



Urban Planning and Land Use

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To: City Planning Commission
From: City Staff
Date: July 8, 2019
Re: Petition #PR-2019-12

GENERAL INFORMATION

Applicant:
Riad Baghdadi

Status of Applicant:
Representative
RB Architecture Engineering Construction
10107 West 105th Street
Overland Park, KS 66012

Requested Action:
Approval of Final Plan Review

Date of Application:
March 29, 2019

Purpose:
To remodel and expand the gas station
and tire shop

Property Location:
4116 Metropolitan Avenue

Commission Districts:
Commissioner At Large: Tom Burroughs
District Commissioner: Ann Brandau Murguia



Existing Zoning: CP-2 Planned General Business District

Surrounding Zoning:

North:	R-1(B) Single Family District
South:	C-1 Limited Business District
East:	R-1(B) Single Family District
West:	C-1 Limited Business District

Existing Uses:

North:	Single family home
South:	Convenience store
East:	Single family home
West:	Automotive business

Total Tract Size: .39 acre

Master Plan Designation: The City-Wide Master Plan designates this property as Neighborhood Commercial.

Major Street Plan: The Major Street Plan classifies Metropolitan Avenue as Class C Thoroughfare.

Advertisement: Property Owner Letters – May 16, 2019 and June 3, 2019
Wyandotte Echo – May 16, 2019

Public Hearing: July 8, 2019

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant and representative, Riad Baghdadi with RB Architecture Engineering Construction on behalf of the owner wants to expand the gas station/convenience store and shift the tire shop east at 4116 Metropolitan Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This portion of Metropolitan Avenue is mixed use in nature; this site is directly adjacent to residences.

2. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed use will not increase traffic, however by increasing the size of the convenience store, parking demand may increase and therefore additional parking will be required which should not create parking problems.

3. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use conforms to the Master Plan.

4. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available

c. *Storm water control*

Designed to meet City Code

d. *Police*

Police service is provided by the South Patrol, District #331

e. *Fire*

Fire service is provided by Station #7

f. *Transit*

Kansas City ATA does not provide transit service near this property.

g. *Schools*

Kansas City Kansas USD 500

5. *The capability of the proposed use to meet applicable ordinance and other requirements.*

The proposed use is capable of meeting applicable ordinance and other requirements.

PREVIOUS ACTIONS

The preliminary plan review, #PR-2015-21 was approved on October 1, 2019.

NEIGHBORHOOD MEETING

Not required for a final plan review

KEY ISSUES

Parking circulation
Site lighting

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

General Planning:

1. What are the existing square footages of the convenience store and tire shop?

Applicant Response: *The existing retail store area is 600 square feet and the existing car repair shop is 1,011 square feet.*

2. What is the proposed square footage of the addition? The plan review has two conflicting numbers: 3,153 square feet and 4,370 square feet, so either 13 or 18 spaces are required on site.

Applicant Response: *The retail store is 1,800 square feet and the repair shop is 2,570 square feet.*

Staff Response: Because the repair shop is increasing in size, a special use permit for the repair shop is required. If the repair shop square footage was remaining the same or reduced, then a special use permit is not required because the shop has been in existence prior to the 2015 auto sales, repair and tire sales ordinance.

3. The privacy fence on the north property line does not have masonry columns as required when the fence was installed to replace the retaining wall that collapsed in the alley in 2015.

Applicant Response: *Privacy fence will be provided with masonry brick columns to match the building. See sheet 04 and 06.*

Building Architecture:

1. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques:
 - a. Divisions or breaks in materials;
 - b. Building offsets (projections, recesses, niches);

- c. Window bays;
- d. Separate entrances and entry treatment; or
- e. Variation in rooflines.

There appears to be no building articulation in the building; there is a lack of depth. Windows have been added to the north, south and west elevations.

Applicant Response: *Windows were added to the east building elevation. Different materials are used in the building elevation. See building elevations on sheet 05.*

- 2. Masonry columns shall wrap the entire column underneath the gas canopy.

Applicant Response: *Canopy columns are wrapped brick as shown on sheet 06.*

- 3. Downspouts shall be internalized.

Applicant Response: *Downspouts will be internalized.*

- 4. The proposed split face masonry block shall be integrally colored.

Applicant Response: *Masonry block will be integrally colored.*

Landscaping and Screening:

- 1. Sec. 27-577(a)(5) – Landscape shall exceed the typical code requirements by at least 75 percent.
 - a. The district requirement is one tree per 7,000 square feet of site area. The property is .39 acre, so 5 trees are required per code.
 - b. All deciduous trees shall be at least 2½” caliper when planted. All evergreens must be at least 6’ in height when planted. All shrubs must be planted at a minimum of 5 gallons.
 - c. Landscaping shall be irrigated.

Applicant Response: *Landscape plan is developed based on the discussion with staff on June 14, 2019.*

- 2. Sec. 27-577(d)(1) At least 75 percent of the length of building foundations facing public streets, the exterior of the development or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

Applicant Response: *Landscape plan is developed based on the discussion with staff on June 14, 2019.*

- 3. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally designed screen wall. All utilities mounted on

the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicant Response: *Utility connection shall be underground. Note is added on sheet 07.*

4. The BPU transformer pad shall be completely screened on all sides with 6' junipers setback 10 feet from the door opening and 3 feet from the remaining three sides of the pad. Additionally, the transformer door shall face away from the public street.

Applicant Response: *No transformer is proposed. The transformer is mounted on the pole. Power line from pole to building shall be underground.*

5. Sec. 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant Response: *Trash enclosure construction will match building walls in appearance and color. See note 10 on sheet 04.*

6. All lighting shall have 90-degree cutoff fixtures Any lighting that is physically mounted to the building shall be decorative and have 90-degree cutoffs, as not to cast on adjacent properties and public right-of-way. Light shall not exceed one footcandle as measured from said property line. Wall pack lighting is not permitted.

The photometric plan does not comply with our code, as the proposed lighting exceeds one (1) footcandle maximum at the property line along the perimeter of the property. Please revise accordingly.

Applicant Response: *All lighting will have 90-degree cutoff fixtures. Photometric plan has been revised to limit footcandle along east property to less than one footcandle.*

Signage:

1. Shall comply with the side code.

Applicant Response: *Acknowledged.*

2. No attention attracting devices/signage are permitted on-site.

Applicant Response: *No attention attracting devices will be utilized.*

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
 - 2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- B) Items that are conditions of approval (stipulations):
 - 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 City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petition #PR-2019-12 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

- Site Plan
- Floor Plan
- Lighting Plan
- Building Elevations
- Gas Canopy Elevations
- Trash Enclosure Elevations
- Site Photographs

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	July 8, 2019	No consideration required
Final Plan		

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition #PR-2019-12 as meeting all the requirements of the City code and being in the interest of the public health, safety and 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

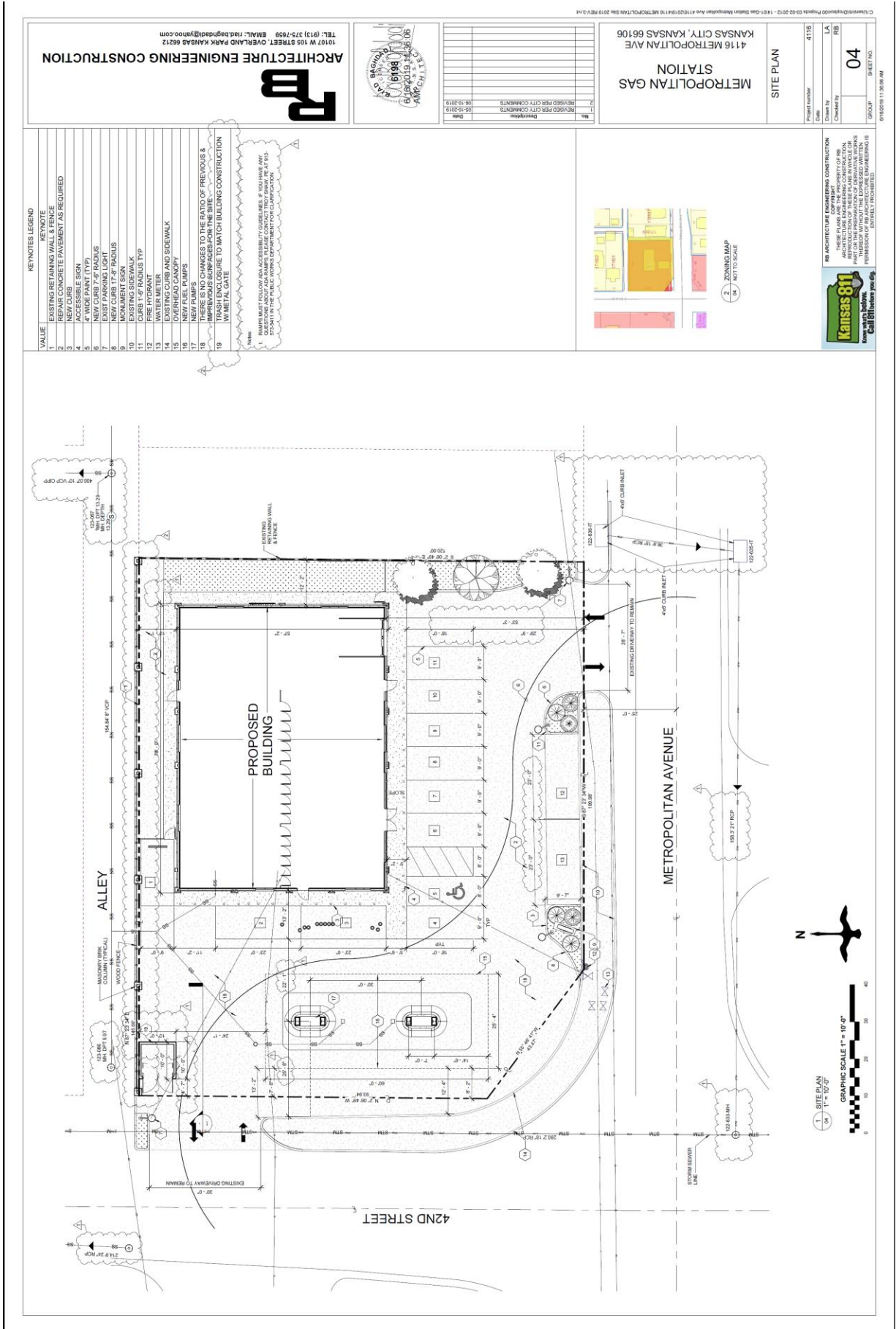
OR

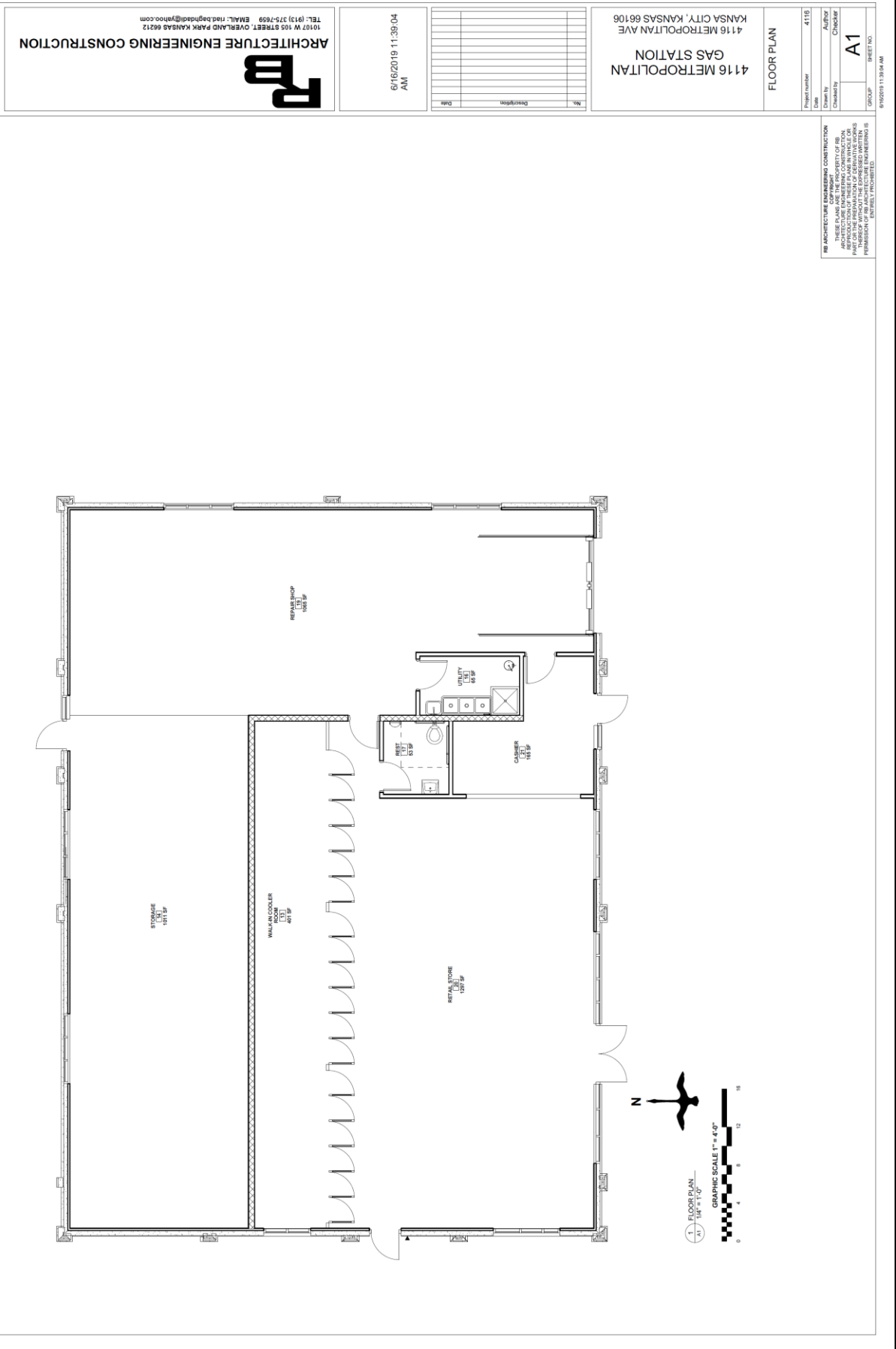
I move the Kansas City, Kansas City Planning Commission **DENY** Petition **#PR-2019-12**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

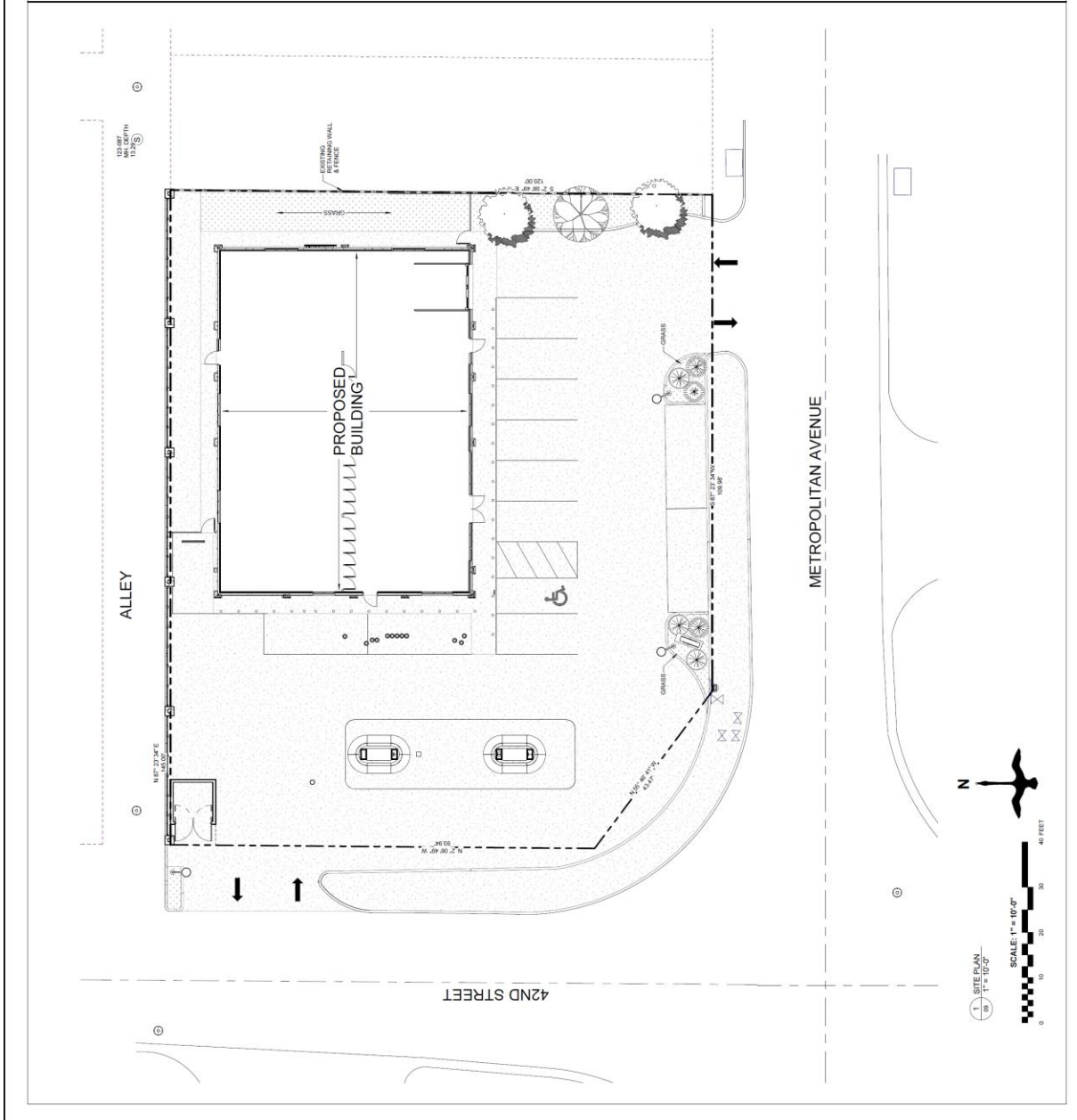
<p>Urban Planning and Land Use Comments: Petition PR-2019-12 Comment date: June 10, 2019</p> <p>Staff Contact: Byron Toy, AICP</p> <p>Response Date:</p>	
General Planning:	
1. Please provide a material palette of the exterior building materials.	1. Material palette is provided.
2. What are the existing square footages of the convenience store and tire shop?	2. The existing retail store area: 600 S.F. and existing car repair shop is 1011 S.F.
3. What is the proposed square footage of the addition? The plan review has two conflicting numbers: 3,153 square feet and 4,370 square feet, so either 13 or 18 spaces are required on site.	3. The proposed building total area: 4,370 S.F. Retail Store area: 1800 S.F. Repair Shop: 2,570 S.F. Required Parking: Retail: (1800 / 1000) X 4 = 8 Spaces Car Repair: 2570 / 1000 = 3 Spaces Total required = 11 Spaces Total provided = 13 Spaces See Sheet 01.
4. The privacy fence on the north property line does not have masonry columns as required when the fence was installed to replace the retaining wall that collapsed in the alley in 2015.	4. Privacy fence will be provided with masonry brick columns to match the building. See Sheet 04 & 06.
Building Architecture:	
1. Provide building elevations of the gas canopy.	1. Gas canopy elevations are shown on Sheet 06.
2. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three of the following techniques: a. Divisions or breaks in materials; b. Building offsets (projections, recesses, niches); c. Window bays; d. Separate entrances and entry treatment; or	2. Windows are added to building East elevation. a. Different material are used in the building elevation. See building elevations on Sheet 05.

e. Variation in rooflines. There appears to be no building articulation in the building; there is a lack of depth. Windows have been added to the north, south and west elevations.	
3. Masonry columns shall wrap the entire column underneath the gas canopy.	3. Canopy columns are wrapped with masonry brick as shown on Sheet 06.
4. Downspouts shall be internalized.	4. Downspout will be internalized.
5. The proposed split face masonry block shall be integrally colored.	5. Masonry block will be integrally colored.
Landscaping and Screening:	
1. Submit a landscape plan.	1. Site plan is shown on Sheet 09.
2. Sec. 27-577(a)(5) – Landscape shall exceed the typical code requirements by at least 75 percent. a. The district requirement is one tree per 7,000 square feet of site area. The property is .39 acre, so 5 trees are required per code. b. All deciduous trees shall be at least 2½” caliper when planted. All evergreens must be at least 6’ in height when planted. All shrubs must be planted at a minimum of 5 gallons. c. Landscaping shall be irrigated.	2. Landscape plan is developed based on the discussion with the staff on June 14, 2019.
3. Sec. 27-577(d)(1) At least 75 percent of the length of building foundations facing public streets, the exterior of the development or common spaces must be planted with ornamental plan material such as ornamental trees, flowering shrubs, perennials, and groundcovers.	3. See response above.
4. Utility connections (including transformer boxes) shall be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building. All rooftop mechanical equipment shall be screened from public view on all sides by a parapet.	4. Utility connection shall be underground. Note is added on Sheet 07.
5. The BPU transformer pad shall be completely screened on all sides with 6’ junipers setback 10 feet from the door opening and 3 feet from the remaining three sides of the pad. Additionally, the transformer door shall face away from the public street.	5. No transformer pad is proposed. The transformer is mounted on pole. Power line from pole to building shall be underground.
6. Sec. 27-575(g)(3) All trash receptacles shall be	6. Trash enclosure construction will match

<p>enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.</p>	<p>building walls in appearance and color. See note 10 on Sheet 04.</p>
<p>7. All lighting shall have 90-degree cutoff fixtures Any lighting that is physically mounted to the building shall be decorative and have 90-degree cutoffs, as not to cast on adjacent properties and public right-of-way. Light shall not exceed one footcandle as measured from said property line. Wall pack lighting is not permitted.</p> <p>The photometric plan does not comply with our code, as the proposed lighting exceeds one (1) footcandle maximum at the property line along the perimeter of the property. Please revise accordingly.</p>	<p>7. All lighting will be have 90 degree cutoff fixtures.</p> <p>Photometric plan has been revised to limit footcandle along East property to less than one footcanle.</p>
<p>Signage:</p>	
<p>1. Shall comply with the side code.</p>	<p>1. Acknowleged.</p>
<p>2. No attention attracting devices/signage are permitted on-site.</p>	<p>2. No attention attracting devices will be utilized.</p>







TREES	QTY	LANDSCAPE SCHEDULE	NAME	SIZE
	2	MATURE TREE	MATURE TREE (MINIMUM 10" DBH)	8 FT
	2	MEDIUM TREE	MEDIUM TREE (MINIMUM 6" DBH)	7' CAL.
	1	LARGE TREE	LARGE TREE (MINIMUM 12" DBH)	9' HIGH MINIMUM
	1	SHRUB	SHRUB (MINIMUM 2' HIGH)	6 FT
	3	SMALL SHRUB	SMALL SHRUB (MINIMUM 1' HIGH)	3 GAL.
	3	MEDIUM SHRUB	MEDIUM SHRUB (MINIMUM 2' HIGH)	3 GAL.

- ### GENERAL LANDSCAPE NOTES
- CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
 - PROVIDE PROTECTION SYSTEM FOR ALL LANDSCAPED AREAS.
 - INSTALL FIRM, COMPLETION AND FINAL TOPSOIL GRADINGS, 18" PLAZA SOIL TO 3" BELOW FINISH GRADE.
 - CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL FINAL LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE INSTALLATION.
 - ALL SHRUB BEDS WITH LAWN AREAS SHALL RECEIVE A MAINTENANCE DECK.
 - ALL SHRUB BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE UPRESEN OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - ALL SHRUB BEDS SHALL RECEIVE 2" TOPSOIL AND SHALL BE WATERED REGULARLY.
 - ALL SHRUB BEDS SHALL RECEIVE FERTILIZER AS SPECIFIED BY THE MANUFACTURER'S INSTRUCTIONS.
 - SEEDING AREAS SHALL BE PREPARED & MULCHED BY APPROVED METHODS & SEEDS SHALL BE 100% PURE BLENDED SEEDS.
 - SEEDS SHALL BE SOWED AT A RATE OF 12 LB PER 1000 SQUARE FEET PER MANUFACTURER'S INSTRUCTIONS.
 - CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION.
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4116
Project number
4116
Date
4/11/19
Drawn by
Checked by
Author
CR
09
SHEET NO.
09
KANSAS CITY, KANSAS 66106
METROPOLITAN AVENUE
STATION
METROPOLITAN GAS

ARCHITECTURE ENGINEERING CONSTRUCTION
TEL: (913) 375-7059 EMAIL: rhadleigh@aehc.com
1010 W 105 STREET, OVERLAND PARK, KANSAS 66212



No.	Description	Date

CS:\projects\2019\Projects\02-17-2019 - 4116 - 019166 - 1616 - METROPOLITAN GAS 2019 REVISED.dwg

PHOTOMETRIC AND LIGHTING PLANS

METROPOLITAN GAS STATION
4116 METROPOLITAN AVE
KANSAS CITY, KANSAS 66106

Project Number: 4116
Drawn by: LA
Checked by: RB
Scale: 1/8" = 1'-0"
Date: 06-15-2019

SHEET NO. 13
GROUP

Type	Count	Model	Manufacturer	Description	Electrical Data	Mark
1	8	LR3	Cooper Lighting	LED Recessed Architectural Wall Luminaire	Power in 0 V1-0	
3	17	ENV LED	Cooper Lighting	LED Recessed Architectural Wall Luminaire	Power in 0 V1-0	

GENERAL NOTES

- ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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EXTERIOR LIGHTING SCHEDULE

Symbol	Label	City	Counting Number	Description	Lamp	Fin	Lumens	LF	Width
A	1	POLE MOUNTED PARKING LIGHT	1	POLE MOUNTED PARKING LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
B	2	DOWN LIGHT ONLY	2	DOWN LIGHT ONLY	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
C	3	AWNING	3	AWNING	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
D	4	WAC PACKAGE LIGHT	4	WAC PACKAGE LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
E	5	EXISTING STREET LIGHT	5	EXISTING STREET LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
F	6	RECESSED WAC CANOPY LIGHTING	6	RECESSED WAC CANOPY LIGHTING	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290

LIGHTING ROOF LEGEND & NOTES:

- POLE MOUNTED PARKING LIGHT
- DOWN LIGHT ONLY
- AWNING
- WAC PACKAGE LIGHT
- EXISTING STREET LIGHT
- RECESSED WAC CANOPY LIGHTING

LUMINAIRE SCHEDULE

Symbol	Label	City	Counting Number	Description	Lamp	Fin	Lumens	LF	Width
A	1	POLE MOUNTED PARKING LIGHT	1	POLE MOUNTED PARKING LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
B	2	DOWN LIGHT ONLY	2	DOWN LIGHT ONLY	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
C	3	AWNING	3	AWNING	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
D	4	WAC PACKAGE LIGHT	4	WAC PACKAGE LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
E	5	EXISTING STREET LIGHT	5	EXISTING STREET LIGHT	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290
F	6	RECESSED WAC CANOPY LIGHTING	6	RECESSED WAC CANOPY LIGHTING	ONE 250-WATT CLEAR VERTICAL CLEAR VERTICAL BASE UP POSITION	HO-2	2000	0.70	290

PHOTOMETRIC AND LIGHTING PLANS

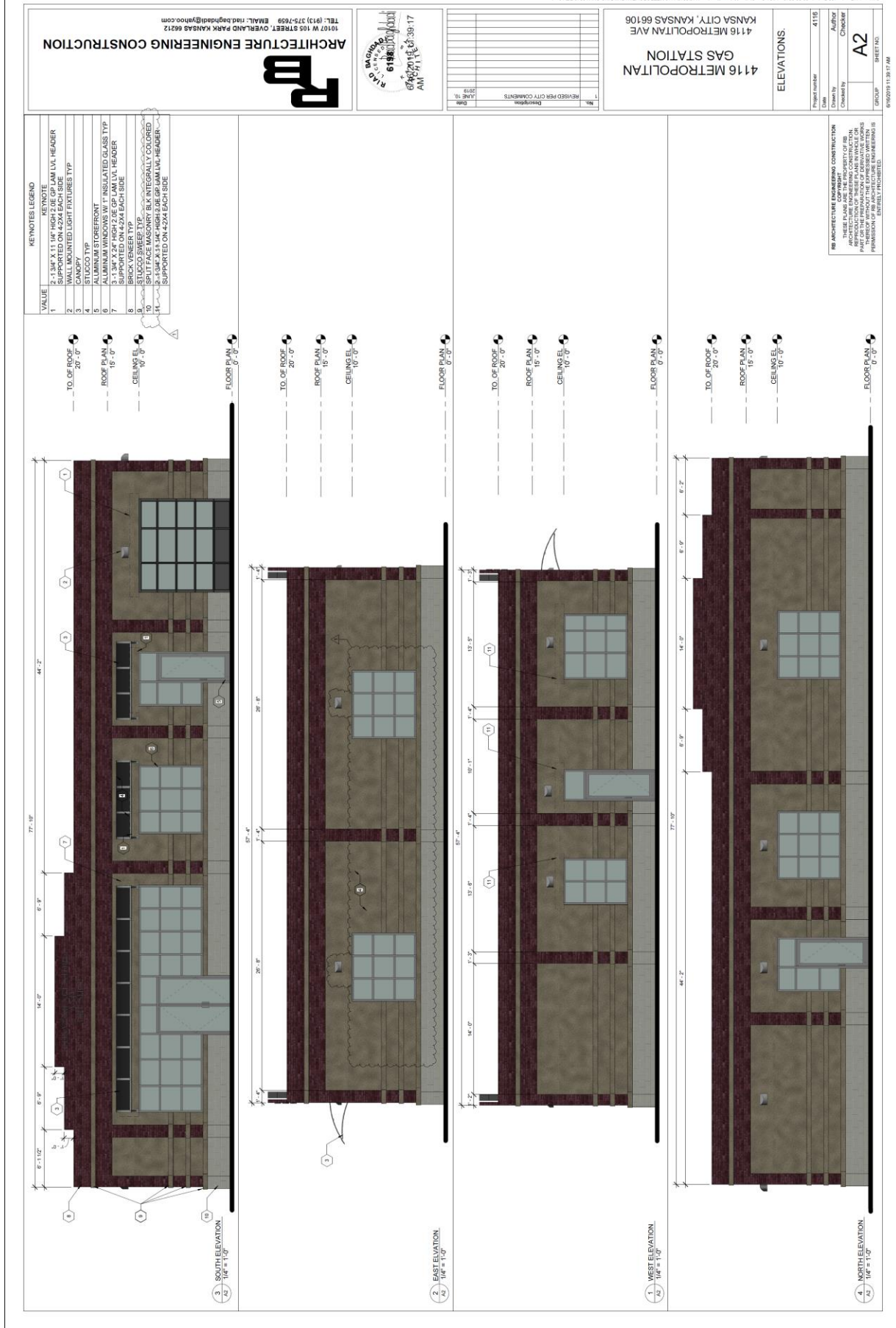
METROPOLITAN GAS STATION
4116 METROPOLITAN AVE
KANSAS CITY, KANSAS 66106

Project Number: 4116
Drawn by: LA
Checked by: RB
Scale: 1/8" = 1'-0"
Date: 06-15-2019

SHEET NO. 13
GROUP

ARCHITECTURE ENGINEERING CONSTRUCTION

1017 W 105 STREET OVERLAND PARK KANSAS 66212
TEL: (913) 375-7659 EMAIL: rtd@aedc.com



ARCHITECTURE ENGINEERING CONSTRUCTION
 10107 W 105 STREET, OVERLAND PARK, KANSAS 66212
 TEL: (913) 375-7659 EMAIL: rtd.baghdadi@yahoo.com

PROJECT NUMBER: 4116 METROPOLITAN
 DATE: 6/15/2019
 DRAWN BY: []
 CHECKED BY: []
 GROUP: 14
 SHEET NO: 14

4116 METROPOLITAN
 GAS STATION
 KANSAS CITY, KANSAS

TRASH ENCLOSURE PLANS

PROJECT NUMBER: 4116 METROPOLITAN
 DATE: 6/15/2019
 DRAWN BY: []
 CHECKED BY: []
 GROUP: 14
 SHEET NO: 14

