contact me using the information below to follow up with any questions or concerns you may have regarding our proposed community establishment. Please reach out before the deadline of Monday, March 27, 2023.

Thank you for your time and consideration.

Christopher Ciesiel
Christopher@thecampgroundkc.com
773-550-8496

SAGEBRUSH **MINUTES FOR NEIGHBORHOOD MEETING**

APPLICATION #:
SP2023-005 / BOZA2023-007

DATE & LOCATION:
Neighbors were given 10-days to reply to Christopher Ciesiel via email and/or personal phone.

MEETING CALLED TO ORDER AT:
N/A

NAMES OF PEOPLE IN ATTENDANCE:
Erin Stryka (Rosedale Neighborhood Association)
Brandy Biswell (Fluesbrothers)

James Winslow's letter was returned to me as "No such number unable to forward."

PRESENTATION:
A copy of our letter is attached to this correspondence.

QUESTIONS & ANSWERS:
ERIN STRYKA:

"Hi Christopher,

I received the notice about your new location with Jordan and Emily on SW Blvd-- exciting stuff! I'm looking forward to hearing about it and visiting you for a cocktail this summer.

Two questions I'm anticipating getting from neighbors-
What live entertainment is planned, and will it be audible outside the building?
Looks like you're applying for a variance for parking-- there's certainly plenty of street parking in the area, but have you made any official arrangements for shared parking with nearby landowners?

Feel free to give me a call at the number below (or, if you like, let's get coffee at Foxtrot!) Looking forward to having you in the neighborhood!"

CHRISTOPHER CIESIEL:

"Hey, Erin; and thank you for your excitement!

For one reason or another they lumped in "live music" to our permitting, but I can assure you we will not be hosting live music.

I believe parking will be our only issue with the county, but I agree that there is plenty of street parking around our location. Our friend and future business neighbor- Jordan Fox (Foxtrot)- has already spoken to the owner across the street about leased parking space, and evidently he is willing to entertain this option.

I'd love to meet up at Foxtrot sometime and chat (and officially meet!)!"

BRANDY BISWELL:

"Hi Christopher & Christin,

We just got your special use permit notice and wanted to welcome you to the neighborhood. Please let us know if there is anything we can do to help."

CHRISTOPHER CIESIEL:

"Thank you, Brandi! We're super excited join the neighborhood!

Ya'll picked an amazing name for your company!"

MEETING ADJOURNED AT:
Monday, March 27

MINUTES TAKEN BY:
Christopher Ciesiel

PROPOSED STOREFRONT REBUILD AT:

1639 SOUTHWEST BLVD
KANSAS CITY, KANSAS 66103

A/C	AIR CONDITIONING
AC	ACOUSTICAL
ACT	ACOUSTICAL TILE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
B.F.F.	BELOW FINISHED FLOOR
BLDG	BUILDING
BRG	BEARING
BTU	BRITISH THERMAL UNIT
CCT	CIRCUIT
CFM	CUBIC FEET/MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNDT	CONDUIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOS
CT	CERAMIC TILE
CW	COLD WATER
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC/ELECTRICAL
EMERG	EMERGENCY
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GND	GROUND
GYP	GYPSUM
HB	HOSE BIBB
HDWR	HARDWARE
HORZ	HORIZONTAL
HP	HORSE POWER
HR	HOUR
HTG	HEATING
HTR	HEATER
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
JB	JUNCTION BOX
JT	JOINT
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANIOUS
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PL	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATED
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
PVC	POLYVINYL CHLORIDE
QTQUARRY	TILE
RA	RETURN AIR
RD	ROOF DRAIN
RCPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPK	SPEAKER
STL	STEEL
STRUC	STRUCTURAL
TEMP	TEMPORARY
TYP	TYPICAL
UL	UNDERWRITER LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITIES
VEST	VESTIBULE
VTR	VENT THROUGH ROOF
W	WITH
WC	WATER CLOSET
WD	WOOD
WT	WEIGHT
WWR	WELDED WIRE FABRIC
YD	YARD

ABBREVIATIONS 5

PROJECT LOCATION:
1639 SouthWest Boulevard
KANSAS CITY, KANSAS 66103

NORTH ARROW

LOCATION MAP 4

PROJECT SITE

NORTH ARROW

VICINITY MAP 3

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK.
2. SUB-CONTRACTOR TO VERIFY FIELD CONDITIONS AND MEASUREMENTS, AND TO PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH PLANS.
3. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS FROM THE BUILDING SITE. PROVIDE AN ON-SITE DUMPSTER FOR DISPOSAL OF DEMOLISHED AND RUINED MATERIALS.
4. UPON COMPLETION OF WORK, REMOVE TOOLS, EQUIPMENT, AND CONSTRUCTION DEBRIS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL.
6. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND INDUSTRY STANDARDS.
7. FRAMING SUBCONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT FOR VERIFICATION & APPROVAL OF LAYOUT PRIOR TO PROCEEDING WITH FRAMING.
8. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING CONSTRUCTION
9. DISPOSE OF ALL DEBRIS TO APPROVED DUMP SITE.
10. VERIFY AND COMPLY WITH THE CITY OF KANSAS CITY, KS POLICIES REGARDING DESIGN/BUILD ADA COMPLIANCE STANDARDS PORTIONS OR COMPONENTS OF THIS PROJECT TO SECURE A COMMERCIAL BUILDING PERMIT FOR THE CLIENTS EXISTING BUILDING.
11. ALL "BUILDER DESIGNED" SYSTEMS ARE TO MEET ALL APPLICABLE CODES AND REQUIRED STANDARDS. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR MATERIALS, AND EQUIPMENT FOR A COMPLETE PROJECT. INSTALLERS ARE TO PROVIDE ALL REQUIRED DRAWINGS, CODE COMPLIANCE FORMS, CALCULATIONS AND OTHER DOCUMENTATION REQUIRED.
12. PRIOR TO CONSTRUCTION COMMENCEMENT, CONTACT 811 DIG SAFE FOR UTILITY LOCATES
13. WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND FOR EROSIONS CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. WHERE NOTES CONFLICT WITH THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THE UG STANDARDS SHALL OVERRIDE
14. CONTRACTOR SHALL OBTAIN APPLICABLE PUBLIC WORKS PERMITS INCLUDING LAND DISTURBANCE, RIGHT-OF-WAY, HAULING PRIOR TO CONSTRUCTION
15. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH UG SPECIFICATION SECTION 2150 - EROSION AND SEDIMENT CONTROL
16. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KANSAS CITY, KS TECHNICAL PROVISIONS SPECIFICATIONS

GENERAL NOTES 6

INTERIOR ELEVATION TAG
ELEVATION #
EXTERIOR ELEVATION TAG
SECTION #
SHEET #
SECTION CUT
SECTION #
DETAIL CUT
SHEET #
NORTH ARROW
GRID BUBBLE & GRID LINE
AREA OF WORK
DOOR TAG
WINDOW TAG
WALL TYPE TAG
DEMOLITION NOTE TAG
SHEET NOTE TAG
ROOM NAME/ ROOM NUMBER
AREA REVISED
REVISION #
ELEVATION TAG

PROJECT LEGEND 2

architect:
ROSE DESIGN GROUP INC.
P.O. Box 100
Olathe, Kansas 66051
(P) 913.782.0777
(F) 913.782.0888
www.buildwithrose.com

structural engineer

JPC Design Consortium LLC
Ste. #2172, 1968 South Coast HWY
Laguna Beach, CA 92651
(P) +1 (213) 784 1008
jpcconsortium.com

electrical engineer
plumbing engineer
mechanical engineer

5BY5 ENGINEERS
1828 Walnut Street
Kansas City, Missouri 64108
(P)913-777-4999
5byEng.com

PROJECT TEAM 1

SHEET INDEX

ARCHITECTURAL:

CS	COVER SHEET
C1.0	CODE REVIEW
A1.0	FLOOR PLANS & RCP
A2.0	ELEVATIONS & SECTIONS

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S0.2	GENERAL NOTES
S1.1	GENERAL DETAILS
S1.2	GENERAL DETAILS
S1.3	GENERAL DETAILS
S1.4	GENERAL DETAILS
S1.5	GENERAL DETAILS
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S1.8	GENERAL DETAILS
S1.9	GENERAL DETAILS
S2.1	FOUNDATION LAYOUT
S2.2	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S3.2	FRAMING DETAILS

MECHANICAL DESIGN:

M1	MECHANICAL PLAN

PLUMBING DESIGN:

P1	PLUMBING PLAN PLUMBING LEGEND, GENERAL NOTES: & SCHEDULE

ELECTRICAL DESIGN:

E1	ELECTRICAL PLAN
E2	ELECTRICAL SCHEDULES AND DETAILS
E3	ELECTRICAL SCHEDULES AND DETAILS

TYLER HUATT LICENSED 2376 KANSAS ARCHITECT

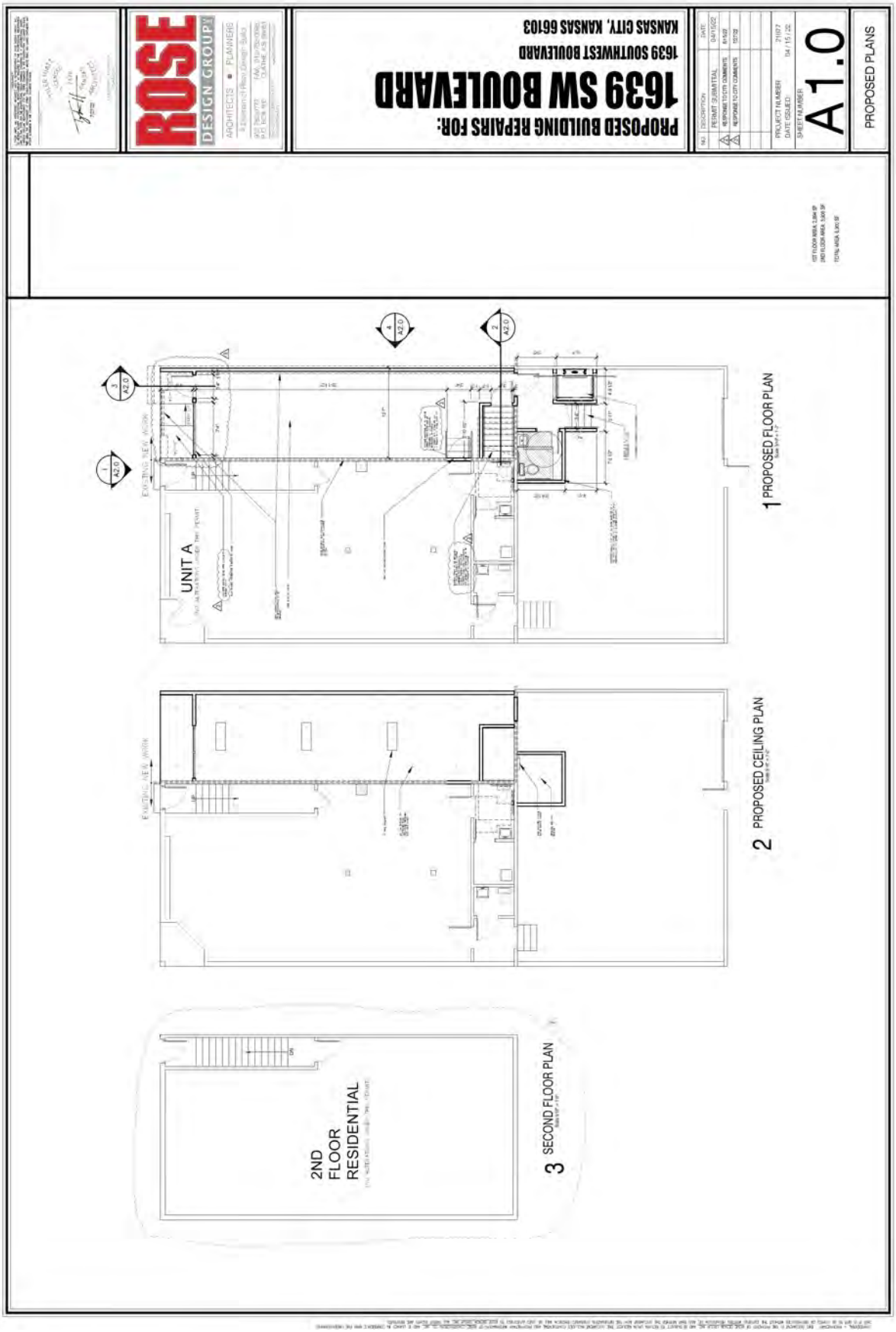
ROSE DESIGN GROUP INC.
ARCHITECTS ■ PLANNERS
A Division of Rose Design Build
913-782-0777 FAX: 913-782-0888
P.O. BOX 100 OLATHE, KS 66051

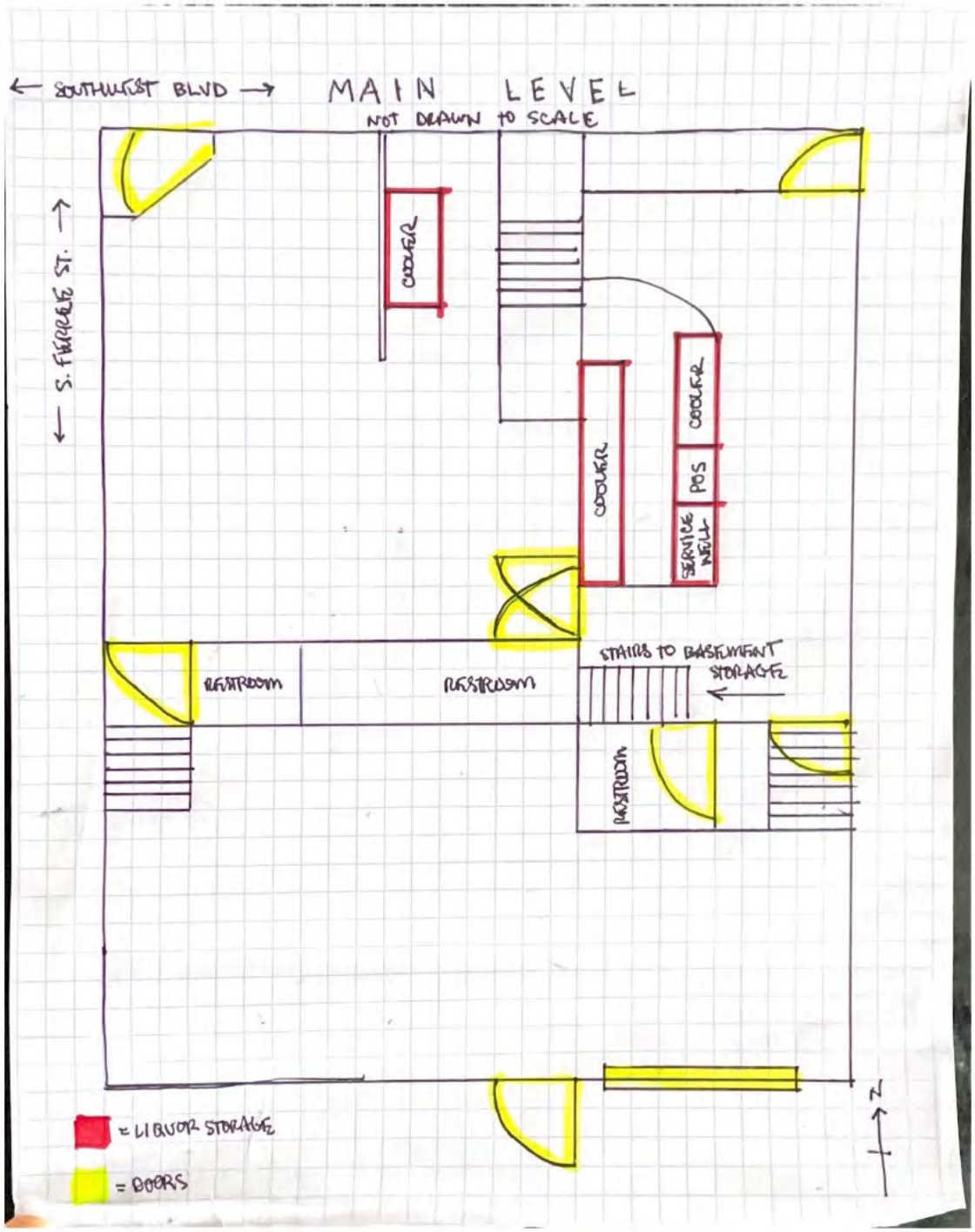
PROPOSED BUILDING REPAIRS FOR:
1639 SW BOULEVARD
1639 SOUTHWEST BOULEVARD
KANSAS CITY, KANSAS 66103

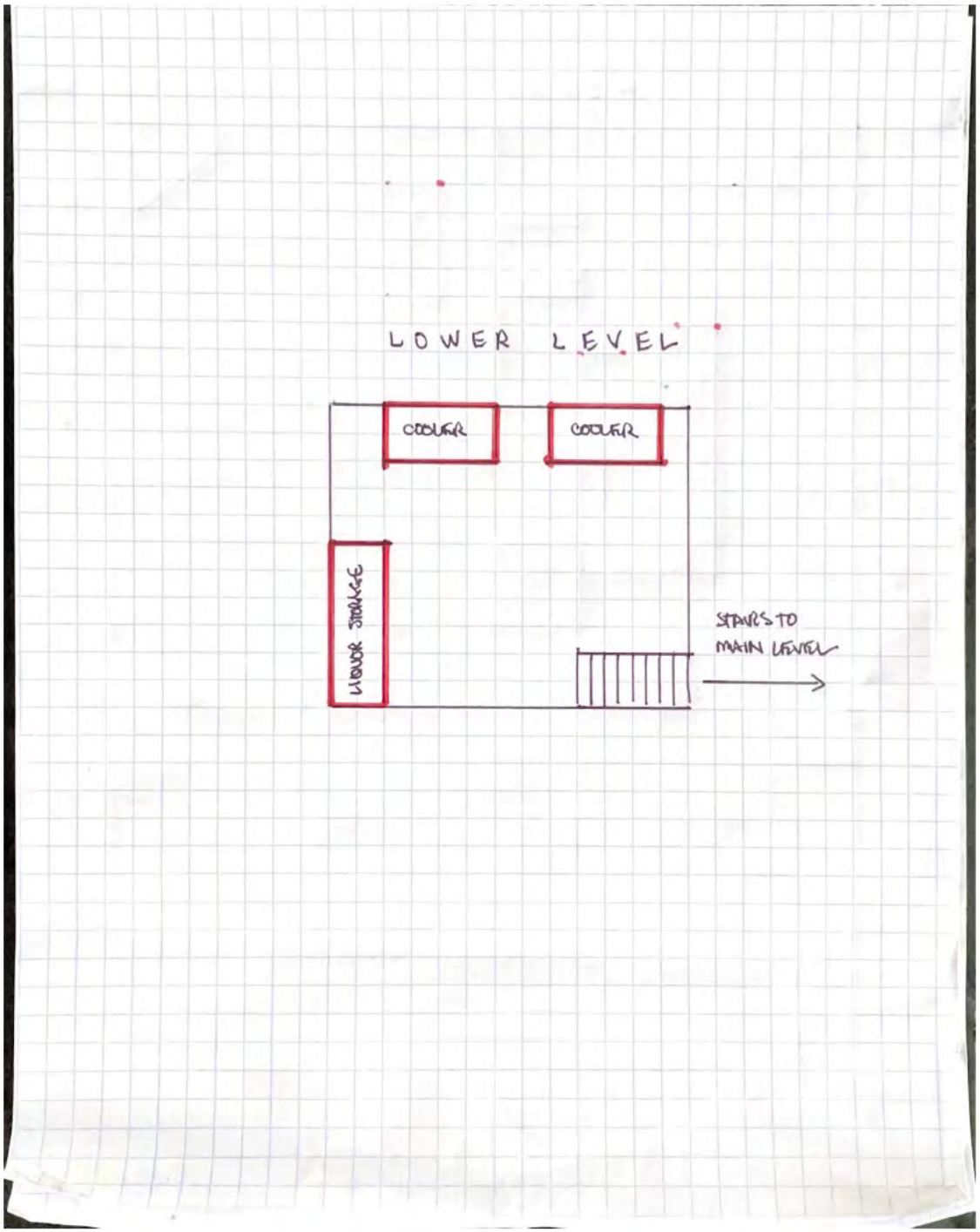
NO	DESCRIPTION	DATE
	PERMIT SUBMITTAL	04/15/22
1	RESPONSE TO CITY COMMENTS	6/15/22
2	RESPONSE TO CITY COMMENTS	7/21/22

PROJECT NUMBER 21077
DATE ISSUED 04 / 15 / 22
SHEET NUMBER
CS

COVER SHEET


ROSE
DESIGN GROUP
ARCHITECTS • PLANNERS
PROPOSED BUILDING REPAIRS FOR:
1639 SW BOULEVARD
1639 SOUTHWEST BOULEVARD
KANSAS CITY, KANSAS 66103
NO. DESCRIPTION DATE
PERMIT SUBMITTAL 04/15/22
REPONSE TO CITY COMMENTS 6/1/22
REPONSE TO CITY COMMENTS 10/1/22
PROJECT NUMBER 21107
DATE ISSUED 04 / 15 / 22
SHEET NUMBER
A1.0
PROPOSED PLANS
1ST FLOOR AREA: 2,944 SF
2ND FLOOR AREA: 3,500 SF
TOTAL AREA: 5,443 SF
UNIT A
EXISTING NEW WORK
1 PROPOSED FLOOR PLAN
2 PROPOSED CEILING PLAN
2ND FLOOR RESIDENTIAL
3 SECOND FLOOR PLAN


← SOUTHWEST BLVD →
MAIN LEVEL
NOT DRAWN TO SCALE
← S. FRANKLIN ST. →
COOLER
COOLER
COOLER
POS
SERVICE BELT
STAIRS TO BASEMENT STORAGE
RESTROOM
RESTROOM
RESTROOM
= LIQUOR STORAGE
= DOORS
N


LOWER LEVEL
COOLER
COOLER
LIQUOR STORAGE
STAIRS TO
MAIN LEVEL

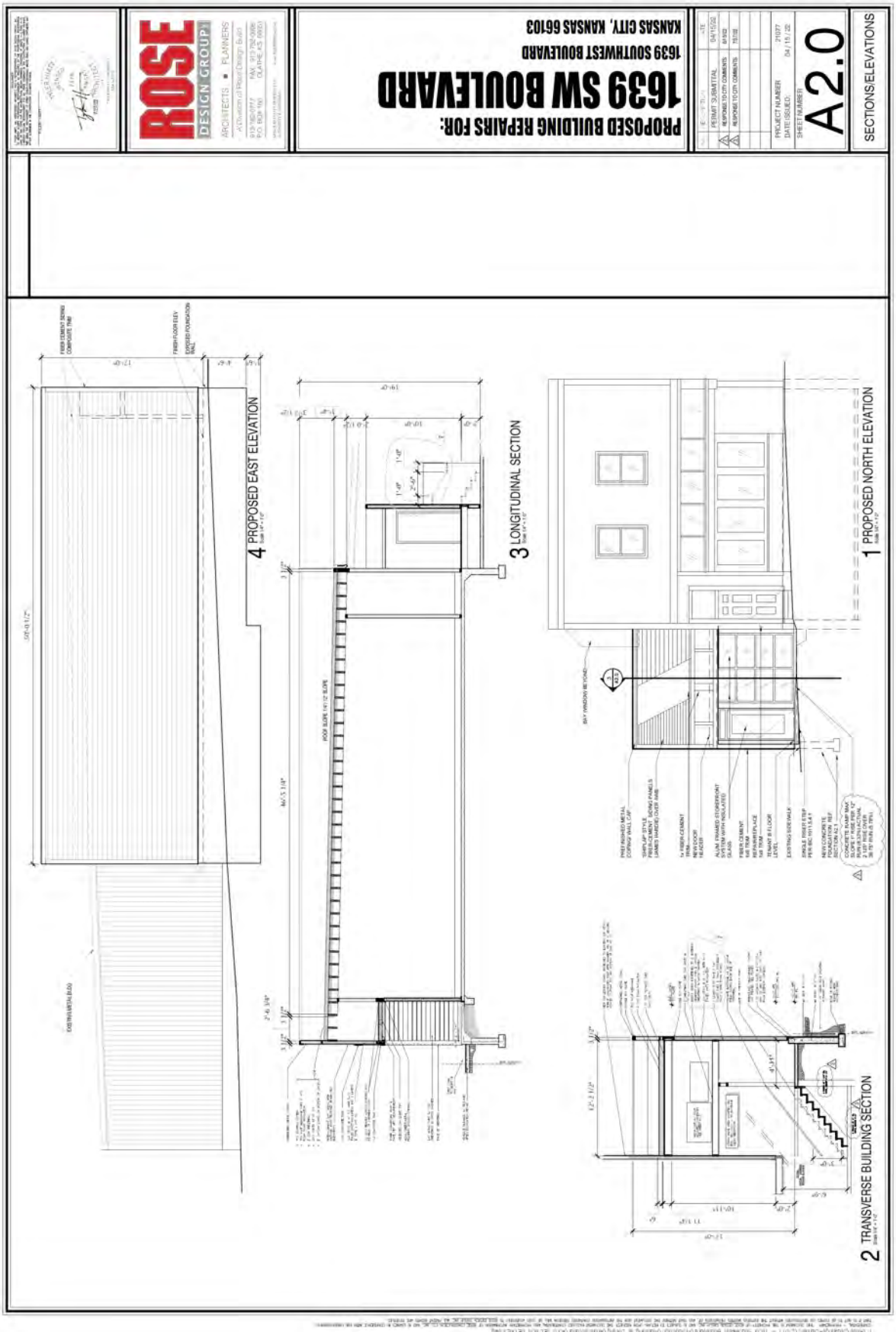

ROSE
DESIGN GROUP
ARCHITECTS • PLANNERS
A Division of Rose Design Build
913-782-0777 FAX: 913-782-0808
P.O. BOX 160 OLATHE, KS 66061
PROPOSED BUILDING REPAIRS FOR:
1639 SW BOULEVARD
1639 SOUTHWEST BOULEVARD
KANSAS CITY, KANSAS 66103
PERMIT SUBMITTAL 04/10/23
RESPOND TO CITY COMMENTS 07/13/22
RESPOND TO CITY COMMENTS 10/12/
PROJECT NUMBER 21077
DATE ISSUED 04 / 10 / 22
SHEET NUMBER
A2.0
SECTIONS/ELEVATIONS
4 PROPOSED EAST ELEVATION
3 LONGITUDINAL SECTION
1 PROPOSED NORTH ELEVATION
2 TRANSVERSE BUILDING SECTION

Figure 4. Site Photograph of 1639 Southwest Boulevard looking northeast from Ferree Street (provided by Planning Staff).

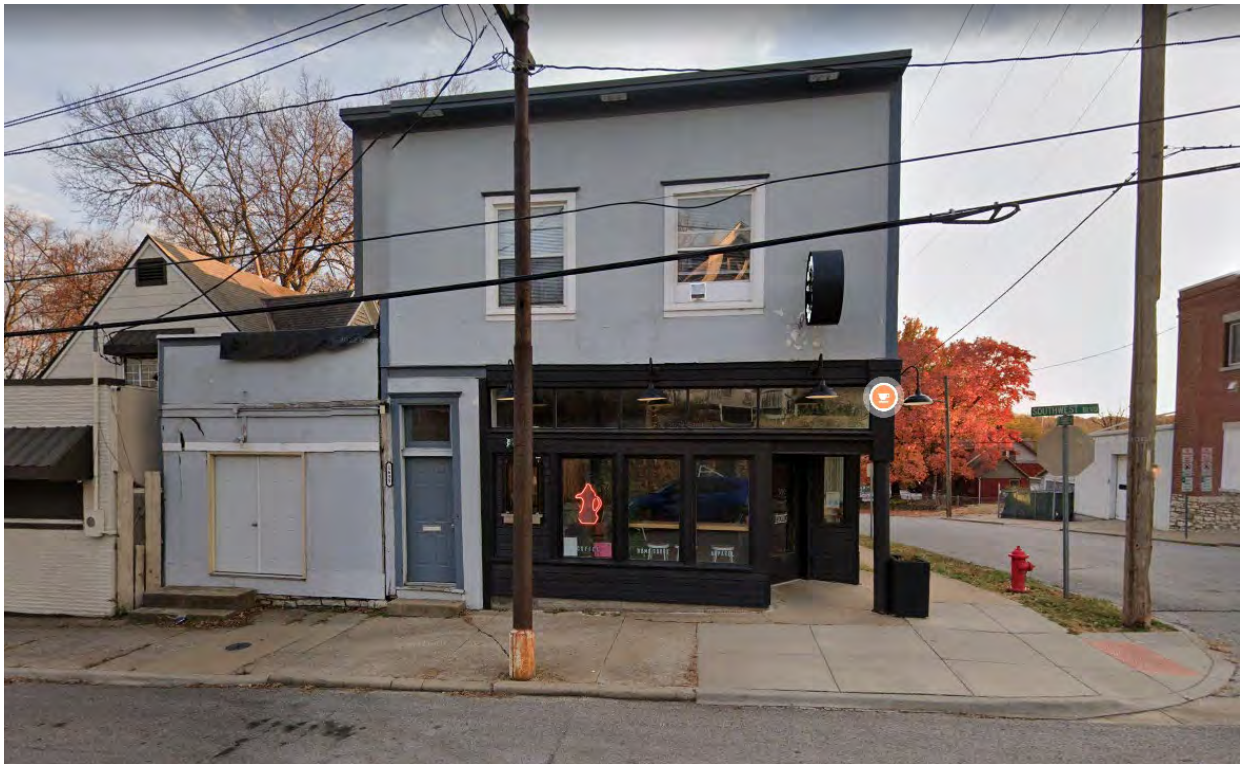


Figure 5. Site Photograph of 1639 Southwest Boulevard looking south from Southwest Boulevard (provided by Google Streetview).