



Planning and Urban Design

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To: City Planning Commission
From: Planning and Urban Design Staff
Date: April 12, 2021
Re: SP2021-008

GENERAL INFORMATION

Applicant:
Lexi McDaniel

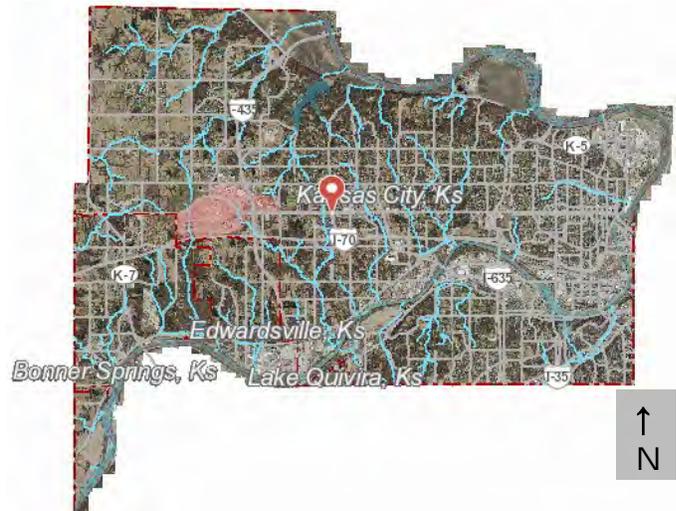
Status of Applicant:
Representative
Lexxis Salon
1000 North 82nd Street,
Kansas City, Kansas 66112

Requested Action:
Approval of a Special Use Permit.

Date of Application:
January 22, 2021

Purpose:
Special Use Permit for a skills training facility and banquet facility for adults with learning disabilities.

Property Location:
1000 North 82nd Street
Kansas City, Kansas 66112



Commission District:	Commissioner At Large: Melissa Bynum District #8 Commissioner: Jane Philbrook
Existing Zoning:	CP-1 Planned Limited Business District
Adjacent Zoning:	<p>North: CP-1 Planned Limited Business District</p> <p>South: R-1 Single Family District</p> <p>East: CP-1 Planned Limited Business District; CP-2 Planned General Commercial District</p> <p>West: CP-1 Planned Limited Business District</p>
Adjacent Uses:	<p>North: Commercial building</p> <p>South: Single-family residence</p> <p>East: Westfield Shopping Center</p> <p>West: Bowling alley</p>
Total Tract Size:	0.22 Acre
Master Area Plan:	The subject property is not within an Area Master Plan.
Master Plan Designation:	The City-Wide Master Plan designates the property as Mixed-Use. The Mixed-Use land use designation should be located at major arterial intersections and within traditional neighborhood design (TND) developments; ideal uses include integrating retail, offices, small businesses, and mixed-use residential.
Major Street Plan:	The Major Street Plan classifies North 82 nd Street as a Collector Street.
Required Parking:	Section 27-464(e) requires four (4) parking spaces for every 1,000 square feet of building space in a CP-1 District. Section 27-668(a)(11) requires places of assembly to have one (1) parking space for every four (4) seats. A parking plan of the property has not been provided, so Staff does not know how much parking is currently available on the site, nor can Staff calculate how much space is needed.
Advertisement:	<u>The Wyandotte Echo</u> – February 11, 2021 Letters to Property Owners – February 12, 2021 and March 1, 2021
Public Hearing:	April 12, 2021
Public Support:	None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Lexi McDaniel with Lexxis Salon, is requesting a Special Use Permit for a mixed-use facility that will serve as an education/job skill training facility during the day for adults with learning disabilities. On nights and weekends the applicant proposes to convert the facility into a banquet hall.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:

June 3, 2020- Environment/Weed
May 21, 2020- Graffiti
October 15, 2020- Graffiti
September 24, 2020- Graffiti
June 26, 2019- Graffiti
October 24, 2018- Trash, 14-Day Abatement
October 23, 2018- Other Multiple Violations
November 14, 2017- Tall grass, weeds, and debris
October 30, 2017- Exterior structure in need of repainting
January 4, 2017- Boarded Structure, 14-Day Abatement
January 3, 2017- Other Multiple Violations
July 10, 2015- Exterior structure in need of repainting
April 8, 2013- Graffiti
May 31, 2012- Other Multiple Violations
December 1, 2010- Environment/Trash
July 19, 2010- Environment/Weed
September 23, 2009- Other Multiple Violations
February 24, 2009- Other Multiple Violations
October 13, 2008- Graffiti
January 23, 2008- Graffiti
July 10, 2007- Stop Work Order
March 27, 2007- Graffiti

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Victory Hills Statistical Neighborhood and within the Stony Point/Hunters Glen Neighborhood Group. The property is located just south of State Avenue, serving as a transition between the commercial uses of State Avenue and the single-family residences to the south.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

Nearby uses to the north, east, and west are all commercial. The use to the east—Westfield Shopping Center—is a significantly more intense commercial use than the proposed uses of the subject property. Although there is a single-family neighborhood to the south, the mixed uses of training facility and banquet facility are not so intense as to be incompatible with the surrounding properties.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The subject property is suitable as a mixed-use training facility and a banquet facility because the uses will occur at distinct, separate times of the day and the week. The property is located adjacent to State Avenue and all other properties on the block are zoned as CP-1 Planned Limited Business District. The additional uses will not detrimentally affect nearby properties.

4. *The length of time the property has remained vacant as zoned.*

Staff does not know how long the property has been vacant.

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

Special Use Permits are not addressed in the City-Wide Master Plan. According to the City-Wide Master Plan, the Mixed-Use land use designation should be located at major arterial intersections and integrate complimentary uses of retail, offices, small businesses, and mixed-use residential. The proposed uses integrate education and training with commercial and semi-private dining. Through the applicant's business model, both uses are quite complimentary to each other, both in terms of skill building and development, as well as timing of the uses. The proposed uses conform well with the City-Wide Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

A banquet hall will bring in a substantial amount of people to a parcel that is less than one-quarter (0.25) acre in size. The applicant must submit a parking plan to ensure that all parking requirements have been met. This use may need a parking agreement with adjacent property or properties. If the applicant cannot reach a sufficient parking agreement, then they will need to receive a variance to the parking requirement, due to the small size of the lot.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed uses provide valuable on-site training and real-world experience in the same building, perhaps even in the same day. Job skill programs for adults with learning disabilities are often overlooked and underfunded. The applicant is providing a need service to an underserved population, but is also running a banquet facility that can be utilized by the general public. The proposed uses are reasonably necessary for the convenience and welfare of the public. The small parking lot, however, will result in the need for spillover parking, which will have a direct effect on any property that the applicant makes a shared parking agreement with, and indirectly this parking spillover will cause some degree of injury to the substantial or permanent injure to the appropriate use, visual quality, or marketability of adjoining properties.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Guests attending the banquet facility may cause noise and spillover parking. The subject property's proposed evening uses and its proximity to a residential neighborhood raises concerns over lighting issues from both cars' headlights and on-site, exterior lighting. To address these concerns, the applicant should provide either the capacity of the building or the proposed limit of guests in order to better assess the risk of noise pollution. Furthermore, the parking lot must be properly screened and landscaped in order to reduce the amount of light escaping the premises.

9. *Whether the proposed use will pollute the air, land or water.*

Staff has several concerns related to air, land, or water pollution. The first concern is the recycling, composting, and disposal of food waste and trash on the property. The applicant must show where an exterior dumpster, recycling unit, and/or composting unit will be on site; all aster units must be properly screened. There is also the concern of runoff from the parking lot surface. The applicant must provide open air spaces that are green and permeable, as per the Commercial Design Guidelines Overlay District requirements. The applicant must also provide a parking plan to show the parking lot and any subsequent changes to its size, shape, material, or number of parking spaces as a result of development on the property.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

There are no irreplaceable natural resources that would be damaged by the proposed uses in a pre-existing building in a built-out commercial area with no proposed expansion of the building's space or footprint.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain to the public health, safety, and welfare well outweighs any hardships that may be imposed on the individual landowner or landowners. The services provided, both to the community at large and to specific demographics within the community, promotes public welfare. At the same time, the proposed uses may produce noticeable amounts of pollution, noise, or light, and will increase traffic and parking to the site, especially on evening and/or weekends when a banquet is being held.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The applicant should provide staff with the proposed number of training staff, trainees, and banquet attendees, so Staff can make a better assessment to factors such as parking, traffic, and undue concentrations of population. Staff does note that a banquet hall by its very nature has the potential to cause both an overcrowding of land, especially on such a small lot, and causing undue concentrations of population at night (and across the street from a single-family neighborhood, no less).

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on March 29, 2021 via Go to Meeting. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the “Attachments” section of this report).

KEY ISSUES

Commercial Development Guidelines Overlay District
Landscaping
Lights
Noise
Parking
Sidewalks
Traffic

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General

- 1) Will any major exterior changes be made to the existing building, i.e. demolition or façade reconstruction? A Preliminary and/or Final Plan Review may be necessary, depending on the proposed work. All construction and façade redesign must comply with Section 27-576.

Applicant Response: *Exterior work will be comprised of repainting the north, west, and south walls, and replacement of the damaged degraded vinyl siding currently on the top of the east, south, and north walls with a wood-like product applied in a random horizontal patter. Refer to drawings.*

Staff Response: Elevations and façade designs have been received and can be found in the “Attachments” section of this report.

- 2) How long has the property been vacant?

Applicant Response: *Several years.*

- 3) How many people will be in the building during the day (i.e. for job skill training)?

Applicant Response: *Less than 10.*

- 4) How many people will be in the building during nights and weekends (i.e. for the banquet facility)? Provide all possible floor plan configurations other than the plan submitted, such as row seating for a wedding ceremony. Different configurations may result in different parking requirements.

Applicant Response: *40.*

Staff Response: The applicant has provided a floor plan configuration demonstrating 40 seats, which can be found in the “Attachments” section of this report. No banquet seating arrangement may exceed 40 seats.

- 5) Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design.

Applicant Response: *Understood. The approximate sign location is shown on the building. Refer to drawings.*

Staff Response: Sign location is marked on the received site plan, which can be found in the “Attachments” section of this report.

Commercial Development Guidelines Overlay District

- 1) Per Section 27-574(a), the commercial design guidelines are applicable to all commercial and office development, including all districts beginning with a "C" designation such as C-0, C-1, C-2 and C-3. The subject property is zoned CP-1 Planned Limited Business District.

Applicant Response: Understood. Refer to drawings.

- 2) Circulation
 - a. Per Section 27-575(d)(1), projects must be designed to minimize any increased traffic use of neighborhood streets. This includes the design of the building and the quantity and location of parking spaces on the property.
 - b. Per Section 27-575(d)(7)c, circulation patterns within parking areas shall be defined by curbs and landscaped islands.
 - c. Per Section 27-575(d)(9), there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings.
 - d. Per Section 27-575(d)(10), sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses.
 - e. Per Section 27-575(d)(11), internal pedestrian walkways within parking lot or drive area must be distinguished from other surfaces.
 - f. Per Section 27-575(d)(12), pedestrian connections must be clearly defined in a combination of two (2) or more of the following ways: six (6)-inch vertical curb, trellis, special railing, special paving, low seat wall or other architectural features, pedestrian scale lighting, traffic calming devices.
 - g. Per Section 27-575(d)(13), site design should integrate and facilitate access to public transit. This includes constructing sidewalks along North 82nd Street to connect the subject property to State Avenue.

Applicant Response: Understood. Refer to drawings.

Staff Response: A parking plan has been received and can be found in the "Attachments" section of this report.

- 3) Parking
 - a. The requirements of the parking lot will depend on the quantity and location of parking spaces as demonstrated on the parking plan, as well as the use-based parking requirements of Section 27-668. Provide a parking plan for the property, demonstrating all required parking spaces, dimensions, and other required features such as parking lot islands and vegetative buffers.

Applicant Response: Understood. Refer to drawings.

Staff Response: A parking plan has been received and can be found in the "Attachments" section of this report.

- b. Ensure that there is enough parking for the most intense of the following uses:
- i. Per Section 27-464(e), uses in a CP-1 District require four (4) parking spaces for every 1,000 square feet of building space. What is the footprint of the proposed building?

Applicant Response: 2,500 square feet.

Staff Response: Per Section 27-464(e), 10 parking spaces are required. This parking requirement is matched by the parking requirement for banquet halls (Section 27-668(a)(11)), which requires one (1) parking space for every four (4) seats. The applicant has provided a floor plan demonstrating no more than 40 seats, therefore a minimum of 10 parking spaces are required.

- ii. Per Section 27-668(a)(11), places of assembly require one (1) parking space for every four (4) seats. How many people will the building seat as a banquet facility? Regardless of the above parking requirements, per Section 27-668(b), any use not included in the parking requirements found in Section 27-668 shall be assigned a parking requirement by the City Planning Commission.

Applicant Response: Seating arrangement has been shown. Refer to drawings.

Staff Response: The applicant has provided a floor plan configuration demonstrating 40 seats, which can be found in the "Attachments" section of this report. No banquet seating arrangement may exceed 40 seats.

- c. Per Section 27-575(e)(1), the majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Applicant Response: This is an existing building and parking cannot be moved to the rear of the building. There is no drive-thru on this project.

Staff Response: The City Planning Commission may grant a deviation from the Commercial Development Guidelines Overlay District; the applicant must make this request during the City Planning Commission meeting.

- d. Per Section 27-575(e)(2), pedestrian walkways through the parking area to building entrances should be clearly marked.

Applicant Response: Understood. Refer to drawings.

Staff Response: A parking plan has been received and can be found in the "Attachments" section of this report.

- e. Per Section 27-575(e)(3), parking located between front of building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

Applicant Response: *Because this site is small, this is not possible. Refer to drawings.*

Staff Response: The City Planning Commission may grant a deviation from the Commercial Development Guidelines Overlay District; the applicant must make this request during the City Planning Commission meeting.

- f. Per Section 27-575(e)(4), parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

Applicant Response: *Understood. Please refer to drawings.*

Staff Response: A parking plan has been received and can be found in the “Attachments” section of this report.

- g. Per Section 27-575(e)(5), parking lot curb cuts must be designed and minimized to reduce conflicts between pedestrians and automobiles.

Applicant Response: *Understood. Please refer to drawings.*

Staff Response: A parking plan has been received and can be found in the “Attachments” section of this report.

- h. Per Section 27-575(e)(6), accessible parking must be provided according to Unified Government requirements, including Section 27-676.

Applicant Response: *Understood. Please refer to drawings.*

Staff Response: A parking plan has been received and can be found in the “Attachments” section of this report.

4) Building Elements

- a. Per Section 27-575(f)(1), there should be a designated walkway or clear pathway to the main entrance of a building so that pedestrians are not required to walk through parking lots.

Applicant Response: *Understood. Refer to drawings.*

- b. Per Section 27-575(f)(2), buildings should be located in such a manner as to minimize conflicts between pedestrians and automobiles.

Applicant Response: *Not applicable.*

- c. Per Section 27-575(f)(3), buildings should be oriented primarily to the street.

Applicant Response: Not applicable.

- d. Per Section 27-575(f)(5), entrances should be easily identifiable as primary points of access to buildings.

Applicant Response: Not applicable.

- e. Per Section 27-575(f)(9), shared parking between adjacent or closely related developments is strongly encouraged, provided each development complies with Unified Government parking requirements.

Applicant Response: The adjacent, joining parking is owned by Lexi McDaniel. We intend on sharing parking. Refer to drawings.

Staff Response: A parking agreement may need to be filed with the Register of Deeds, even though both parcels are owned by the applicant.

5) Outdoor Storage Areas and Mechanical Equipment

- a. Per Section 27-575(g)(1), masonry screen walls are required to provide 100 percent opaque screening to public views of loading and service areas from other properties or public streets.

Applicant Response: Not applicable.

- b. Per Section 27-575(g)(2), service areas and docking facilities should be located to the side or rear of the building away from public streets and main circulation and drives when possible.

Applicant Response: Not applicable.

- c. Per Section 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 (6) 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: Understood. Refer to drawings.

6) Landscaping

- a. Per Section 27-464(g), a reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. Six (6)-foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned

property. The applicant must provide a landscape plan demonstrating the location and type of all trees and screening shrubbery.

Applicant Response: *The site is 9,500 sf, so three trees have been shown. Landscape screening has been shown. Because the site is so small, we have limited the landscaping to allow proper vehicular circulation.*

- b. Per section 27-577(a)(5), landscaping shall exceed the typical code requirements by at least 75 percent. The subject parcel is 0.22 acre, or approximately 9,583 square feet. $(9,583/7,000)*1.75 = 2.40$; therefore the applicant must submit a landscape plan that demonstrates at least three (3) trees on the property, not including any tree required by parking lot standards.

Applicant Response: *Understood. Refer to drawings.*

- 7) Does the parking lot have lighting? All parking lot lighting must be downward facing and pointed away from residentially zoned properties. Provide a lighting plan for the parking lot.

Applicant Response: *No parking lot lighting required. We have several building mounted lights shown. They will be full cutoff. Refer to drawings.*

Staff Response: The applicant has provided a lighting plan as part of the overall site plan, which can be found in the "Attachments" section of this report.

Licensing and Publication

- 1) Does the applicant have a Business License/Occupational Tax Receipt from the Unified Government?

Applicant Response: *Yes.*

- 2) The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.
- 3) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result

in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.

- 4) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval:
 - 1) Please provide a brief sanitary sewer memorandum indicating the condition of the existing sanitary service line or if it will need to be replaced. In this regard, submit the PACP (Pipeline Assessment Certification Program) certified written report and video for the existing sanitary service line for UG staff to review prior final engineering approval.
 - 2) With the proposed use of the building as a banquet facility, a grease interceptor shall be required to be installed and tie-in to the private sanitary service line. Further discussion with staff may be required.
 - 3) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- 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 recommend **APPROVAL** of Petition **SP2021-008** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

- 1) **Sec. 27-464(c)(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 AM and 1:00 AM of the following day;**
- 2) **Per Business Licensing Division: If approved, the applicant will need to file and maintain a current business occupation tax application with this office;**
- 3) **Per Building Inspection Department: A building permit is required for a change of occupancy. Please contact the Building Inspection**

Department to begin that process;

- 4) According to Sec. 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;
- 5) The applicant has provided a floor plan configuration demonstrating 40 seats. No banquet seating arrangement may exceed 40 seats;
- 6) Conformance with the Commercial Development Guidelines Overlay District—unless a deviation is requested—as outlined in the “Staff Comments” section of this report;
- 7) Conformance with all parking lot and landscaping requirements, as outlined in the “Staff Comments” section of this report;
- 8) Conformance with all building element requirements, as outlined in the “Staff Comments” section of this report;
- 9) Conformance with all exterior screening requirements, as outlined in the “Staff Comments” section of this report;
- 10) At least 10 parking spaces must be provided;
- 11) Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design;
- 12) ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
- 13) All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
- 14) The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
- 15) The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should

contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and,

16) Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

ATTACHMENTS

- Land Use Map
- Aerial Map
- Zoning Map
- Site Plan Submitted by the Applicant
- Parking Plan Submitted by the Applicant
- Elevations Submitted by the Applicant
- Floor Plan Submitted by the Applicant
- Photos of Property Provided by the Applicant
- Neighborhood Meeting Materials, March 29, 2021

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Unified Government Commission</u>
Public Hearing		
Special Use	April 12, 2021	April 29, 2021

STAFF CONTACT: **Michael Farley**
mfarley@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission recommend **APPROVAL** of Petition **SP2021-008** to the Unified Government Board of Commissioners 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 **RECOMMEND DENIAL** of Petition **SP2021-008**, to the Unified Government Board of Commissioners 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.

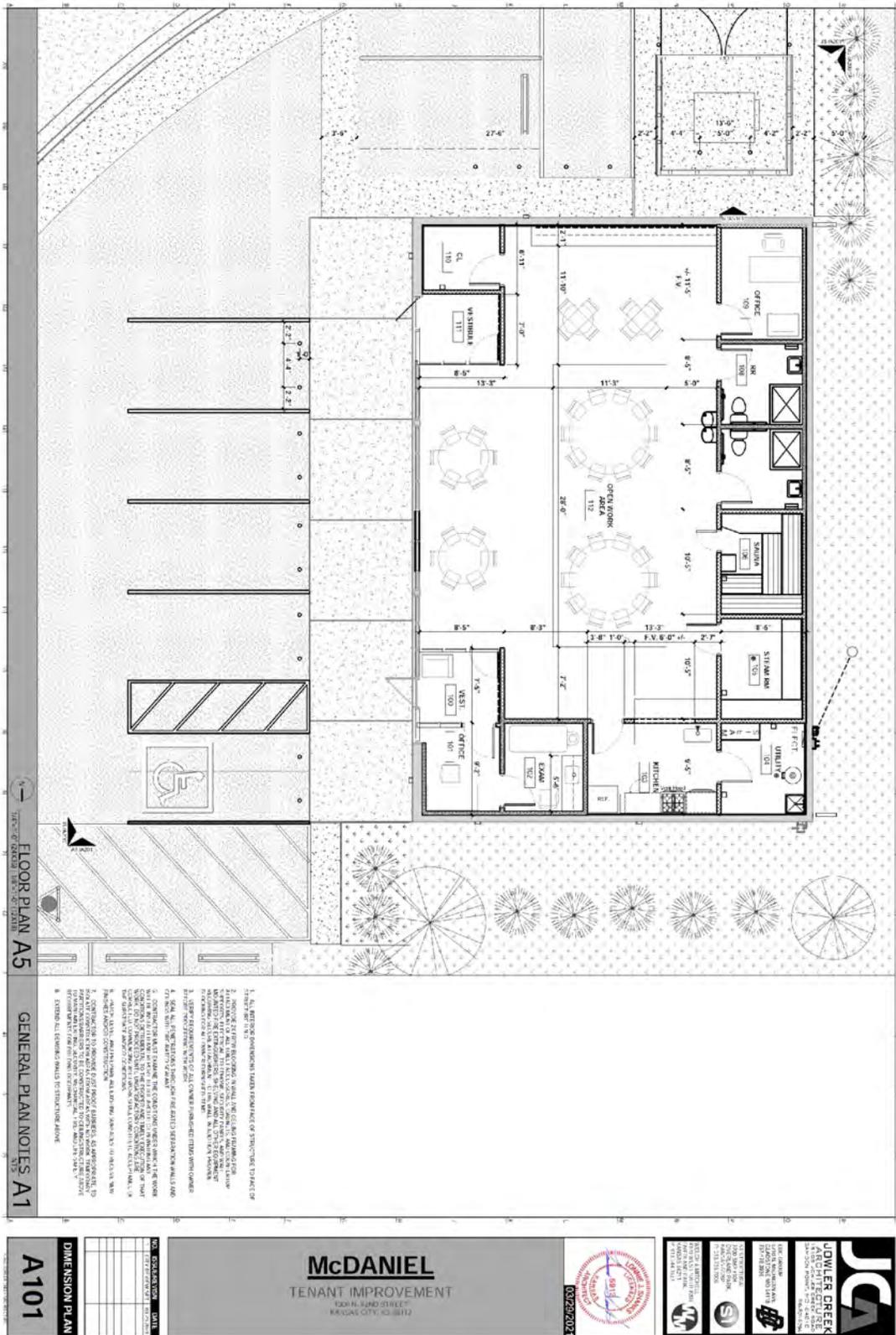
AERIAL MAP



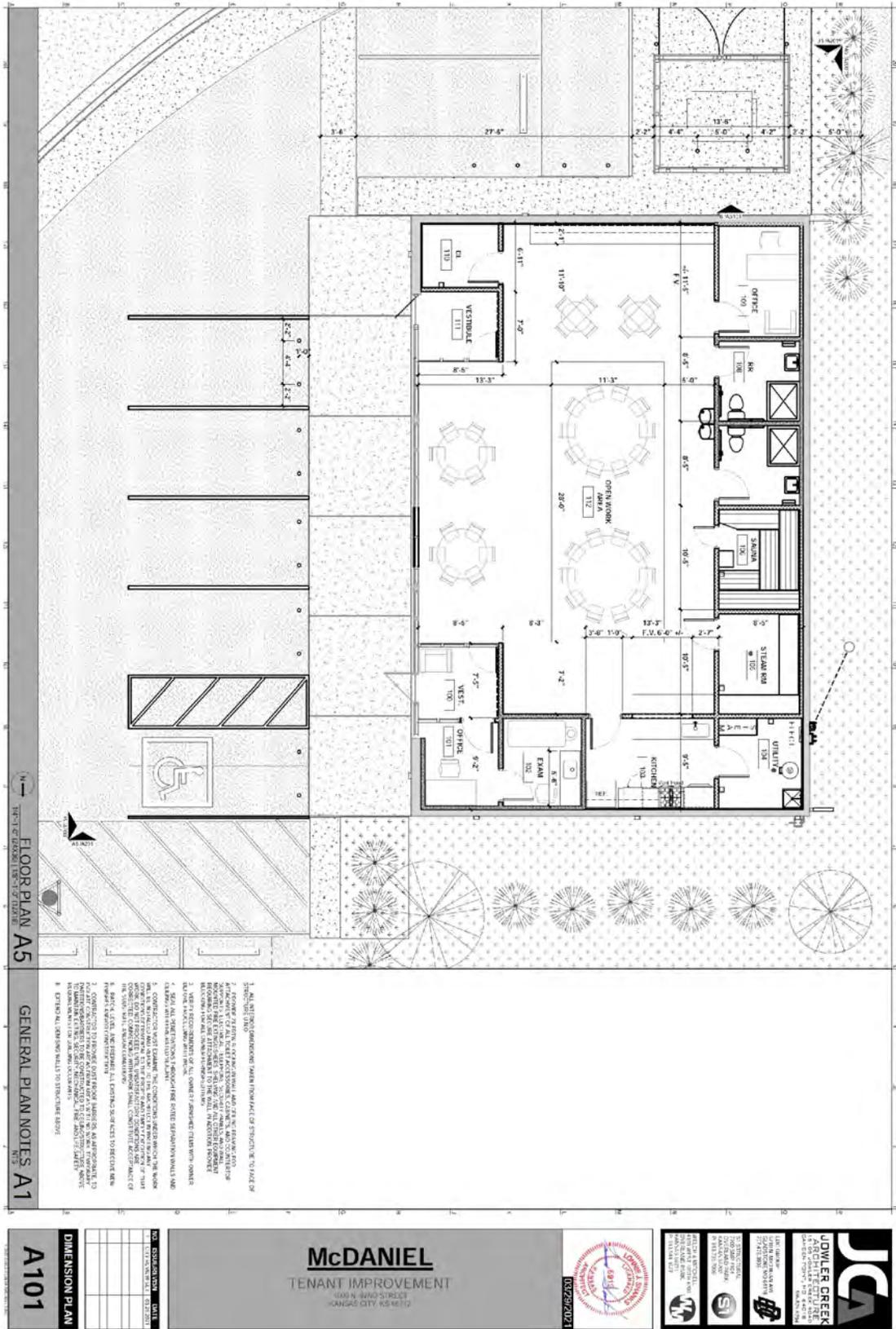
ZONING MAP



SITE PLAN SUBMITTED BY THE APPLICANT, CONT.



FLOOR PLAN SUBMITTED BY THE APPLICANT



FLOOR PLAN A5

GENERAL PLAN NOTES A1

1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

A101

NO.	REVISION	DATE

McDANIEL
 TENANT IMPROVEMENT
 1000 N. 40TH STREET
 KANSAS CITY, KS 64112

03/29/2021

JCA
 JOWLER CREEK
 1000 N. 40TH STREET
 KANSAS CITY, KS 64112

03/29/2021

PHOTOS OF PROPERTY PROVIDED BY THE APPLICANT



JCA
JOWLER CREEK
 ARCHITECTS & ENGINEERS
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502
 (402) 441-1100
 www.jca-architects.com

McDaniel
 5916
 01/22/2021

McDANIEL
 TENANT IMPROVEMENT
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502

DATE	DESCRIPTION

PHOTOS
A900

