

CITY OF NORTH KANSAS CITY, MISSOURI REGULAR COUNCIL MEETING

AMENDED

July 2, 2019

7:00 p.m.

- 1. Call to order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Approval of Agenda**
- 5. Comments from the Public**
(Please limit comments to five minutes)

Consent Agenda

All matters listed within the Consent Agenda have been distributed to each member of the City Council for reading and study, are considered to be routine, and will be enacted by one motion of the council with no separate discussion. If separate discussion is desired on an item, from either the City Council or from the audience, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

- 6. Approval of Work Session Minutes of June 18, 2019** 
- 7. Approval of Regular Council Meeting Minutes of June 18, 2019** 
- 8. Park Board Appointments/Re-Appointments** 

Mayor Stielow has appointed Madeline Anderson to replace Marie Mignogna, term to expire 5/31/2022. Mayor Stielow has re-appointed Elizabeth Ryan and Roberta Larsen to the Park Board, terms to expire on 5/31/2022.

- 9. Library Board Appointments/Re-Appointments** 

Mayor Stielow has appointed Toni Cracraft to replace Shelly Pinto, term to expire 6/30/2022. Mayor Stielow has re-appointed Catherine Van Alden and Kay Hedrick, terms to expire on 6/30/2022.

- 10. Board of Zoning Adjustment Appointment** 

Mayor Stielow has re-appointed Cotton Sivils to the Board of Zoning Adjustment, term to expire on 6/20/2023.

Posted this 1st day of July 2019 at 5:00 p.m.

11. Short-term Conditional Use Permit - 31st Avenue Block Party

Richard Acord and Martin Newton are requesting a Short-Term Conditional Use Permit for a block party, which will be held on July 13, 2019. The event will last from 3:00 PM until 7:00 PM and consist of a block party for the residents of the 400-500 block of east 31st Avenue. The event will take place on 31st Avenue between Howell and Swift. The street will be blocked off with cones provided by the Public Works Department.

Regular Items

12. Adoption of Updated Zoning Ordinance {Bill No. 7415 (Ordinance No. 9212)}

In 2016, the City Council and Planning Commission adopted the North Kansas City Master Plan, a guide for public and private decision-making related to the future physical development of the City. One key implementation activity, included as a "Next Step" in the plan, is to update development codes and policies to ensure alignment with this plan's vision and goals. The City has been in the process of developing an updated zoning ordinance for the last year or so. On September 19, 2017, the City Council approved a contract with Gould Evans to provide consulting services for the development of a new Zoning Ordinance. Since that time, Gould Evans staff has worked with the project Advisory Committee and other stakeholders to develop new regulations for North Kansas City. Now before the Council for approval is a completed ordinance. The Planning Commission held the required public hearing on the new Zoning Ordinance on June 6, 2019. The Planning Commission unanimously recommended approval of the updated ordinance to the City Council. Staff recommends approval.

13. Amendment of City Code Chapter 16.06 RE: Subdivision Application Fees {Bill No. 7417 (Ordinance No. 9214)}

Subdivision fees, charged for preliminary and final plats or minor subdivisions such as survey plats, are specifically listed in Chapter 16.06. Staff recommends amending the fees set in the Subdivision Ordinance to mirror the way fees are handled in the Zoning Ordinance through the adoption of one fee schedule that covers all planning-related application fees. This approach will simplify the fee structure for applicants and for staff. The proposed amendment to Chapter 16.06 removes the set fees and references an adopted fee schedule using the same language from Chapter 17.08 of the new zoning ordinance.

14. Adoption of a New Planning Application Fee Schedule {Bill No. 7416 (Ordinance No. 9213)}



The Community Development Department charges fees for all Zoning Ordinance applications based on a fee schedule adopted by the City Council. The current fee schedule was adopted by the City Council in March 2019. With the adoption of the new Zoning Ordinance, the Master Planned Development application has replaced the PUD Amendment, necessitating the adoption of a new fee schedule to officially set the fee for the new application type. In its memo, staff recommends setting preliminary plat fees at \$350 with final plats and minor subdivision fees of \$200.

15. Howell St Traffic Calming Bump-Outs – Budget Amendment (Resolution No. 19-041)



On June 18, 2019, the City Council directed staff to move forward with a traffic calming pilot project on Howell Street to install bump-outs and pinch points at key intersections. The goal of this pilot project is to calm traffic and make street crossings safer for pedestrians. In its memo, staff proposes as the next step a budget amendment allowing for temporary installation of bump-outs and pinch points at three intersections on Howell. A resolution has been prepared for Council consideration accordingly.

16. Engineering Services for Burger King Demolition (Resolution No. 19-042)



On June 4, 2019, the City completed its real estate transfer with KC Beaton, the owner of the Burger King store at Armour Road and Taney Street. This property acquisition is the City's last acquisition in the Armour Road Redevelopment Area. As part of the settlement agreement with KC Beaton, the store will continue to operate until construction of the new Burger King store is complete. The City will eventually transfer this property to North Kansas City Destination Developers, LLC, the master developer for One North, for further development. However, prior to that transfer, the existing improvements must be demolished. Before Council for approval is a task order with Olsson, the City's engineer for this project, providing for asbestos, lead based paint, and hazardous material testing; preparation of demolition plans for eventual bidding by contractors; bidding assistance; and construction administration and inspection services. Although demolition is not expected to occur before winter, staff recommends moving forward on demolition plans now so that the demolition work can be bid and a contractor selected in order to expedite this work when the new Burger King is completed.

17. Approving Accounts Due and Payable by the City through June 28, 2018.



{Bill No. 7418 (Ordinance No. 9215)}.

18. Staff Comments

- Upcoming City Items of Note 
- YMCA Monthly Financial Report – May 2019 
- Status of City Projects and Purchases Report – July 2019 

19. Councilmember Comments

20. Mayor's Comments

21. Adjournment

Copies of ordinances referred to above are available for inspection prior to the meeting in the office of the City Clerk. Note: Meetings of the City Council are being broadcast live and recorded.

**Minutes of the North Kansas City, Missouri City Work Session Meeting of
June 18, 2019**

The City Council met in an open work session on Tuesday, June 18, 2019, in the North Kansas City Council Chambers at 6:00 p.m.

The following were present:

Mayor: Don Stielow
Councilmembers: Bryant DeLong
Rita Pearce
Jesse Smith
Valerie Pearman
Zachary Clevenger
Rick Stewart
Fred Steffen
Tom Farr

Staff Present: Eric Berlin, City Administrator
Kim Nakahodo, Assistant City Administrator
Steve Beamer, Police Chief
Sara Copeland, Community Development Director
Bradley Hocevar, Community Development Intern
Stephen Roberts, IT Manager
Shirley Land, Finance Manager
Bobby Tech, Administration Intern

Mayor Stielow called the meeting to order at 6:00 p.m.

City Administrator Eric Berlin stated that this work session is to discuss economic development in North Kansas City. He noted that Councilmember Smith had requested that this topic be discussed. has beenHe asked Assistant City Administrator Kim Nakahodo to present this item to Council. Ms. Nakahodo reviewed a memo that had been provided to the Council for this work session. She noted that in 2016, the City Council hosted a work session on economic development efforts in North Kansas City, at which time the Council indicated satisfaction with the City's current effort. Ms. Nakahodo reviewed recent activity in the area of economic development in the city. Discussion ensued. T.J. Berry of the Clay County Economic Development Council was present and discussed his organization's strategic planning process and the organization's current efforts to bolster entrepreneurship. Discussion ensued. There was discussion of the concept of establishing some kind of City economic development council. Staff was not directed to take any particular follow-up.

Proposed City-
Sponsored Tourism
Program

There being no further business before the Council, C. Clevenger made a motion to adjourn at 7:07 p.m., seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C.

Adjourn

Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. |

Council Adjourned

Mayor

Attest:

City Clerk

Approved this 2nd day of July 2019

**Minutes of the North Kansas City, Missouri City Regular Council Meeting of
June 18, 2019**

The City Council met in regular session on Tuesday, June 18, 2019, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

Mayor: Don Stielow
Councilmembers: Bryant DeLong
Rita Pearce
Jesse Smith
Valerie Pearman
Zachary Clevenger
Rick Stewart
Fred Steffen
Tom Farr

Staff Present: Eric Berlin, City Administrator
Kim Nakahodo, Assistant City Administrator
Steve Beamer, Police Chief
Dave Hargis, Fire Chief
Sara Copeland, Community Development Director
Pat Hawver, Public Works Director
Stephen Roberts, IT
Tom Barzee, City Counselor
Crystal Doss, City Clerk

Mayor Stielow called the meeting to order at 7:00 p.m.

The meeting opened with a moment of silence and the Pledge of Allegiance. | Opening

Jonathan Barnes, NKC resident and member of the Planning Commission, approached the Council. He referred to the earlier work session on this date and thanked the staff and Council for their work in the area of economic development. He stated that the 2016 Master Plan calls for an augmented economic development effort. He stated that he believes an Economic Development Council should be established to help bring businesses into town. | Comments from the Public

Consent agenda included the following items:

Approval of the Work Session Minutes from June 4, 2019

Approval of the Regular Council Meeting Minutes from June 4, 2019

Short-Term Conditional Use Permit – Vettes on the Plains Car Show. Eric Berlin stated this organization had withdrawn this permit application.

C. Clevenger moved to approve the Consent Agenda as presented, seconded by C. Smith. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Consideration of a Request for a Block Party. Zachary Clevenger is requesting a Short-Term Conditional Use Permit for a block party, which will be held on June 23, 2019. The event will last from 3:00 PM until 7:00 PM and consist of a block party for the residents of the 1000 block of east 24th Avenue. The event will take place on E. 24th Avenue between Knox and Macon. The street will be blocked off with cones provided by the Public Works Department. C. Pearman moved to approve this request, seconded by C. DeLong. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. C. Clevenger left the room at 7:28 p.m. and returned at 7:29 p.m.

City Administrator Berlin asked Community Development Director Sara Copeland to present this item to the Council. Ms. Copeland stated that the Kansas City Area Transportation Authority (KCATA) hired HNTB to assist it with evaluating transit service through the North Oak corridor, including Burlington through the City of North Kansas City. The purpose of the study was to consider the feasibility of MAX-level transit investment in the corridor. MAX is RideKC's Bus Rapid Transit (BRT) service that includes more frequent service, increased rider amenities, and rail-like stations. The study builds on existing plans and policies to further land use and corridor development recommendations that would support a significant transit investment in the corridor. The HNTB team made an initial presentation to the City Council on December 4, 2018 at the beginning of the project. The project is now in the final stages and HNTB is here to present the study's outcomes

Consent Agenda

Short-Term Conditional
Use Permit – E. 24th
Avenue Block Party

KCATA North Oak
Transit Improvement
Study

and recommendations to the City Council and answer any questions. John Dobies of HNTB summarized the study findings. Discussion ensued.

City Administrator Berlin asked Community Development Director Sara Copeland to present this item to the Council. Ms. Copeland stated that City staff periodically fields complaints about speeding on Howell Street north of Armour Road. In its memo, staff suggests measures that might be effective in reducing speeds, as well as a third option incorporating both measures. Staff proposes that, if desired by Council, one of these options be installed on a trial basis, to determine reaction and results. Staff requests a Council discussion on the proposal for a demonstration project on Howell. If the Council is interested in proceeding with one of these, staff would commence implementation and bring forward a budget amendment to pay for the cost of the demonstration measure(s). Lisa Tull, who lives on Swift Avenue, along with her son Asa, approached the Council stating they would like to see a bike lane trial in this area using planters as a barrier (Option B in the memo). Valerie Swearingen, who lives on Howell Street, stated she would like to see a trial of Option A, which includes Curb Bump-outs and Pinch Points. She does not want to see a loss of parking spaces along Howell Street, which would occur with Option B. Discussion ensued. C. DeLong moved for City staff to proceed with a trial of Option A, Curb Bump-outs and Pinch Points, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Consideration of a Resolution Amending the Water Pollution Control Fund Budget for Fiscal Year 2018-2019 in the Amount of \$160,000 for Emergency Sewer Repairs (Resolution No. 19-037). City Administrator Berlin asked Public Works Director Pat Hawver to present this item to the Council. Mr. Hawver stated that as recently reported to the City Council, two sinkholes have developed in the Paseo Industrial District, which will require substantial funds to repair. As well, several sanitary sewer main breaks have occurred recently in the Avenues, which will also require substantial funds to repair. To pay for these items and other sanitary sewer repairs that might occur before the end of the fiscal year, staff recommends a budget amendment in the Water Pollution Control (WPC) Fund of \$160,000. A resolution has been prepared for Council consideration accordingly. Discussion ensued. C. Farr moved to approve Resolution No. 19-037, seconded by C. Pearman. The roll was called, and the vote was as follows: C Pearce,

Howell Street Traffic
Calming/Cycle Track
Demonstration Project

Resolution No. 19-037
– Budget Amendment
– Water Pollution
Control Fund –
Emergency Sewer
Repairs

yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Consideration of a Resolution Approving A Contract Services Agreement for NKC City Hall Restroom Renovations with Mid-America Contractors, Inc. (Resolution No. 19-039). City Administrator Berlin asked Assistant City Administrator Kim Nakahodo to present this item to Council. Ms. Nakahodo stated that the FY 2019 Building Improvements budget includes \$100,000 for renovations to the City Hall lobby bathrooms. Renovations include bringing the facilities into current ADA compliance, installing new tile, restroom fixtures, doors, and child changing tables in both restrooms. In its memo, staff reviews the procurement for this contract, and recommends award to Mid-America Contractors in the amount of \$81,450. Discussion ensued. C. Stewart moved to approve Resolution No. 19-039, seconded by C. Farr. The roll was called, and the vote was as follows: C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Consideration of an Ordinance Adopting and Approving a License Agreement By and Between the City of North Kansas City, Missouri and Rio Tinto AUM Regarding the Installation and Use of Certain Groundwater Monitoring Wells in City Right-of-Way {Bill No. 7412 (Ordinance No. 9209)}. City Administrator Berlin asked City Counselor Tom Barzee to present this item to Council. Mr. Barzee stated that Rio Tinto AUM has requested a license agreement to allow for the installation of groundwater monitoring wells in the Paseo Industrial District, pursuant to the longstanding and ongoing cleanup of the Armour Road Superfund site located generally at 2251 Armour Road. An agreement has been prepared accordingly. Staff recommends approval. Discussion ensued. C. Farr moved that Bill No. 7412 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7412 was read. C. Farr moved that Bill No. 7412 be placed on second and final reading and passed as Ordinance No. 9209, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7412 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9209, was signed and approved by the Mayor and attested by the City Clerk.

Resolution No. 19-039
– Award of Contract –
City Hall Lobby
Restroom Renovations

Ordinance No. 9209 –
License Agreement –
Groundwater
Monitoring Wells in
Paseo Industrial
District

Consideration of a Resolution Approving Task Order No. 11 with McClure Engineering Company for Certain Engineering Services Related to Armour Road and Walker Road Intersection (Resolution No. 19-040). City Administrator Berlin asked Community Development Director Sara Copeland to present this item to Council. Ms. Copeland stated that the FY 2019 Budget includes an appropriation for the design and construction of improvements to the intersection of Armour Road and Walker Drive. The City procured a traffic study of the intersection from McClure Engineering, the results of which were presented to the City Council on May 7, 2019. Now before the Council is a contract for design services for the improvements that were discussed at that meeting. Staff recommends approval. Jay Burress, P.E., Project Manager from McClure Engineering was present to answer Council's questions. Discussion ensued. C. Pearman moved to approve Resolution No. 19-040 as presented, seconded by C. Smith. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, no – C. Farr, yes – C. DeLong, yes. Motion carried 7-1.

Resolution No. 19-040
– Task Order – McClure
Engineering –
Armour/Walker Design

Consideration of a Resolution Approving a Professional Services Agreement with AP Triton LLC for the NKC Fire Department (Resolution No. 19-030). City Administrator Berlin asked Fire Chief Dave Hargis to present this item to Council. Fire Chief Hargis stated that on November 20, 2018 the City Council approved agreements with the Missouri Healthnet Division to participate in the Ground Emergency Medical Transport (GEMT) Program. The GEMT Program is a program that allows the Fire Department to request compensation for certain unreimbursed costs for Medicaid transports. GEMT draws down federal dollars to help offset the cost of the City's provision of emergency ambulance and transport for qualifying Medicaid patients. In order to ensure the City can collect on 2018 reimbursements, staff is recommending the City contract with A.P. Triton LLC to prepare its cost reimbursement report, at an estimated cost of \$15,400. A resolution has been prepared accordingly. C. Farr moved to approve Resolution No. 19-030 as presented, seconded by C. DeLong. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Resolution No. 19-030
– Professional Services
Agreement with A.P.
Triton – GEMT Cost
Reimbursement Report

Consideration of a Resolution Amending the Gaming Fund Budget for Fiscal Year 2018-2019 in the Amount of \$15,705 to Purchase General Fire Equipment and Recognize Grant Revenues (Resolution No. 19-

Resolution No. 19-038
– Assistance to

038). City Administrator Berlin asked Fire Chief Hargis to present this item to Council. Fire Chief Hargis stated that the City had not spent the entirety of a previous Assistance to Firefighters Grant, and now has the opportunity to spend \$14,919 in federal funds for additional fire equipment with a \$786 City match. To allow that, a budget amendment in the amount of \$15,705 has been prepared for Council consideration. Staff recommends approval. Discussion ensued. C. Farr moved to approve Resolution No. 19-038, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Firefighters Grant
Purchase

Consideration of an Ordinance Approving the Garvey Processing Replat of Lot 2 – Final Plat – In the City of North Kansas City, Missouri {Bill No. 7411 (Ordinance No. 9208)}. City Administrator Berlin asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that before Council is a final plat concerning approximately 1.25 acres located near the western terminus of 10th Avenue. All of the area included in this plat was previously platted as Lot 2, Garvey Processing Corrected Plat. This final plat serves to divide the previous Lot 2 into two separate lots. The resulting lots are both buildable lots that meet existing requirements of the Subdivision and Zoning Ordinances. The proposed plat does not dedicate any new easements; utility easements shown on this plat were previously dedicated as part of the Corrected Plat. At its June 6 meeting, the Planning Commission reviewed the final plat, and found it to be conformance with the approved Preliminary Plat and voted to recommend approval of the plat. Staff recommends approval. C. Farr moved to place Bill No. 7411 on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7411 was read. C. Farr moved that Bill No. 7411 be placed on second and final reading and passed as Ordinance No. 9208, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7411 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9208, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9208 –
Final Plat of Garvey
Processing Replat of
Lot 2

Consideration of an Ordinance Adopting and Approving a License Agreement By and Between the City of North Kansas City, Missouri and O'Reilly Build, LLC Regarding the Temporary Use of Certain Real Property Owned by the City for Staging of Work and Storage of Materials and Equipment During Construction of Apartments in One North {Bill No. 7413 (Ordinance No. 9210)}. City Administrator Berlin asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that O'Reilly Build, LLC, the contractor for The Backyard, the apartment development under construction in the One North development area, is currently pouring footings and foundations for the first building on the site. They expect to receive trusses for the building in the next two weeks but have no acceptable place to store the trusses on their building site due to the status of construction. The contractor approached the City about the possibility of storing trusses and other large, long lead time materials across the street on Lot 2 of the North Kansas City Destination Development plat that is still owned by the City. The One North Master Developer has indicated his approval, subject to a deadline for removal of materials. Staff recommends approval of the license agreement. C. Farr moved that Bill No. 7413 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7413 was read. C. Farr moved that Bill No. 7413 be placed on second and final reading and passed as Ordinance No. 9210, seconded by C. Pearce. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7413 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9210, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9210 –
License Agreement
with O'Reilly Build, LLC
for Lot 2, North Kansas
City Destination
Development

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through June 14, 2019 {Bill No. 7417 (Ordinance No. 9211)}. C. Farr moved that Bill No. 7417 be placed on first reading, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7417 was read. C. Farr moved that Bill No. 7417 be placed on second and final reading and passed as Ordinance No. 9211, seconded by C. Stewart. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen,

Ordinance No. 9211 –
Approving Accounts
Due and Payable by
the City Through June
14, 2019

yes – C. Farr, yes – C. DeLong, yes. Motion carried. Bill No. 7417 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9211, was signed and approved by the Mayor, and attested by the City Clerk.

Community Development Director Copeland stated there would be a Bicycle Master Plan Community Workshop tomorrow night from 5:00 p.m. to 7:30 p.m. at the Parks and Recreation Center.

Assistant City Administrator Nakahodo stated there will be a Cerner Campus tour from 3:00 p.m. to 5:00 p.m. tomorrow afternoon. She also stated there will be a Regional Housing Summit on Friday, July 19 from 8:30 a.m. to 3:00 p.m. at the Gladstone Community Center. Chief Hargis stated that at the next Council meeting he will be bringing forth a budget resolution regarding the replacement of the Storm Siren located at 26th and Vernon. The current siren has been hit by lightning and is not repairable. He also stated the river level is now at 26’.

City Administrator Berlin stated that the City Upcoming Items of Note and the Strategic Plan Quarterly Update were in the Council Packet for review. He stated staff would like to have the Armour Arch lighting mock-up approved at the last meeting scheduled later in the year when it gets dark earlier. He stated Councilmember Clevenger was agreeable with this plan. Council consensus was in agreement. Mr. Berlin also stated that he would be out of the office the first week in July and would not be at the next Council meeting.

C. Pearce stated she was approached by a business located at 10th and Swift regarding a pothole they were planning to fix with cement. She asked them to not proceed and that she would contact Mr. Berlin. She contacted Mr. Berlin and within 15 minutes City crews were there to fix this pothole.

C. Smith thanked staff for their responses to all of his recent questions. He also stated it was great to see the public come to the meeting to speak on items of interest to them.

C. Pearman had nothing at this time.

C. Clevenger thanked those from the public taking the time to come to Council to discuss plans for Howell Street. He also stated he felt it was a good idea to wait for a later date to view the proposed lighting for

Staff Comments

Councilmembers’
Comments

the Archway. He also appreciated staff and public comments regarding economic development.

C. Stewart stated that around March 2019, he expressed a desire to see a bike rack installed at the Parks and Recreation Center. He said he was recently notified that these should be installed possibly in July.

C. Steffen had nothing at this time.

C. Farr had nothing at this time.

C. DeLong stated he attended Arts in the Park, and it appeared to be a well-attended event.

Mayor Don Stielow had nothing at this time.

Mayor's Comments

Consideration of a Request to Hold and Recess into an Executive Session, as Requested by the City Counselor, to be Held on this Date, on a Litigation Matter Pursuant to Missouri Revised Statutes §610.021(1). C. Farr moved to go into Executive Session at 8:45 p.m., seconded by C. Clevenger. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Executive Session

C. Pearce moved to go back into Regular Session and adjourn at 9:11 p.m., seconded by C. DeLong. The roll was called, and the vote was as follows: C Pearce, yes – C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes. Motion carried.

Adjournment

Council Adjourned

Mayor

Attest:

City Clerk

Approved this 2nd day of July 2019

MEMORANDUM



TO: Honorable City Council
FROM: Mayor Don Stielow
DATE: July 2, 2019
RE: Board Re-Appointments and Appointment

The following board re-appointments will be on the July 2, 2019, agenda for your consideration and approval:

Park Board

Appointment of Madeline Anderson, to replace Marie Mignogna, term to expire on May 31, 2022.

Re-appointment of Elizabeth Ryan, term to expire May 31, 2022.

Re-appointment of Roberta Larsen, term to expire May 31, 2022.

Library Board

Appointment of Toni Cracraft, to replace Shelly Pinto, term to expire June 30, 2022

Re-appointment of Catherine Van Alden, term to expire on June 30, 2022.

Re-appointment of Kay Hedrick, term to expire on June 30, 2022.

Board of Zoning Adjustment

Re-appointment of Cotton Sivils, term to expire on June 20, 2023.

Please contact me with any questions.

NORTH
KANSAS CITY
Virtually Urban. Supremely Suburban.

**City of North Kansas City
Boards and Commissions Application Form**

Thank you for your interest in being a member of a board or commission for the City of North Kansas City. In order to be considered for an appointment, please complete the following form. For questions regarding the boards, or this form, please contact Crystal Doss, City Clerk, at (816) 412-7815.

Name: Madeline Anderson Date: 5/7/19

Address: 333 E 27th Ave

City: North Kansas City State: MO Zip: 64116

Cell: (660) 973-7245 Andersonmadeline@gmail.com
Phone Number: Work: (816) 221-2300 E-Mail: m.anderson@ntrealty.com

Please mark each board or commission for which you are interested in serving:

- Hospital Board of Trustees (4-Year Term)
- Library Board (3-Year Term)
- Park & Recreation Board (3-Year Term)
- Board of Zoning Adjustment (4-Year Term)
- Police & Fire Personnel Board (4-Year Term)
- Liquor Control Board of Review (3-Year Term)
- City Planning Commission (4-Year Term)
- Tax Increment Financing (TIF) Commission (4-Year Term)
- Industrial Development Authority

NORTH
KANSAS CITY
• Virtually Urban. Supremely Suburban.

Why are you interested in serving the City of North Kansas City on a board or commission? Do you have an interest in a particular board or commission and if so, why?

As a new resident (±1 year) and frequent utiliter of public land, I would like the opportunity to give back to the community by volunteering my time to the Parks and Recreation Board. I have real estate and finance experience and can offer a passionate and unique perspective to the team.

Do you have previous civic experience or particular qualifications that you believe you can bring to the board or commission? If so, please describe in the space below. If you have a current resume, please attach (not required). See attached.

My career experience is focused on marketing North Kansas City to businesses, retaining businesses and coordinating with the City to achieve common goals.

My personal experience as a resident of the City includes volunteering weekly at the Bridging the Gap - North Recycling Center, participating ^{and volunteering} in local events such as Snake Saturday, various 5K events, the KCTC Northland Runners group that meets at Macken Park 3xs weekly, Fridays in the Park, and discussions regarding the →
Please describe the days of the week, times of day, or evenings you are available.

I'm available after 5:00 PM on weekdays, all weekends and M-F 8:00 AM to 5:00 PM at the office by appointment or phone.

If there are no vacancies for the board you are interested in, we will contact you when a vacancy becomes available to determine if you are still willing and able to serve at that time.

Thank you for your consideration!! Sincerely,

Thank you for your interest in serving your community!

Maddie Anderson

Bike Master Plan, zoning ordinance revisions, opportunity zone investments, various commercial developments, medical marijuana initiatives and economic development incentives.

Contact

m.anderson@ntrealty.com

www.linkedin.com/in/madeline-anderson-452a2870 (LinkedIn)

Top Skills

Administrative Assistants

Outlook

SAP

Publications

Analysis of Disparity Between Subjective v. Objective Quality of Life (QoL) Measurements

Madeline Anderson

Industrial & Commercial Real Estate
Kansas City, Missouri

Experience

NT Realty, Inc.

Executive Assistant

April 2017 - Present

North Kansas City, MO

I provide executive-level administrative support to experienced real estate agents.

Some of my assignments include:

- Organizing and drafting lease documents
- Maintaining real estate files and correspondence
- Updating current listings
- Producing and distributing marketing materials

Midwest Vending CHT LLC

Assistant Operations Manager

May 2014 - April 2017 (3 years)

Chillicothe, MO

I provided executive-level assistance to the owner and manager.

My primary responsibilities included the following:

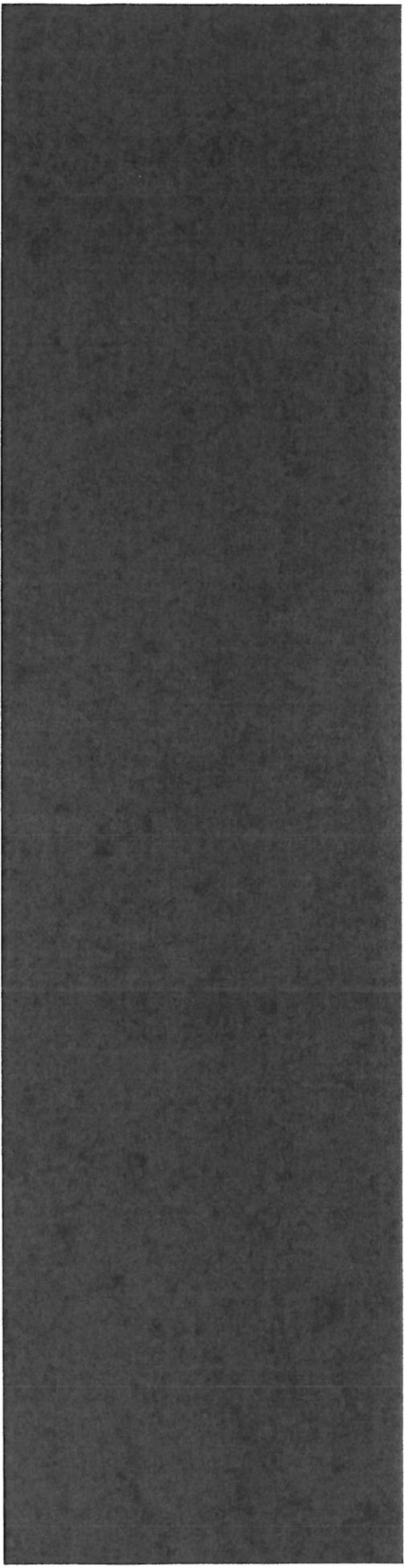
- Managing daily operations of Midwest Vending Company
- Monitoring finances and cash accountability
- Fulfilling customer requests
- Developing and presenting proposals for new business opportunities
- Facilitating action between departments (route and maintenance)
- Analyzing cost and sales data to maximize route efficiency

Pepsi Cola Bottling Co. of Brookfield

Administrative Assistant

January 2013 - April 2017 (4 years 4 months)

Truman State University



IT Help Desk Support
April 2011 - December 2012 (1 year 9 months)

Education

Truman State University
Bachelor of Science (BS) in Psychology, Minor in Biology · (2009 - 2014)

NEIGHBORHOOD BLOCK PARTY PERMIT

APPLICANT NAME: Richard Acord & Martin Newton
MAILING ADDRESS: 406 E. 31st Avenue, North Kansas City, MO
PHONE: 314.625.2064 EMAIL: RMANDEZ06@gmail.com

----- BLOCK PARTY INFORMATION -----

PARTY DATE: 7/13/19 PARTY HOURS: 3pm - 7pm
PARTY LOCATION (Address or Street Location): 31st Avenue

NAME & PHONE NUMBER OF TWO PEOPLE WHO WILL BE ONSITE MANAGING THE PARTY:

PERSON 1: Richard Acord

PERSON 2: Martin Newton

NUMBER OF EXPECTED ATTENDEES: 70

WILL FOOD BE SERVED: YES NO [IF YES, CONTACT CLAY COUNTY HEALTH AT 816-595-4350]

WILL YOUR BLOCK PARTY INCLUDE: DJ/BAND/MUSIC STAGE OPEN FLAMES
 STREET CLOSING

ARE YOU REQUESTING BARRICADES FROM THE CITY TO BLOCK OFF STREETS? YES NO

IF REQUESTING A STREET CLOSURE, HAVE YOU NOTIFIED THE PROPERTY OWNERS AFFECTED BY THE CLOSURE? YES NO

WILL THERE BE A TENT? YES NO IF YES, HOW MANY SQUARE FEET? _____

Eligible expenses will be reimbursed up to \$200 per block party. Eligible expenses include food, paper goods and entertainment/performers. Ineligible expenses include alcohol, tent and stage/riser rentals.

Neighborhoods may receive the block party reimbursement once per year. Receipts must be submitted to the City Clerk for reimbursement.

APPLICANTS SIGNATURE: [Signature] DATE: 6/11/19

----- CITY APPROVALS -----

APPLICATION RECEIVED BY M. Brown DATE: 6/19/19

ACTION BY CITY COUNCIL _____ DATE: _____

----- OTHER REQUIREMENTS -----

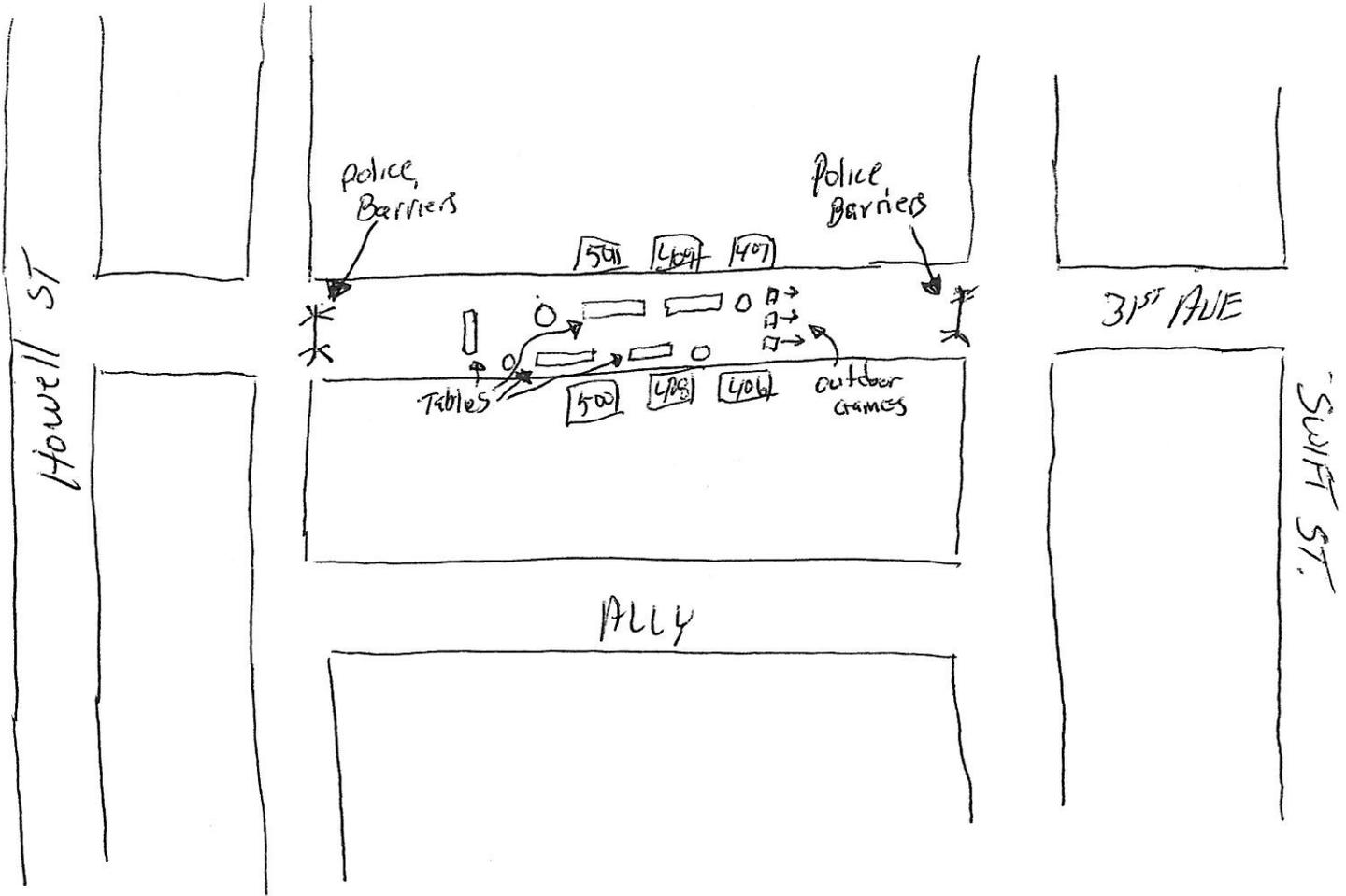
DIAGRAM OF EVENT: SUBMIT A DRAWING SHOWING LOCATION OF EVENT, TABLES, AND OTHER EQUIPMENT THAT WILL BE INVOLVED (STAGE, DJ, HEATERS, BARRIERS, ETC.).

SPECIAL EVENT APPLICATION DEADLINE: THIS APPLICATION SHOULD BE MADE A MINIMUM OF 21 DAYS IN ADVANCE OF YOUR EVENT TO SECURE APPROVAL BY CITY COUNCIL.

APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF ALL MATERIAL, EQUIPMENT, AND DEBRIS WITHIN TWENTY-FOUR (24) HOURS OF EXPIRATION OF THIS PERMIT. ANY BARRICADES PROVIDED BY THE CITY SHALL BE PLACED CURBSIDE FOR PICKUP BY CITY STAFF.

South

MALDEN PLACE



HOWELL ST

31ST AVE

SWIFT ST.

ALLY

North

MEMORANDUM



TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP
Community Development Director

DATE: July 2, 2019

RE: Adoption of Updated Zoning Ordinance

Background

In 2016, the City Council and Planning Commission adopted the North Kansas City Master Plan, a guide for public and private decision-making related to the future physical development of the City. As the City's primary planning and policy document, the plan is designed for use by elected and appointed officials, City staff, and others to represent the voice of the community and guide the future growth of the city in a coordinated, efficient, and effective manner.

The foundation of the plan is based on five themes: grow business opportunity; expand population; create memorable places; build a multi-modal network; and enhance community character. The plan focuses on implementation. One key implementation activity, included as a "Next Step" in the plan, is to update development codes and policies to ensure alignment with this plan's vision and goals. The Zoning Ordinance is a primary implementation tool of the Master Plan; Appendix B of the Master Plan is the Zoning Framework that identifies key changes needed to modernize the Zoning Ordinance and implement the Master Plan.

On September 19, 2017, the City Council approved a contract with Gould Evans to provide consulting services for the development of a new Zoning Ordinance. Since that time, Gould Evans staff has worked with the project Advisory Committee, held focus group meetings, met with stakeholders, and facilitated a community workshop to gather feedback from the community in developing new regulations for North Kansas City.

Proposed New Zoning Ordinance

The proposed new ordinance includes the following major changes to the current ordinance:

Permitted Uses: The existing ordinance uses a pyramidal zoning scheme, where each successive zoning district permits all of the uses for less restrictive districts – for example, the M-1 district includes all of the uses allowed in the C-3 district, in addition to light industrial uses. The proposed zoning ordinance instead relies on a Use Table that establishes generalized uses

allowed in each district. The Use Table works to eliminate conflicts among allowed uses, provide clear guidance to property owners, and more clearly refine what is allowed in each area based on its character. The previous C-0, Non-Retail Business district has been renamed as CIO – Campus – Institutional/Office.

Housing & Neighborhoods: The proposed zoning ordinance maintains the existing residential districts. The greatest changes are proposed for the R-4, Mixed Density Neighborhood district, which concentrates on “missing middle” housing types that bridge the gap between single-family homes and larger multi-family development.

Urban Areas/Form Based Regulations: Form based codes focus attention less on the ways that property is used and more on how development is designed for its context. Building placement, entrances, facades, and massing become more important under form based codes. The proposed ordinance refines the existing design guidelines for the C-2 and Burlington Corridor Overlay into form based regulations for the urban areas of NKC west of the interstate. Regulations are based on the type of street a development is on and are further refined based on NKC’s existing development pattern. The Frontage Type Map found in Section 17.20.020 works in conjunction with the Official Zoning Map to help establish development standards.

Parking: The revised parking standards include flexibility for vehicle parking by allowing credits for existing on-street parking and bicycle parking, improved standards for pedestrian access and circulation, include bicycle parking standards and credits, and continue to allow for shared parking and alternative parking arrangements.

Open Space & Landscape Requirements: The proposed ordinance includes more clarity in landscaping requirements as well as establishing requirements for open spaces with design criteria based on frontages.

Proposed New Official Zoning Map

The Official Zoning Map is part of the Zoning Ordinance as incorporated in Section 17.04.010.B. The map is based largely on the existing Zoning Map with relatively few changes:

- Parcels that were not previously zoned as part of the Official Zoning Map north of 32nd Avenue and the hospital campus have been zoned.
- All right-of-way within the City has been included in a zoning district by extending district boundaries to the centerline of the right-of-way.
- All changes proposed are in conformance with the NKC Master Plan and have the consent of the property owner. Staff is not recommending any zoning district changes without property owner consent.

The attached area maps show parcels that are changing zoning districts shown with a heavy black outline.

Planning Commission Recommendation

The Planning Commission held the required public hearing on the new Zoning Ordinance on June 6. Two people spoke at the public hearing. One who spoke was Richard Lanning, who served on the project’s Advisory Committee. Mr. Lanning said that he appreciated the collaboration with City staff and the consultant on this project and was supportive of the

changes contained in the new ordinance. A second person expressed concern about residential uses on 32nd Avenue.

The Planning Commission unanimously recommended approval of the updated ordinance to the City Council.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY REPEALING TITLE 17, “ZONING”, AND ADOPTING A NEW ZONING ORDINANCE TO BE CODIFIED AS TITLE 17, “ZONING”.

WHEREAS, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the *North Kansas City Master Plan*, approved by the City Council on May 17, 2016 and adopted by the North Kansas City Planning Commission on June 2, 2016, made several recommendations for updating the City’s Zoning Ordinance to provide for implementation of the Master Plan’s recommendations; and

WHEREAS, the City engaged Gould Evans Associates, L.C. to provide professional consulting services in the drafting of a new Zoning Ordinance; and

WHEREAS, the North Kansas City community was invited to participate in the drafting of the new ordinance through an Advisory Committee, public meetings, focus groups, and key stakeholder meetings; and

WHEREAS, in accordance with procedures established in Title 17, “Zoning,” of the Code of the City of North Kansas City, Missouri (the “**City Code**”), and Chapter 89 of the MISSOURI REVISED STATUTES, proceedings were initiated to adopt a new *North Kansas City Zoning Ordinance* as hereinafter set forth; and

WHEREAS, public notice was given by publication in *The Kansas City Star* on May 22, 2019, a newspaper having a general circulation in the City of North Kansas City, Missouri, that a public hearing of the Planning Commission would take place on June 6, 2019, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid new Zoning Ordinance; and

WHEREAS, on June 6, 2019, at 6:00 p.m., the Planning Commission did conduct said public hearing, and did evaluate the proposed new *North Kansas City Zoning Ordinance*; and

WHEREAS, at said public hearing, the Commission did conclude and recommend to the City Council that the hereinafter described new *North Kansas City Zoning Ordinance* should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. Title 17 of the Code of the City of North Kansas City, Missouri is hereby repealed in its entirety.

Section 2. Ordinance number 7500 and subsequent ordinances amending Ordinance number 7500 are hereby repealed.

Section 3. A new Title 17, “Zoning” of the Code of the City of North Kansas City, Missouri (the “**City Code**”) is hereby adopted and enacted, a copy of which is attached hereto, marked “**Exhibit A**” and incorporated herein by reference as though fully set forth at length herein. The new Title 17 is authorized and adopted as follows:

Section 17.01.010 Adopted

Title 17, “Zoning,” as hereinabove authorized and read by the city, as provided by law, is hereby enacted and adopted as if set out at length in this code.

Section 4. Section Providing for Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed or amended accordingly.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 2nd day of July, 2019.

Don Stielow, *Mayor*

ATTEST:

Crystal, Doss, *City Clerk*

APPROVED this 2nd day of July, 2019.

Don Stielow, *Mayor*

APPROVED AS TO FORM:

Anthony Bologna, *City Attorney*

Thomas E. Barzee, Jr., *City Counselor*

EXHIBIT “A”

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Section 17.04.030 Review Bodies

Section 17.04.040 Administration & Enforcement

Section 17.04.050 Nonconformances

Section 17.04.010. Overview

- A. **Title.** These regulations codified as Title 17 of the municipal code, shall be known and cited as the North Kansas City Zoning Ordinance. References to “this title” or “these regulations” shall be considered a reference to the North Kansas City Zoning Ordinance, and references to chapters, sections and sub-sections shall be considered as references to specific portions of the North Kansas City Zoning Ordinance.
- B. **Authority and Jurisdiction.** This title is enacted pursuant to the powers granted and limitations imposed by the Constitution and laws of the state of Missouri, including the statutory authority granted in Chapter 89 RSMO, as amended. It applies to all structures and land within the incorporated area of the City of North Kansas City, as depicted on the official zoning map, and other maps accompanying the City’s plans and policies.
- C. **Purposes.** This title is adopted to promote the public health, safety, morals and general welfare of the community of the City of North Kansas City. More specifically, these regulations have the following general purposes:
1. Implement the comprehensive Master Plan, and other plans, programs or policies authorized or created under the guidance of the Master Plan;
 2. Promote planning and urban design that emphasizes distinct places and unique elements of community character documented throughout North Kansas City;
 3. Provide park, civic and open spaces that help organize development and contribute to a valuable public realm;
 4. Secure proper arrangement and design of streets to support abutting land uses, provide access and circulation, coordinate with existing and planned streets, and strengthen investment in the public realm of the City;
 5. Divide the City into districts and zones that establish the character, relationships, development patterns and places identified of the Master Plan;
 6. Promote public and private investments that build value, considering the past, immediate and potential future long-term investments in infrastructure, land and buildings;

7. Regulate and restrict the development and use of buildings and land within each zoning district to create a compatible scale, intensity, design and range of building types and within districts;
 8. Secure adequate provisions for water, drainage, sanitary sewer facilities and other public improvements based upon City, State, and Federal requirements; and
 9. Provide for coordinated development of North Kansas City consistent with established policies of the City.
- D. **Severability.** The several provisions of this title are separable in accordance with the following:
1. If any court of competent jurisdiction declares any part of this title to be invalid that ruling shall not affect any other provisions of this title not specifically included in that ruling.
 2. If any court of competent jurisdiction declares that the application of these regulations to a particular property or structure is invalid, that ruling shall not affect the application of the regulations to any other property or structure not included in that ruling, or projects with different circumstances.

Section 17.04.020. Interpretation

- A. **Rules of Construction.** The following rules shall guide the application and interpretation of these regulations, unless the context clearly indicates otherwise:
1. All words shall have the customary dictionary meaning, unless specifically defined in these regulations.
 2. The present tense includes the past and future tenses, and the future tense includes the present tense.
 3. The singular includes the plural and the plural includes the singular.
 4. Lists of examples prefaced by “including the following,” “such as,” or other similar clauses shall not be construed as exclusive or exhaustive and shall not preclude an interpretation of these lists including other similar and non-mentioned examples.
 5. “Shall” or “must” is mandatory; “should” or “may” is permissive, but recommended as a way to best meet the standard or achieve the intent of the standard.
 6. A reference to a specific city official shall refer to that official or his or her designee, and may also include any other designee of the City Administrator.
 7. Any reference to other official local, state or federal government rules or regulations shall include the current versions of those rules or regulations, provided they remain binding or are consistent with the purposes, intent, and objectives included in these regulations.
 8. References to a person shall include individuals, partnerships, agencies, corporations or other legal entities.
 9. These regulations are not intended to abrogate any easement, covenant or other private agreement.
- B. **Conflicts.** In case of a conflict between these regulations and any other adopted regulation of the City or applicable regulation of another jurisdiction, the more restrictive or higher standard shall apply. In making a determination of which is the more restrictive or higher standard, the official may consider which is more specific; which is more consistent with the Master Plan; which is more consistent with the purposes, intent and objectives of these regulations; and which best promotes the public health, safety and welfare.

- C. **Computations of Time.** The following rules apply to any computation of time, unless a specific section of these regulations indicates otherwise:
1. The day of the act that commences a time period shall not be counted.
 2. The last day of the time period shall be included, unless it is a Saturday, Sunday or legal City holiday, in which case the next business day shall end the time period.
 3. Whenever any time period is expressed for a formal submittal to the City, the time period shall end at 4:00 P.M. on the last day of that time period.
 4. Any time period expressed in years shall include a full calendar year from the act that commences the time period.
- D. **Interpretation of Zoning Map.** Where uncertainty exists with respect to any boundary on the zoning district map, the following rules shall apply:
1. Where boundaries are indicated to approximately follow streets or other rights of way or water bodies, the centerlines or extension of these centerlines shall be the boundaries.
 2. Where the district boundaries are indicated as approximately following property lines, the platted or other official legal line of that property shall be the boundaries, unless the property boundaries on the map have been substantially altered.
 3. Where the district boundaries split any platted lots, the lot shall be interpreted in the district designated to 75% or more of the lot. Where the designation splits the lot in portions between 26% and 74%, the regulations for either designation may apply to the entire lot at the owner's discretion.
 4. Where the district boundaries split any unplatted property, any future platting of property may generally follow the zoning boundary and then each resulting property may assume the zoning applicable to the majority of the resulting lot, or where any resulting lots have significant discrepancies with zoning boundaries, rezoning may be required.
- E. **Non-regulatory Provisions.** Intent statements, graphics and commentary such as captions to graphics or notes in tables, are an aid to interpretation of the standards. In the event of any a conflict or ambiguity between the intent statements, graphics or commentary and a specific standard, the specific standard shall control.
- F. **Resources, Guides and Industry Standards.** Resources, guides and industry standards that are recognized as reputable authority in the planning, development and urban design professions, may be used to supplement interpretation of this code. They shall be subject to the approval of the Director upon a determination that the content is consistent with the policies of the Master Plan and the purposes, intent, and design objectives of these regulations. Any resource, guide, or industry standard approved by the Director shall be listed in Appendix A and at least one copy shall be kept on file with the Community Development Department. Use of these guides shall only be to the extent that it is consistent with the purposes, intent and design objectives expressed in these regulations, and shall not be used to otherwise modify, contradict or in any way conflict with any specific standard in these regulations.

Section 17.04.030. Review Bodies

- A. **Staff.** The following city staff positions are responsible for administering specific aspects of this code.
1. *Community Development Director.* The Community Development Director (Director) is responsible for administration of the development code, and is the principal interpretation and enforcement official of these regulations. The Director may consult with any other department or relevant outside agencies in order to coordinate their plans, policies and programs that impact the Master Plan. The Director shall make all final interpretation decisions and any final administrative decisions referred to the Director under the procedures and standards of these regulations. References to "the Director" shall be

interpreted as the Community Development Director, unless the context of the reference clearly indicates the intent was the Public Works Director or some other director.

2. *Public Works Director.* The Public Works Director shall be responsible for regulating and reviewing the engineering design, construction, operation and maintenance of all public improvements specified under these regulations. The Public Works Director shall advise the Community Development Director on any technical specifications and engineering designs that impact implementation of the Master Plan, and may make any final administrative decisions referred to the Director of Public Works under the procedures and standards of these regulations.
- B. **Planning Commission.** The Planning Commission (Commission) is the body of the City, appointed subject to Chapter 2.40 of the City Code, responsible for all long-range and comprehensive planning, as well as review, recommendations and decisions on implementation of the Master Plan. In addition to other general planning authority by statute, local ordinance, or bylaws, the Planning Commission shall have the specific review responsibilities and final administrative or appeal decisions referred to the Planning Commission under the procedures and standards of these regulations.
 - C. **City Council.** The City Council (Council) is the elected body of the City, and together with the Mayor is the legislative body of the City responsible for all legislative decisions that affect implementation of the Master Plan. In addition to other general authority authorized by law, the City Council shall have the final decision authority and appeals authority referred to the City Council under the procedures and standards of these regulations.
 - D. **Board of Zoning Adjustment.** The Board of Zoning Adjustment (Board) is the body of the City, appointed subject to Chapter 2.44 of the City Code, responsible for granting relief from the provisions of these regulations as required by Chapter 89 RSMO. In addition to the specific authority by statute, local ordinance, or bylaws, the Board of Zoning Adjustments shall have the specific review responsibilities and final administrative or quasi-judicial decisions referred to the Board of Zoning Adjustments under the procedures and standards of these regulations.

Section 17.04.040. Administration and Enforcement

- A. **Permits.** It shall be unlawful to conduct any development or use of land and buildings until all applicable development review and approval processes have been followed, all applicable standards have been applied, and all applicable approvals, permits or other authorizations have been issued. The Director shall act upon all applications for permits or other authorizations.
- B. **Violations.** It shall be unlawful for any building, structure, site element or use of land to be constructed, altered, maintained, occupied or otherwise initiated in violation of these regulations. It shall be the duty of the Director, all officers and employees of the City, and of all members of the Police Department to assist the Director by documenting or reporting any clear violation, and to accept reports of violations from the general public.
- C. **Enforcement.** The City may investigate and initiate proper actions or proceedings to prevent or terminate any activity or condition that is in violation of these regulations, including revoke or withhold any permits, prevent the sale or lease of property, correct or abate the nuisance, withhold any public improvements, or penalize and initiate legal proceedings to prevent the continuance of unlawful actions or conditions. Upon presentation of proper credentials, the Director may enter at reasonable times any building, structure, or premises in the City to perform any duty imposed by these regulations, or otherwise inspect property for conformance with these standards. If the owner or occupant shall refuse to allow entry or inspection to the Director, the

Director may apply to a court of competent jurisdiction for a search warrant or take any legal action necessary for the purpose of securing entry.

- D. **Penalty.** Any person violating any of the provisions of this title shall be guilty of a misdemeanor, each day constituting a separate offense, and any owner or other person employed in connection with a violation shall be guilty of a separate offense. Each offense shall be punished by a fine of not less than \$10 dollars and not more than \$250 or by imprisonment for 10 days for each day of the violation, or both, in the discretion of the court. Notwithstanding the provisions of Section 82.300 RSMO, however, for the second and subsequent offenses involving the same violation at the same building or premises, the punishment shall be a fine of not less than \$100 or more than \$500 or by imprisonment for 10 days for each day of the violation, or both, in the discretion of the court. Any person served with an order to remove a violation and who fails to comply with the order within 10 days, shall also be subject to a civil penalty of \$250.

Section 17.04.050. Nonconformances

- A. **Intent.** The general policy of the City is to allow uses, structures, site conditions and lots that were created legally and in conformance with then-applicable requirements, but that do not conform to the current applicable requirements of these regulations to continue. However, it is also the policy of the City to bring these nonconformances into conformance with current regulations as is reasonably practical. The intent of this section is to balance the interests of property owners in past investments, discourage investment that expands, extends or reinforces nonconforming situations, and promote investment consistent with the Master Plan and these regulations.
- B. **Nonconforming Uses.** Uses that were legally initiated prior to the adoption or amendment of this title, but which could not be continued under the current regulations may continue to exist subject to the following:
1. The use may not be expanded beyond any specific area of the site or lot, but may be expanded within any existing building provided no structural changes are needed.
 2. Any new activity that triggers specific site design standards shall require full compliance of the site design standards in order for the nonconforming use to continue.
 3. A use that is discontinued for six months or more shall lose its nonconforming status, and all future use of the site or building shall comply with these regulations.
 4. Any change of use shall be to a conforming use.
 5. A non-conforming use may be changed to another non-conforming use by order of the Board of Adjustment finding that:
 - a. The new use is more consistent with the intent of the zoning district and the Master Plan.
 - b. The new use is more similar to other allowed uses in the zoning district in terms of scale, intensity, development standards, and impacts from operations.
 - c. The new use is generally not detrimental to the character of the neighborhood and use of adjacent property.
 - d. The new use can otherwise comply with all other standards affecting the site, building and use.
 - e. The new use shall still be considered non-conforming, and subject to all other provisions limiting non-conforming uses.
- C. **Nonconforming Site Conditions.** Any site condition associated with a use or structure (such as parking, landscape, open space or other non-building site characteristic) in existence prior to these regulations but which are not compliant with the standards of these regulations may continue to exist subject to the following:

1. Any change of use or expansion of use shall require compliance with the new standards, except as specified in C.5.
 2. Any site development activity on a portion of a site shall require compliance with the new standards on the portion of the site subject to the development activity.
 3. Where any investment is greater than 50% of the fair market value of the total site, or can reasonably be interpreted as impacting more than 50% of any one component of the site, the site or that component shall be brought into full compliance with these standards.
 4. When a site has been abandoned for twelve months or more, the site shall not be used, developed or improved until it is brought into full compliance with this title.
 5. To promote infill development or adaptive reuse of existing sites and buildings, the Director or Planning Commission, through the site plan applications, may account for nonconforming site conditions and allow uses or investments that bring portions of the site into compliance. The Director or Planning Commission shall consider the following factors:
 - a. Whether the compliance required by this section reasonable or practical when considering the level of investment;
 - b. The impact of partial compliance on the intent and design objectives of the standards not being fully met;
 - c. The potential impacts on the character of the neighborhood or abutting property resulting from continued non-compliance.; and
 - d. Alternative designs or partial compliance that meet the intent of the standards and which are reasonable considering the degree of changes or investments.
- D. **Nonconforming Lots.** Any lots platted legally prior to the adoption or amendment of this title, but which could not be platted under the current requirements of these regulations may continue to exist provided it complies with all other applicable standards.
- E. **Nonconforming Structures.** Structures that were legally constructed prior to the adoption or amendment of this title, but which could not be constructed under the current terms of these regulations, may continue to exist subject to the following:
 1. Rehabilitation or expansion of the structure that increases the degree of nonconformity is prohibited. Other rehabilitation or expansions may occur provided that they comply with all other requirements of this code, are not detrimental to the purposes, intent and objectives of the standards, and do not negatively impact development in conformance with this title on adjacent property.
 2. If destroyed by fire, natural disaster, accident, or any other cause by less than 50% of its replacement costs, the structure may be restored to its original condition if the restoration is started within one year. If destroyed by 50% or more of the replacement costs, or if not restored within one year, then the right to maintain the nonconformance shall terminate. In determining replacement costs, only factors affecting the structure shall be considered at the date of the damage.
 3. If the structure is determined obsolete or substandard by virtue of any applicable code beyond this title, and the cost of improvement or restoration is 50% or more of the fair market value of the structure, then the right to maintain the nonconformance shall terminate.
- F. **Burden of Proof.** The burden shall be on the applicant to establish entitlement to continuation of nonconforming situations or completion of nonconforming projects, which shall be a question of fact decided by the Director. Any non-conformance not proven legally permitted under all prior existing laws and required permits shall be considered illegal. In addition, any non-conformance that is determined by the Director to be a threat to the public health and safety may be considered illegal regardless of its previous legal status.

- G. **Certificate.** An applicant establishing proof of a legal non-conforming status may request that the Director issue a Certificate of Nonconforming Status. The Director shall issue a certificate upon proof of legal non-conforming status, and the certificate shall be subject to all limitations of this section.
- H. **Conditional Use Permit.** All other continuation or expansion of existing non-conforming situations may only be permitted by the approval of a Conditional Use Permit, subject to the procedures and criteria in Section 17.08.030. In addition to the general Conditional Use Permit criteria, the intent and standards of this section 17.04.050 shall be considered.

Chapter 17.08 Applications & Procedures

17.08.010	Common For All Applications
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Table 08-1: Procedures Summary

	Eligible Applicants				Pre-application Meeting	Notice			Review Body				
	Owner	Staff	PC	CC		Post	Publish	Mail	Staff	PC	CC	BZA	Protest Permitted
Site Plan [1]	■								D/R	A/D	A		
Conditional Use Permit	■				☑	☑	☑	☑	R	R/PH	D		
Variance	■					☑	☑	☑	R			D/PH	
Appeal of Administrative Decision	■	■	■	■		☑	☑	☑				A/PH	
Zoning Map Amendment	■	■	■	■	☑	☑	☑	☑	R	R/PH	D		■
Text Amendment		■	■	■			☑		R	R/PH	D		
Master Planned Development - Regulating Plan	■		■	■	☑	☑	☑	☑	R	R/PH	D		■
Master Planned Development - Final Development Plan	■								D	A			

☑ = Required
 ■ = Authorized
 PC = Planning Commission
 CC = City Council
 BZA = Board of Zoning Adjustment

R = Review and recommending authority
 D = Decision making authority
 PH = Public hearing required (distinguished from a public meeting generally open to the public)
 A = Appeal of Decision

[1] See section 17.08.020.C for which site plans are staff approval and which site plans require Planning Commission approval.

Section 17.08.010 Common For All Applications

A. Applications and Fees.

1. *Forms.* Applications required under this code shall be submitted to the Community Development Department on forms supplied by the Department. The Director is authorized to establish application forms and submittal requirements that ensure applications can be evaluated for conformance with this code. The Director may waive, at the time of application, the requirement for any information on standard forms that the Director determines not relevant to a specific application and the review criteria.
2. *Fees.* Applications shall be accompanied by a non-refundable fee established by the City Council. Any application that does not include the required fee shall be returned to the applicant as incomplete. Fees shall not be required with applications initiated by the Staff, Planning Commission, or City Council
3. *Eligible Applicants.* Table 08-1 indicates applicants eligible for each particular application under this code, which include the following:
 - a. *Owner.* The record owner of property impacted by the application, or that owner's authorized agent. In the case of an application requiring a public hearing, and for the purposes of the right to appeal or protest, all those required to receive mailed notice by these regulations shall be considered owners impacted by the application.
 - b. *Planning Commission.* The Planning Commission, acting on its own initiative according to its bylaws and rules of procedure.
 - c. *City Council.* The City Council acting on its own initiative according to its bylaws and rules of procedure.

B. Application Processing Cycles. The Director shall establish a more specific processing cycle for each type of application, which includes:

1. Dates of regular meetings of review bodies and decision makers that comply with all legal requirements for notice and public meeting deadlines;
2. Deadlines for receipt of a complete application for consideration at a particular meeting;
3. The scheduling of staff reviews, agency reviews, and staff reports on complete applications; and
4. The steps and benchmarks in the application process (including required notice, public meetings or hearings, review by other bodies, and effects of decisions through the process).

C. Pre-application Meeting. Pre-application meetings may be requested by the applicant or Director for any application, and shall be required as indicated in Table 08-1. The purpose of the pre-application meeting is to discuss the general nature of the proposal, including:

1. Timelines, procedures, and submittal requirements for the application.
2. Information required and criteria for decisions on the application.
3. Notification requirements, or whether any special community outreach may be important.
4. Planning and infrastructure impacts, including the need for any additional technical studies or outside agency coordination and review.
5. The relationship to the Master Plan, and whether any specific plans, policies or other design, development or economic development initiatives impact the application.
6. Zoning requirements for the property in question, and relationship to adjacent property considering existing uses and potential uses or future development under current standards.

7. Opportunities to improve any preliminary design concepts within the context and better coordinate the project with other public or private investments in the area.

A required pre-application meeting may be waived at the Director's discretion for any application that is routine in nature and where the above topics can be addressed by general correspondence.

D. **Staff Review.** Upon receipt of an application, the Director shall take the following steps:

1. *Notification of Incomplete Application.* If the Director determines that an application is incomplete, the Director shall notify the applicant of the specific ways in which the application is deficient within 10 days of submittal, and no further processing of the application shall occur until the deficiencies are corrected. If the application is not completed within 30 days of the notice, the incomplete application may be considered withdrawn. Any modifications by the applicant after a determination of a complete application, without direction from the Director, Planning Commission or City Council, may void the determination and trigger a new 10-day period.

2. *Scheduling.* The Director shall schedule complete applications for further review according to these regulations.
 - a. Applications that require a public hearing shall be scheduled for initial formal review within 60 days of a determination of a complete application.
 - b. Applications that do not require a hearing but an official public meeting shall be scheduled for initial formal review within 30 days of a determination of a complete application.

In the event that the next regular meeting of the review body is beyond these time periods, or the required notice cannot be given within these time periods, the application shall be scheduled for the closest available meeting.

3. *Staff Report.* The Director shall prepare a staff report for any application requiring review or decisions by other review bodies. The report shall evaluate the application according to applicable policies, plans and regulations. The Director shall provide a copy of the report to the review body and to the applicant at least 2 days before the scheduled meeting.

E. **Notice.** Notice shall be provided for each application as indicated in Table 08-1. Required notice shall be based on the following:

1. *Published.* Where published notice is required, at least 15 days but not more than 30 days prior to the public review, notice shall be published in a newspaper in general circulation in the City, stating the time and place of the meeting, and the general location and nature of the application. Where otherwise permitted by law, the Director may determine that another other source of general public information in the City, whether in print or electronically, is more practical and effective than newspaper publications.

2. *Posted.* Where posted notice is required, the Director shall post notice on the subject property indicating a pending action. The notice shall be placed in public view at least 15 days before the scheduled review. The sign is property of the City and removal, concealment or damaging the sign is a public offence. The applicant must make a reasonable good faith effort to maintain posted notice throughout the proceedings. The placement of signs is for the convenience and information to the public and the absence of signs for any specified period shall not invalidate any subsequent action.

3. *Mailed.* Where mailed notice is required, the City shall send notice to owners of record within 185 feet, excluding existing rights-of-way, of the boundaries of the property. The Director shall mail notice of the time, place and nature of the hearing by regular mail at least 15 days prior to the public review. When mailed notices have been properly addressed and deposited in the mail, failure of a party to receive such notice shall not invalidate any subsequent action.
 4. *Generally.* Minor technical deviations in the language of published, posted, or mailed notice shall not invalidate any proceedings or decision when actual notice has been given, or where constructive notice or the intent of this section is fulfilled. Where there is a question on the adequacy of notice, the Planning Commission shall make a finding on whether there was substantial compliance with these regulations.
- F. **Public Hearings.** Where a public hearing is required by Table 08-1, the following procedures apply:
1. The hearing shall be conducted and a record of the proceedings shall be preserved, as the review body may prescribe by rule.
 2. Any interested person or party may appear and be heard in person, by agent, or by attorney.
 3. The review body may request a report on the application from any government official or agency, or any other person, firm or corporation with information pertinent to the application. A copy of any requested report shall be made available to the applicant and interested parties, and shall be available for review from the Community Development Department.
 4. A public hearing for which proper notice was given may be continued to a later date without again complying with the notice requirements of this Chapter, provided that the continuance is set for a specific date, time and location announced at the original public hearing.
- G. **Action by Review Bodies.** Review bodies shall take the actions indicated in Table 08-1. A review body may take any action on the application consistent with notice given or criteria in this Chapter, regardless of the presence of the applicant, including the following (or may recommend the following when the review body is a recommending body):
1. Approve the application.
 2. Approve the application with conditions or modifications that better meet the criteria or protect adjacent property from potential impacts.
 3. Deny the application.
 4. Continue the application to allow further analysis. The application shall not be continued for more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.
- H. **Appeals.** Where a review body is designated as the appellate body in Table 08-1, the following appeal procedures apply:
1. Appeals shall be filed with the Director within 15 days of a final decision.
 2. The following persons and entities shall have standing to appeal the action of the review body: the applicant; the Director, on behalf of any public official, department or agency; any owner of land that is the subject of the action or proposed action; and any person given the right of appeal by law.
 3. The designated appellate body shall consider the application as a new matter, and within 60 days of the date the appeal was filed may take any action authorized by the decision-making review body. The procedure and required notice shall be the same as required of the original application.

- I. **Technical Studies.** The Director, on behalf of any public official, department, or agency, the Planning Commission or the City Council may require applicants for development or permit approval to submit technical studies as may be necessary to evaluate the application. Technical review by outside entities with expertise or jurisdiction over some aspects of the application may be required in place of, in addition to, or in association with any studies. Examples of technical studies that may be required include traffic studies, engineering studies, geologic or hydrologic studies, environmental impact assessments, noise studies, market studies or economic impacts. The persons or firms preparing the studies shall be subject to the approval of the Director. The costs of all studies shall be borne by the applicant. Any application that is determined to require technical studies or review from entities outside of the City may require special schedules based on the reasonable time frames to conduct those studies or additional reviews.
- J. **Successive Applications.** In the event that the review body takes final action to deny an application, the same or a similar application shall not be refiled for 1 year from the decision. The Director may permit a refiling of the application no sooner than 90 days after the decision if:
 1. Significant physical, economic or land use changes have taken place within the immediate vicinity;
 2. A text amendment of these standards has been adopted that materially affects the application; or
 3. The application is substantially different when considering the criteria for approval or the reason for the original denial.

Section 17.08.020 Site Plan

- A. **Applicability.** The site plan process ensures that development projects meet the development and design standards of this code, and all other standards as they relate to a specific property and context. In addition to the general requirements in Table 08-1 and Section 17.08.010, the following requirements are specific to site plan applications. The site plan process does not apply to detached houses or duplexes, but applies to all other buildings and sites subject to the following:
 1. All new buildings.
 2. Exterior additions that expand the footprint of a building, change the massing, or significantly alter architectural features or character of buildings. This excludes ordinary maintenance, but may include things such as re-facing or changing exterior materials, altering the composition of the façade by changing patterns of windows and doors, or changing architectural details and ornamentation.
 3. Any site alterations that expand impervious surfaces, alter site access and circulation, construct accessory structures regulated by this code, or result in other significant changes in the relationship of the site to the public streetscape.
 4. Any exterior alterations of a building or site associated with a new use.
 5. Any uses, activities or development associated with other permits or approvals may require site plans to accompany review of the application.
- B. **Site Plan Review Committee.** The Director may convene a Site Plan Review Committee, and include any staff or department the Director determines necessary for the review. The committee shall conduct the staff review of the application, and may ask other staff members, consultants, or outside professionals to assist the committee in its review and determination.
- C. **Planning Commission Review.** The following site plans shall require review and approval by the Planning Commission:
 1. Non-residential uses and buildings that are permitted in residential districts.

2. Site Plans in the C-2 zoning district, or otherwise in the Downtown and Gateway Commercial character areas of the Master Plan, that involve a new principle building or that the Director determines is a substantial modification to the existing building form or site design.
 3. Site plans associated with other applications required to go to the Planning Commission.
 4. The Director may determine that any other application meeting the eligibility criteria for staff site plan review presents significant changes or potential impacts on the area, or presents interpretation questions, and therefore must be reviewed and approved by the Planning Commission.
- D. **Review Criteria.** A site plan shall be reviewed according to the following criteria:
1. In general, any site plan in compliance with all requirements of this title shall be approved.
 2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - a. The site is capable of accommodating the building(s), proposed use, access and other site design elements required by this title and will not negatively impact the function and design of rights-of-way or adjacent property.
 - b. The design and arrangement of the building(s) and open spaces is consistent with good planning, landscape design and site engineering principles and practices, considering the existing natural conditions of the site, and generally avoids unnecessary grading or removal of existing natural features and vegetation.
 - c. The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, and public streetscapes.
 - e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.
 3. The application does not present any apparent conflicts with other applicable codes and standards needed to build the project as proposed.
 4. The Director may approve minor revisions to a previously approved site plan, or site plan approved in association with another development application where they are necessary due to technical considerations discovered after the decision, were not reasonably anticipated prior to the application, or result from further refinement of previously approved concepts; provided these changes will not result in designs or other impacts materially different from what was proposed.
- E. **Effect of Decision.** Approval of a site plan shall authorize the applicant to apply for a building permit, and other applicable permits. An approved site plan shall expire and be of no further effect if an application for a permit is not filed and acted upon within one year of the approval. Any lapse of work on an approved site plan for more than 180 days may be cause for the Director to revoke the site plan approval. The Director may grant an extension for up to one additional year. Any extension beyond more than one year may only be granted by the Planning Commission or City Council.
- F. **Appeal.** A site plan decision may be appealed to the Planning Commission, which shall evaluate the application according to the same standards and criteria in this section. For site plans required to be approved by the Planning Commission, appeals may be made to the City Council.

Section 17.08.030 Conditional Use Permit

- A. **Applicability.** A conditional use permit provides flexibility for different uses within a zoning district based on a case-specific review of the context, location, configuration, design or other operational conditions of the proposed use. These additional uses may not be generally compatible for the district, but due to the characteristics of the proposal or due to the specific conditions in the area where the use is proposed, they may be appropriate. In addition to the general requirements in Table 08-1 and Section 17.08.010, the following requirements are specific to conditional use applications.
- B. **Review Criteria.** A conditional use permit shall be reviewed according to the following criteria:
1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
 2. Any proposed construction activity is accompanied by a site plan that meets all of the criteria for a site plan approval.
 3. Whether any design elements not included in the standards or site plan conditions are necessary to mitigate potential impacts of the use on the public streetscape or adjacent property, such as traffic, noise, odors, visual nuisances or other similar adverse effects.
 4. Whether any additional site-specific conditions are necessary to meet the purposes of this title and the intent or design objectives of any applicable subsections of this title.
 5. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
 6. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
 7. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
 8. The application will not hinder development and use of the neighboring property in accordance with the applicable development regulations.
 10. The long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
 11. The recommendations of professional staff or other technical reviews associated with the application.
- C. **Effect of Decision.** Approval of a conditional use permit by the City Council shall authorize the applicant to apply for a building permit, and other applicable permits. Any development work associated with the approval shall be authorized in the same manner as an approved site plan. Any conditional use not otherwise established within 180 days is cause for revocation of the permit. Any use discontinued for more than 1 year, or the expiration of a time limit on the permit, shall terminate the permit and the use may not be conducted without a new conditional use permit. The Director may grant a 1-year extension to this time period in order to process a new permit.
- D. **Revocation.** A permit may be revoked by the City Council for any violation of the conditions or other applicable regulations, after a public hearing requiring notice in the same manner as the original permit. The City Council may refer the matter to the Planning Commission for a report and recommendation prior to the hearing. The Director may summarily revoke any conditional use permit prior to the hearing where the violation of the regulations or conditions pose an immediate danger or threat to the health, safety, or welfare or property values of the public or adjacent owners.

Section 17.08.040 Variance

- A. **Applicability.** Variances are a process to provide relief from a strict interpretation of the standards of this code, which when applied to a particular property and in a specific context would create an unnecessary hardship or practical difficulties on all reasonable use of the property. In addition to the general requirements in Table 08-1 and Section 17.08.010, the following requirements are specific to variance applications.
- B. **Review Criteria.** A variance shall be reviewed and approved only on the finding that all of the following conditions are met:
1. The particular physical surroundings, shape or topographical conditions of the property create practical difficulties or unnecessary hardship upon the owner, as distinguished from a mere inconvenience, such that the property cannot yield a reasonable return or use under strict application of the ordinance;
 2. The condition is due to unique circumstances not applicable generally to other property within the same neighborhood or zoning classification, and has not been created by any person having an interest in the property.
 3. The granting of the variance will not adversely affect the rights of adjacent property owners, tenants, or residents;
 4. The granting of the variance will not be detrimental to the public health, safety, or welfare; and
 5. The granting of the variance will not alter the essential character of area, and will not be opposed to the general intent and spirit of the ordinance from which the variance is sought.
- C. **Effect of Decision.** Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. The concurring vote of at least four members of the Board of Zoning Adjustments is necessary to approve a variance. Any development work associated with the approval of a variance shall be authorized in the same manner as an approved site plan. Failure to act on an approved site plan associated with the variance within 1 year shall cause the variance to expire.
- D. **Appeals.** Any person, official or governmental agency dissatisfied with any order or determination of the Board may bring an action in the circuit court within 30 days of the final decision.

Section 17.08.050 Appeal of Administrative Decision

- A. **Applicability.** The appeal of administrative decisions is a process to determine if there was an error in any final decision in the interpretation, administration or enforcement of this title by an administrative official of the City. Appeals of administrative decisions may be filed by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the officer administering these regulations. Appeals of administrative decisions shall be filed within 30 days of the date of the decision being appealed.
- B. **Effect of Filing.** The filing of a complete application for appeal stays all proceedings in furtherance of the action appealed, unless the official whose decision is being appealed certifies facts to the Board of Zoning Adjustment demonstrating that a stay would cause immediate peril to, or poses irreparable harm to life or property. In such case a restraining order may be granted

by the Board of or by a court of record, to reinstate the action of the administrated official until the Board can rule on the appeal.

- C. **Notice.** Notice of the appeal shall be served upon the person whose decision is being appealed by providing a copy of the appeal. The administrative official whose decision is being appealed shall transmit to the Board of Zoning Adjustment all papers constituting the record upon which the action appealed is taken within 30 days of receipt of such filing of the appeal.
- D. **Action and Review Criteria.** The Board of Zoning Adjustment shall grant the administrative official's decision a presumption of correctness, placing the burden of persuasion on the appellant. An appeal shall be sustained only upon written findings that the official committed a clear error. In exercising the appeal power, the Board shall have all the powers of the official from whom the appeal is taken, and the Board may reverse or affirm wholly or partly or may modify the decision being appealed. The Board shall take action on an appeal within a reasonable period of time after application submittal, but in no case more than 60 days after receipt of a complete application.
- E. **Effect of Decision.** The decision by the Board of Zoning Adjustment shall have the same effect as a decision made by the administrative official. The concurring vote of at least four members of the Board is necessary to approve an appeal and override an administrative official's decision or interpretation. Any person, including any City Official or City Council, aggrieved by a decision of the Board may bring an action in the district court within 30 days of the final decision of the Board.

Section 17.08.060 Zoning Map Amendment

- A. **Applicability.** The zoning map amendment process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to account for changed conditions in the general area, a change in public policies with respect to future development, or otherwise implement the Master Plan. In addition to the general requirements in Table 17-08-1 and Section 17.08.010, the following requirements are specific to zoning map amendment applications.
- B. **Review Criteria.** A zoning map amendment shall be reviewed according to the following criteria:
 1. The application is in conformance with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
 2. The suitability of the property for the uses and development standards which it is restricted under the existing classification, and the length of time it has been vacant or underutilized as zoned.
 3. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
 4. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts.
 5. The effect of approval on the condition, use or value of property in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
 6. Compliance of any proposed development with the standards of this title, and with the intent or design objectives associated with any specific standards.
 7. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved, including transportation, sanitary and storm sewers, water, public safety, schools, parks and recreation, or solid waste.
 8. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

9. The recommendations of professional staff or other technical reviews associated with the application.
- C. **Protest by Petition.** If a written protest against a proposed zoning change is filed in the office of the City Clerk at least 5 days prior to the City Council review, signed by the owners of record of thirty percent or more of any real property proposed to be rezoned, or by the owners of record of thirty percent or more of the total area required to be notified by this title of the proposed rezoning of a specific property, excluding streets and public ways, the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the legislative body.
- D. **City Council Review.** When the Planning Commission submits a recommendation of approval or disapproval of a Zoning Map Amendment, the City Council may:
1. Adopt such recommendation by ordinance;
 2. Return such recommendation to the Planning Commission with a statement specifying the basis for the City Council's failure to approve or disapprove; or
 3. Reject or modify the Planning Commission's recommendation, specifically citing the reasons for such decision and based on the same criteria in Section 17.08.060.B.
- E. **Effect of Decision.** Amendments to the official Zoning Map (rezoning) shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following such action. Any development work associated with the approval of a zoning map amendment shall be authorized in the same manner as an approved site plan.

Section 17.08.070 Text Amendments

- A. **Applicability.** Text amendments change the terms or requirements of this title to address planning of development policy issues, and generally improve the procedures, standards and criteria for development implementing the Master Plan. In addition to the general requirements in Table 08-1 and Section 17.08.010, the following requirements are specific to text amendment applications.
- B. **Review Criteria.** A text amendment shall be reviewed according to the following criteria:
1. The application is consistent with the authority granted to the City in Chapter 89 RSMO.
 2. The application furthers the general purposes of this title.
 3. The application is in conformance with the Master Plan, or to the extent, it is not it addresses changed circumstances or issues not considered in that plan in a manner that is consistent with the authority granted in Chapter 89 RSMO and the general purposes of this title.
- C. **Effect of Decision.** If the City Council approves an application for a text amendment, it shall adopt an ordinance to that effect and the ordinance shall become effective on the date specified in the ordinance.

Section 17.08.080 Master Planned Development

- A. **Applicability.** The master planned development process is intended for development concepts that require a higher degree of specific planning based on the scale and complexity of the project, the relationship of the project to the context, and the ability to meet the purpose, intent and objectives of this title with more flexible application of the standards. A planned development

application is a type of zoning map amendment based on a specific and integrated development plan, and must follow the procedures and meet the requirements of the rezoning process.

A development plan should include a minimum of five acres; at the Director's discretion it may include less if the plan still affects planning and design concepts beyond a specific project or parcel, based on the context. It should not be used for project- or site-specific deviations through this code, which should be addressed through the site plan review process or other applications.

In addition to the general requirements in Table 08-1 and Section 17.08.010, the following requirements are specific to master planned development applications.

B. Development Plan. A development plan is a specific plan for coordinated development of an area. The purpose of a development plan is to allow preliminary review of a proposed planned development before substantial technical work has been undertaken, but to also grant flexibility and establish expectations for development resulting from a greater emphasis on planning and urban design assurances reflected in the plan. A development plan shall generally include:

1. *Illustrative Plan.* A plan identifying full future development of the area, including relationship of general land use categories, the arrangement and character of streets and open spaces, and the anticipated scale, intensity and character of development through maps and illustrations of development concepts.
2. *Existing Conditions.* Analysis identifying the general layout of any existing structures, streets or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features.
3. *Public Input Summary.* A summary of the type, extent and outcomes from any public engagement or neighborhood meetings regarding the plan and future development.
4. *Public Realm Plan.* A plan outlining the location, design characteristics, and specific dimensions and functions of all proposed streets, storm water management systems, and open and civic spaces – whether public, common or private – that will create the public realm for the plan. This plan may also serve as a preliminary plat, to the extent it addresses requirements in Title 16.
5. *Regulating Plan.* A plan identifying the development standards for different blocks and lots, and where transitions of these standards will occur within the area. This plan identifies that base zoning districts, and then any project-, block-, or site-specific standards that differ from requirements of the base district and this code, based on the development plan. The Regulating Plan typically indicates the specific land uses and their density/intensity, block and lot patterns and transitions, building types and scale, design characteristics, and other building and site design elements that reflect the proposed scale and character of development. This plan shall also include the requirements for a zoning map amendment of Section 17.08.060.
6. *Phasing or Implementation.* A strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
7. *Detail Plans.* The development plan may include detail plans and specifications such as renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards.

- C. **Review Criteria.** A master planned development shall be reviewed according to the following criteria:
1. The plan better implements the Master Plan beyond what could have been accomplished through strict application of otherwise applicable base zoning district standards.
 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular that of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.
 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s).
 4. The benefits from any flexibility in the standards proposed in the plan better meet or exceed the design objectives of the specific standards proposed to be modified.
 5. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Master Plan to the area.
 6. The plan meets all of the review criteria for a zoning map amendment.
- D. **Specific Procedure.** The following specific procedures supplement the general procedures in Table 08-1 and Section 17.08.010 applicable to planned developments.
1. The planned development process involves at least two steps – the development plan, and a final development plan or site plan for specific components of the development plan. However, based on the complexity of projects and degree of advanced planning and urban design necessary for a project, the elements of a development plan in subsection B. may be broken into two or more steps to review concepts and preliminary designs prior to approval of the full development plan.
 2. In most cases land will need to be subdivided in order to carry out a development plan. The subdivision process is a separate process, but may run concurrently with the planned development process.
- E. **Effect of Decision.** Approval of a development plan shall constitute acceptance of the overall planning concepts and development parameters, and may constitute additional rights as specified below.
1. **Illustrative Plan.** Approval of the illustrative plan, existing conditions and public input summary without any other plans only approves the project concepts, and reserves judgment and discretion regarding criteria applied to other required Planned Development approvals.
 2. **Regulating Plan.** Approval of the regulating plan, in association with the other components of the development plan, shall have the same effect as a zoning map amendment specified in Section 17.08.060. Sites governed by an approved regulating plan shall be designated on the Official Zoning Map with the letters of the proposed base zoning district plus “P” (planned). (For example, where a portion of the development plan uses the R-4, R-1A and the C-1 base zoning districts, the zoning of each area of an approved regulating plan shall be R-4-P, R-1A-P, and C-1-P respectively.) Any “P” designation shall refer to the approved Master Development Plan to be kept on file with the Community Development Department.
 3. **Public Realm Plan.** Approval of a public realm plan in association with other components of a development plan, shall have the same effect as approval of a preliminary plat as specified in Title 16, provided it includes or is accompanied by information required for preliminary plats.

4. ***Final Development.*** Prior to applying for permits for final development, any project included as part of a master development plan shall first require approval of a final plat and a site plan as provided in these regulations. In addition to all other information and criteria required for those applications, submittals under an approved development plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the development plan have been met.

Chapter 17.12 Zoning District & Use Standards

- Section 17.12.010 Zoning Districts & Intent
- Section 17.12.020 Allowed Uses (Use Table)
- Section 17.12.030 Accessory Uses
- Section 17.12.040 Use Specific Standards
- Section 17.12.050 Zoning District Performance Standards

Section 17.12.010. Zoning Districts & Intent

For the purpose of regulating and restricting the use and development of land and buildings, the following districts are established, with the intent given for relationship to the Master Plan.

Table 12-1: Zoning Districts & Intent

R-1A - Single-Family Residential. The R-1A district provides residential living in low-density suburban neighborhood settings, with access to supporting uses such as schools, churches, parks and other public facilities that reinforce residential neighborhoods. This district may also be used in limited applications to provide larger lots in, walkable neighborhoods, when integrated with zoning districts that provide other housing types and access to Downtown and other activity centers.

R-1B - Single-Family Residential - Compact. The R-1B district provides residential living in compact, walkable neighborhood settings, and supporting uses such as schools, churches, parks and other public facilities that reinforce residential neighborhoods. This district should be closely integrated with zoning districts that provide other housing types and access to Downtown and other activity centers.

R-2 - Two-Family Residential. The R-2 district provides residential living that mixes multi-unit building formats into low-density suburban or walkable neighborhood settings, allowing a mix of housing options at strategic locations and create transitions to complimentary and supporting uses.

R-3 - Cluster or Garden Apartment. The R-3 district provides residential living in a moderate-density pattern in suburban contexts, allowing transitions between neighborhoods and more intense uses, where a high level of accessibility, public amenity and support services are immediately available.

R-4 - Mixed-Density Neighborhood. The R-4 district provides residential living with a wide range of housing types in a compact, walkable neighborhood setting, adjacent to Downtown or other activity centers and walkable destinations. In specific contexts and limited applications, mixed-use buildings may be integrated into the neighborhood. A well-designed public realm provides a focal point to integrate a variety of building types and create a consistent neighborhood character. This district can also be used in a limited manner to integrate small-scale, multi-unit residential projects into a mixed-use environment.

R-5 - Multi-Family Residential. The R-5 district provides residential living in a high-density pattern at strategic locations where a concentration of housing near public amenities and other support facilities and services improves transitions to more intense uses or provides broader public benefits. This district can also be used in a limited manner to integrate higher-density residential projects into a mixed-use environment.

CIO - Campus - Institutional / Office. The CIO district provides service and employment uses in a campus format, where larger institutional and office complexes are arranged around internal streets and open spaces, along with other smaller scale and supporting uses and businesses.

Table 12-1: Zoning Districts & Intent

C-1 – Neighborhood Business. The C-1 district provides small-scale retail, service, civic and employment uses adjacent to supporting suburban or walkable neighborhoods. This district should be used to create destinations in close proximity to residential neighborhoods, and should be well integrated with the supporting neighborhoods character and pattern, whether suburban or walkable.

C-2 – Downtown Business. The C-2 district provides a broad range of retail, entertainment and civic uses, and supporting accessory office, service, and residential uses, in a compact and walkable format. This district preserves the “main street” scale and small town character of North Kansas City. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses.

C-3 – General Business. The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.

M-1 – Limited Industrial. The M-1 district provides primarily manufacturing and distribution uses at a scale, intensity and format that is unlikely to have significant impact on adjacent uses. Service, employment and retail uses that are compatible with these industrial uses may be integrated into the district.

M-2 – General Industrial. The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

G-1 – Gaming. The G-1 district provides for large-scale regional destination entertainment and commercial uses.

Section 17.12.020. Allowed Uses (Use Table)

- A. **Permitted Uses.** Table 12-2 indicates permitted uses (P) subject to general district and building type standards, planned uses (MP) allowed only by master plan through a planned district process in Section 17.08.080, and conditional uses (C) subject to the discretionary review process in Section 17.08.030. Use categories and specific types of uses are described in Section 17.36.010. Some uses, or specific types of uses may be subject to use-specific standards in Section 17.12.040.

Table 12-2: Use Table

P = Permitted Use
C = Use allowed through conditional review
L = Limited based on building type or use standards
A = Accessory / Administrative
MP = Allowed as planned district through master plan
blank = use not allowed

	R-1A	R-1B	R-2	R-3	R-4	R-5	CIO	C-1	C-2	C-3	M-1	M-2	G-1
Residential Uses													
<i>Detached house</i>	P	P	P	P	P	P	P	P					
<i>Duplex</i>			P	P	P	P	P	P					
<i>Multi-unit House</i>					P	P	P	P					
<i>Row House (3 - 8 units; 2- to 3-story)</i>				P	P	P	P	P					
<i>Small Apartment (3 - 12 units; 2- to 3-story)</i>					P	P	P	P					
<i>Medium Apartment (13 - 40 units; 3- to 5-story)</i>					L	P							
<i>Large Apartment (41+ units; 6+ story)</i>					L	L							
<i>Apartment (garden apartment / complex)</i>				P									
<i>Mixed-use</i>					L	L	P	P	P	P			
<i>Live / Work</i>					L		P	P	P				
<i>Small Format or Manufactured Home Community [See Section 17.32.010]</i>				MP	MP	MP							
Civic / Institutional Uses													
<i>Assembly – Limited (under 150 occupants)</i>	P	P	P	P	P	P	P	P	P	P	P		P
<i>Assembly – Small (151 - 650 occupants)</i>	C	C	C	C	C	C	P	P	P	P	P		P
<i>Assembly – Large (651 - 1,200 occupants)</i>							P	C	P	P	P		P
<i>Assembly – Event Venue (1,201+ occupants)</i>							P		MP	MP	MP		P
<i>School – Small (less than 2 acres)</i>	P	P	P	P	P	P	P	P	P	P	P		
<i>School – Neighborhood (2 - 5 acres)</i>	P	P	P	P	P	P				P	P		
<i>School – Large (5 - 10 acres)</i>	MP	MP	MP	MP	MP	MP				P	P		
<i>School – Campus (10+ acres)</i>							MP	MP		MP	MP		
<i>Public Library/Museum</i>	P	P	P	P	P	P	P	P	P	P	P	P	
<i>Cemeteries, Mausoleums or Crematories</i>							C	C	C	C	C	C	
<i>Hospital</i>							P			P	P		

Table 12-2: Use Table

	R-1A	R-1B	R-2	R-3	R-4	R-5	CIO	C-1	C-2	C-3	M-1	M-2	G-1
P = Permitted Use C = Use allowed through conditional review L = Limited based on building type or use standards A = Accessory / Administrative MP = Allowed as planned district through master plan blank = use not allowed													
<i>Community and Public Service (post office, fire, police, rec center, open space)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Buildings for Public Utility Services or Public Service Corporations</i>	C	C	C	C	C	C	C	C	C	C	C	C	C
Retail													
<i>Retail – Limited (under 1.5K s.f.)</i>					C	C	P	P	P	P	P	P	
<i>Retail – Small (1.5K - 3K s.f.)</i>							P	P	P	P	P	P	
<i>Retail – General (3K - 8K s.f.)</i>								P	P	P	P		
<i>Retail – Moderate (8K - 50K s.f.)</i>									P	P			
<i>Retail – Large (50K - 100K s.f.)</i>										P			
<i>Retail – Warehouse (over 100K s.f.)</i>										P			
<i>Retail – Outdoor Sales, Limited</i>										P	P	P	
<i>Retail – Outdoor Sales, General</i>										P	P	P	
<i>Retail – Medical Marijuana Dispensary</i>										P	P	P	
<i>Restaurant – Limited</i>					C	C	P	P	P	P	P	P	P
<i>Restaurant – Small</i>							P	P	P	P	P		
<i>Restaurant – General</i>									P	P	P		
<i>Grocery – Convenience/ Market (under 8K s.f.)</i>								P	P	P			
<i>Grocery – Small Store (8K - 40K s.f.)</i>								P	P	P			
<i>Grocery – Large Store (over 40K s.f.)</i>										P			
<i>Gas Station – Limited (4 pumps or less)</i>								P	C	P	P	P	
<i>Gas Station – Small (5 - 12 pumps)</i>								C		P	P	P	
<i>Gas Station – General (13 - 20 pumps)</i>										P	P	P	
<i>Gas Station – Large (21 or more pumps)</i>										C	P	P	
Office / Service Uses													

Table 12-2: Use Table

	R-1A	R-1B	R-2	R-3	R-4	R-5	CIO	C-1	C-2	C-3	M-1	M-2	G-1
P = Permitted Use C = Use allowed through conditional review L = Limited based on building type or use standards A = Accessory / Administrative MP = Allowed as planned district through master plan blank = use not allowed													
Office – Home Occupation	P	P	P	P	P		P	P	P				
Office – Limited							P	P	P	P	P	P	P
Office – General							P		P	P	P		P
Office – Campus							P			MP	MP		
Service – Limited							P	P	P	P	P	P	P
Service – General							P		P	P	P	P	P
Service – Pawn Shops and Short-term Lending										C	C	C	
Animal Care or Clinic – Limited								P	P	P	P	P	
Animal Care or Clinic – General										P	P	P	
Day Care (accessory or in-home)	A/C	A/C	A/C	A/C	A/C	A/C	A	A	A	A	A	A	A
Day Care Center (non-accessory)							P	P	P	P			
Lodging – Bed and Breakfast	C	C	C	C	C	C	P	P	P	P			
Lodging – Inn							P	P	P	P	P		P
Lodging – Hotel / Motel									C	P	P		P
Recreation – Indoor, Limited								P	P	P	P		P
Recreation – Indoor, General									P	P	P		P
Recreation – Outdoor, Limited										P	P		P
Recreation – Outdoor, General										C	C		C
Recreation – Gun Club or Skeet Shooting (indoor or outdoor)										C	C	C	C
Residential Care – Limited					P	P	P	P	P	P			
Residential Care – General					C	C	P	C	P	P			
Residential Care – Institutional Living							C			C	C		
Vehicle Service / Repair – Limited								P	P	P	P	P	
Vehicle Service / Repair – General								C	C	P	P	P	

Table 12-2: Use Table

P = Permitted Use
C = Use allowed through conditional review
L = Limited based on building type or use standards
A = Accessory / Administrative
MP = Allowed as planned district through master plan
blank = use not allowed

	R-1A	R-1B	R-2	R-3	R-4	R-5	CIO	C-1	C-2	C-3	M-1	M-2	G-1
<i>Vehicle Service / Repair – Heavy</i>										P	P	P	
<i>Vehicle – Parking (primary use)</i>							C		C	P	P	P	P
Industrial													
<i>Manufacturing – Limited/Artisan</i>							P	P	P	P	P	P	P
<i>Manufacturing – Light</i>							P		C	P	P	P	
<i>Manufacturing – General</i>											P	P	
<i>Manufacturing – Heavy</i>												P	
<i>Manufacturing – Medical Marijuana Cultivation, Testing, Product Manufacturing & Transportation</i>											P	P	
<i>Storage and Warehousing – Indoor, Limited</i>									P	P	P	P	
<i>Storage and Warehousing – Indoor, General</i>											P	P	
<i>Storage and Warehousing – Outdoor</i>											P	P	
<i>Storage and Warehousing – Outdoor, Junkyard</i>												P	
<i>Natural Resource Processing and Extraction</i>													C
<i>Waste Processing (recycling, sewage or garbage)</i>													C
Other Uses													
<i>Wireless Telecommunication Facilities [see Section 17.32.020]</i>	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
<i>Helicopter ports or similar private landing areas</i>							C			C	C	C	C
<i>Adult Uses (See Chapter 5.08)</i>											C	C	

17.12.030 Accessory Uses

In addition to the general use and development standards applicable to all districts, permitted uses include other accessory uses that are clearly incidental to and customarily associated with the allowed use. This section provides basic performance standards for all accessory uses, and some specific standards for particular accessory uses.

- A. **Accessory Uses, Generally.** All principal uses shall include accessory uses and structures that are clearly incidental to and customarily associated with the principal use. These uses and structures shall:
1. Be compatible with the general character of the area and comparable to uses of other property in the vicinity.
 2. Not be constructed, maintained or conducted in a way that produces noise, vibration, noxious odor or material, any visible light, glare or other visible impacts different from allowed principle uses and that are harmful, damaging or disturbing to the adjacent property.
 3. Be located on the same lot and subordinate to the principle use in terms of extent of area and scale of any accessory buildings, except that in a campus development pattern accessory uses may be on separate lots or parcels if they are under unified control, support the overall mission of the principle use, and are otherwise integrated into the campus design.
 3. Be conducted in a way that is consistent with the intent and objectives of all other design and development standards applicable to the property.

- B. Accessory Dwelling.** Accessory dwellings shall be accessory to a principal residential use on the lot and subject to the following additional standards:
1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
 2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
 3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
 4. One additional parking space shall be provided on site, although this provision may be waived by the Director if the context and circumstances of each dwelling unit prove the space unnecessary.
 5. The property owner shall occupy either the principal or accessory dwelling as their permanent residence.
 6. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building, and whether within the principle building or in a detached structure, shall ensure that the accessory dwelling is clearly subordinate to the principal dwelling through the location of parking, access, building entrances and other design features that accommodate the dwelling.
 7. A Certificate of Occupancy shall be issued by the City prior to use as a dwelling unit.

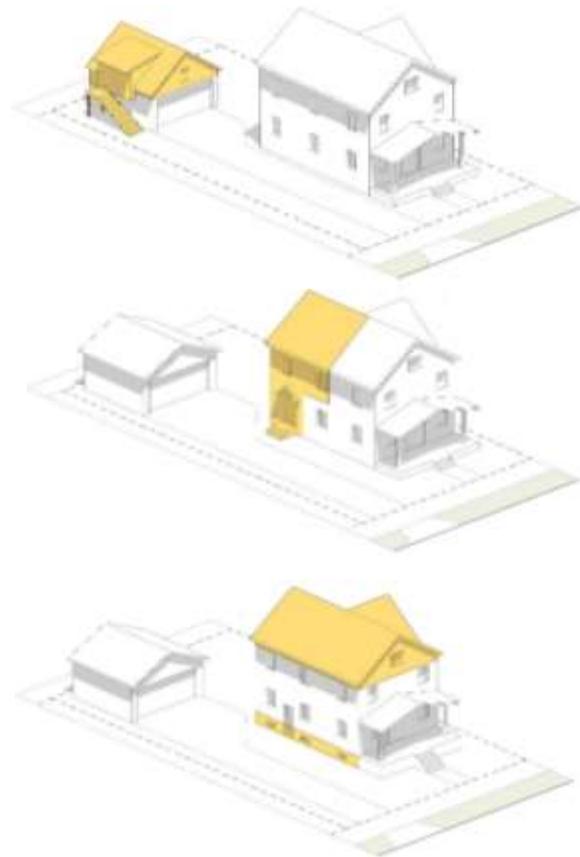


Figure 12-A: Accessory Dwelling Units, "ADUs"

There are three types of ADUs – Detached (carriage houses), attached ADUs (typical with separate access points), and interior ADUs (completely within and indistinct from the principal dwelling unit).

- C. Home Occupation.** Home occupations shall meet all of the following standards:
1. Only those who are permanent residents of the dwelling shall be employed by the business.
 2. All activity shall be conducted with an enclosed living area or the garage, and shall not involve any trailers, temporary structures or accessory buildings not clearly incidental and secondary to the principal dwelling.
 3. There shall be no outside storage of equipment or supplies associated with the business.
 4. There shall be no change in the residential appearance of the dwelling or premises, or any visible evidence of the conduct of a home occupation. On-site advertising of any nature is prohibited.
 5. Commercial vehicles associated with the business shall be limited to one vehicle not to exceed one ton, owned by a resident of the dwelling, which must be parked in a garage or a hard surfaced residential drive on site if available. Parking shall be handled in such a manner as to not impede or hinder traffic on any public right-of-way. Vehicles parked on

- public streets shall comply with all requirements of Section 10.48.040, "Parking not to obstruct traffic," and Section 10.48.190, "Oversize vehicles," of the city code.
6. No equipment, machinery or operation shall be used in such activities that is perceptible off the premises by reason of noise, smoke, odor, dust, radiation, electrical interference or vibration.
 7. Visitors, customers or deliveries shall not exceed that normally and reasonably occurring in a residential neighborhood, including not more than 2 commercial deliveries (other than mail or parcel services) of products or materials per week. Delivery vehicles shall be limited to those that are single-unit vehicles and have only 2 axles.
 - a. If the home occupation is the type in which customers or clients visit the premises, they shall be limited to eight business visitors a day per dwelling unit. Vehicular traffic associated with business visitors shall be limited to 2 vehicles at a time during allowable business hours stated below.
 - b. If the home occupation is the type in which classes are held or instruction is given, they shall be limited to 12 students or pupils a day and not more than 4 at the same time. Classes of 3 or more pupils must be scheduled at least 30 minutes apart to reduce traffic congestion.
 8. In no case shall a home occupation be open to customers, clients or students at a time earlier than 8 a.m. or later than 8 p.m. with the exception of care providers for children or adults.
 9. The building and site shall be inspected and approved according to all applicable building codes, licenses, or other standards prior to the operation of any home occupation.
 10. No highly flammable, combustible or explosive material shall be used or stored on the premises in conjunction with a home occupation. No activity shall be allowed that would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat or glare noticeable outside the structure.
 11. Accumulation of inventories for public sale on premises and/or sale of any merchandise or products on display within or outside the residence is prohibited, except that orders placed by private clients or at a sales party may be filled on premises.
- D. Day Care (Accessory or In-home).** Day care facilities accessory to residential dwellings, churches and schools shall be limited to (limits including the operator's own children):
1. 2 adults or 4 children with not more than 2 children under two years of age;
 2. 6 children with none under two years of age.
 3. Day care facilities for 3 or more adults or 7 or more children shall only be permitted through a conditional use permit according to the procedures and criteria of Section 17.08.030.
 4. All day care facilities shall meet the applicable statutes and regulations of the State Department of Health. (Chapter 210 RSMO; and Title 19 CSR, Division 30, Chapter 61).
- E. Outdoor Storage, Residential.** Accessory outdoor storage may be permitted in the residential zoning districts subject to the following standards:
1. *Recreational Vehicles.* Outdoor storage or parking of recreational vehicles, watercraft or trailers may be allowed subject to the following limitations:
 - a. No more than one per lot.
 - b. Shall be located in the rear yard or in the side yard behind the front building line; except that on corner lots they shall be located behind the side building line facing the street.
 - c. Shall be parked on a single pad of pavement constructed of asphalt, Portland cement.
 - d. Except for temporary parking, the right-of-way of front driveway shall not be used to store items and no occupancy of the item shall occur.

- e. Temporary parking for the resident or guest may be permitted for seven consecutive days, up to two times per calendar year, except the code compliance official may extend this period to 14 days for special circumstances. Any other period shall only be approved by the City Council, based on extraordinary circumstances, through a short-term conditional use process.
2. **Portable Storage Containers.** Portable storage containers and temporary dumpsters may be permitted in conjunction with an active building or construction permit, subject to any terms and conditions of that permit. Where no building or construction permit is required, portable storage containers and temporary dumpsters may be permitted subject to the following limitations.
 - a. No more than 1 per lot.
 - b. No occupancy or habitation by animals, or other hazardous materials.
 - c. Containers shall be placed on a paved surface and not over any easement or right-of-way, or otherwise create any sight obstruction.
 - d. Only for a period reasonably necessary to complete the associated project or task, not to exceed 14 days or other time associated with a specific project or task and previously approved by the Director or Public Works Director in writing.
 3. **Other Storage.** All other accessory outdoor storage, except ordinary and incidental residential accessories such as patio furnishings, trash cans, or similar items, shall either be completely screened from adjacent property and public streets, or limited to no more than 72 hours in any 30-day period. The code compliance official may allow an exception to this for up to 120 hours for special circumstances. This shall not exempt any outdoor storage from applicable property maintenance codes.
- F. Outdoor Storage, Non-residential.** Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:
1. **Commercial Districts.** In the CIO, C-1, C-2 and C-3 districts, accessory outdoor storage areas shall:
 - a. Be located to the side or behind the principal building, but in all cases behind the front building line;
 - b. Be fully screened from adjacent property, public spaces or streets according to the standards and design requirement of Section 17.24.030, and no materials shall be stacked higher than the screening;
 - c. Be located at least 15 feet from any street or right-of-way;
 - d. Be limited to:
 - (1) No more than 10% of the building footprint in the CIO, C-1 or C-2 districts;
 - (2) No more than 30% of the building footprint in the C-3 district; and
 - e. Be paved per the requirements for parking lots.
 - f. Alternative surfaces, locations or screening can only be approved by the Planning Commission through site plan review procedures in Section 17.08.020.
 2. **Industrial Districts.** In the M-1 and M-2 districts, accessory outdoor storage shall meet the same screening requirements as outdoor storage as a principle use in 17.12.040.G.
- G. Outdoor Display and Service Areas.** Accessory outdoor display and service areas accessory to an allowed retail or service use are subject to the following conditions:
1. Outdoor display and areas shall be located on the same lot as the principal use, or in the immediate frontage where permitted on public sidewalks.

2. The area shall be limited to no more than 20% of the ground floor area of the principal use.
3. Display and service areas shall not be arranged where they will interfere with pedestrian or building access or clear vision areas. At least 5 feet clear or at least 50% of the width any sidewalk, whichever is greater, shall be maintained for any display or service areas located on a sidewalk.
4. The area may be located in parking areas, provided it does not interfere with adequate parking and circulation of the entire site. The permanence of any structures shall be considered in evaluating the impact on adequate parking needs for the site.
5. Any outdoor display area where the principle use is Retail – Outdoor Sales shall be set back at least 10 feet from all property lines.
6. The area shall be screened from view along any property line abutting a residential use or district according to Section 17.24.030
7. A site plan shall be provided for any outside display or service area more than 200 square feet, lasting more than seven consecutive days, or more than 3 separate occurrences per year. A site plan shall show the location, area, and dimensions of the display area, and specifications for all lighting, fencing, screening or temporary or permanent structures.
8. In reviewing the site plan, additional conditions or performance standards to mitigate excess noise, visual or operational impacts may be added to address specific sites or contexts.
9. Outdoor display and services not meeting these standards may only be approved through a temporary event permit or by the Planning Commission through site plan review procedures in Section 17.08.020.

H. Accessory Drive-Through. Drive-through or drive-up service accessory to an allowed retail or service use is permitted subject to the following standards, provided it is not otherwise prohibited by a specific plan or standard for a particular area. These standards shall be evaluated on a block-specific context to ensure the appropriate balance between vehicle access, circulation and safety, and the pedestrian access and streetscape design in the area and along the frontage.

1. The service area shall not substantially expand or alter the traffic patterns or vehicle circulation otherwise necessary for the site. In general, the service area shall use the same entrance and exit from the site as the principal use, unless a more remote or discrete service off an alley or secondary street better meets these criteria.
2. Avoid potential pedestrian/vehicle conflicts on the site and along the streetscape. No access shall be provided on any street designed to Walkable A Frontage Type designated in Chapter 17.20. Use of alleys, internal access and the back sides of buildings for drive-through services is required to preserve the urban design context of these areas. Other areas may warrant similar strategies due to pedestrian patterns and streetscape designs in the particular location
3. Service areas and windows shall be located on the most remote wall possible, considering adjacencies to public-streetscapes, residential property or other sensitive land use and urban design characteristics of the context. Additional screening or buffers, or architectural enhancements may be required beyond the standards of Section 17.24.030 or Chapter 17.20 in order to ensure compatibility with the streetscape or adjacent property.
4. No service area or pick up window shall be located within 100 feet of any residentially zoned property unless enhanced site design demonstrate visual and noise impacts are mitigated.
5. Adequate stacking spaces for automobiles shall be provided to eliminate any impact on public streets. Circulation, stacking and other access issues shall be designed in a

manner that has the least impact on pedestrians entering the principal building both from public streets and from internal streets or parking area.

6. Signs, service windows or other noise or lighting elements shall not be visible or audible from the public right-of-way or adjacent residential property. Additional screening or buffers may be required beyond the standards of Section 17.24.030
 7. Any drive-through service area that does not clearly meet these criteria shall only be approved by the City Council through a Conditional Use Permit in Section 17.08.030.
- I. **Solar Panels.** Solar panels are permitted as an accessory use in all zoning districts subject to the following standards:
1. No solar panel may cause a reflection onto other property.
 2. Panels mounted to the roof or wall may be installed at any angle, provided they are not visible from the public right-of-way or other public places immediately adjacent to the lot. If they are visible from such locations, they must be installed with an equivalent pitch angle as the roof itself.
 3. Free standing panels may only be authorized by conditional use permit if roof or wall mounted panels are shown to be infeasible.
 4. Solar panels may be mounted on light poles as a source of power for the light fixtures if they are designed as part of the fixtures.
 5. Exceptions to these standards may be considered for approval through conditional use permit process.
- J. **Wind Energy Conversion Systems.** Wind energy conversion systems are permitted as an accessory use in all zoning districts, subject to the following standards:
1. In residential and commercial districts, facilities must be mounted on an existing structure; freestanding systems are not permitted.
 2. In industrial districts, facilities may be mounted on existing structures or may be free standing, provided such freestanding systems must be of monopole construction.
 3. The system may not be taller than 100 feet, or the maximum height permitted for other structures in the zoning district, whichever is less.
 5. The systems shall be sited in a manner that prevents shadowing or flicker impacts beyond the property line.
 6. Noise at the property line shall not exceed 45 decibels.
 7. No lighting is permitted unless to comply with other regulations.
 8. The systems shall be painted a neutral non-reflective color.
 9. Any systems not used or inoperable for 12 months will be considered abandoned, and shall be removed within 90 days.
 10. Exceptions to these standards may be considered for approval through conditional use permit process.

17.12.040 Specific Use Standards

In addition to the general use and development standards applicable to all districts, the following standards are specific to particular uses. These standards shall be met whether the use is a generally permitted use, accessory use or a conditional use according to Table 12-2. The uses in this section may include more specific types or formats of the uses generally enabled in Table 12-2

- A. **Lodging – Bed & Breakfast.** Bed and breakfast establishments may be permitted to the extent the following conditions are met:
1. The use is within, or near the downtown activity core of North Kansas City, such that guests may experience the convenience of nearby retail, office, entertainment and recreation amenities;

2. The owner or the applicant shall occupy a residence on the site and must demonstrate a sufficient ability for site maintenance and property management;
 3. Guests must pay based on a daily rental rate, and must limit their stay to 14 days;
 4. There are to be no more than 4 guest rooms;
 5. Meals are restricted to breakfast and may only be served to guests. No cooking facilities are allowed in the guest rooms.
 6. Receptions or meetings of groups are prohibited;
 7. One off-street parking space shall be provided per guest room, and one per employee; or evidence that existing downtown parking is sufficient for the establishment;
 8. Additional conditions may be added where necessary to protect adjacent properties or the character of the district.
- B. Residential Care – Homes.** Residential or out-patient facilities for the treatment of alcohol and other drug abuse may be permitted to the extent the following conditions are met:
1. The use shall be permitted in CIO, C-3, M-1 and M-2 zoning districts.
 2. State certification requirements of the Division of Alcohol and Drug Abuse of the Department of Mental Health shall be met.
 3. The design of the facility shall be generally compatible with other physical structures in the surrounding neighborhood and in general no modifications necessary to meet the program of the building or other specific codes shall be permitted to the extent they are incompatible with other structures and the character of the area.
 5. The facility shall be located no closer than 1,000 feet from another such facility, and no closer than three hundred 300 feet from any residentially zoned districts.
 6. The applicant shall submit site plans to the planning commission for review and approval to demonstrate compliance with these standards.
- C. Adult Uses.** Adult businesses may be permitted to the extent that the following conditions are met.
1. The use shall meet all licensing, performance and operation standards in Chapter 5.08 of the City Code.
 2. The use shall only be permitted in the M-1 and M-2 zoning districts.
 3. The use shall not be permitted on any lot abutting Burlington or Swift, and shall not be permitted on any lot abutting or north of 16th Avenue.
 4. All signs shall be limited to the standards of Downtown Business District in the Chapter 15.44 of the City Code.
 5. The use shall require a conditional use permit per the provisions of 17.08.030 to ensure compliance with these standards and the criteria of that review process.
- D. Pawn Shops and Short-term Lending.** Pawn shops, car title lenders, check cashing lenders, and pay day lenders establishments may be permitted to the extent the following conditions are met:
1. The use shall only be permitted in the C-3, M-1 and M-2 zoning districts.
 2. The use shall not be permitted on any lot abutting or north of 16th Avenue
 3. Pawn shops must be approved by the North Kansas City Police Department in accordance with Chapter 367, Revised Statutes of Missouri, and shall comply with all other applicable statutes of the State of Missouri, and all other city regulations.

E. Short-Term Conditional Uses.

1. *Types.* The following uses may be enabled by the City, where they may not otherwise meet the standards or criteria for the district, through the conditional use process as a Short-Term Conditional Use:
 - a. Trade shows and expositions such as boat shows, car shows
 - b. Community recreation or entertainment events such as street fairs, art fairs, carnivals and circuses.
 - c. Promotional ventures or special commercial events such as sidewalk sales, truck sales, and warehouse sales
2. *Criteria.* A short-term conditional use shall be evaluated based on the following, in addition to all other general procedures and criteria for conditional uses:
 - a. The applicant shall submit a complete description of the event or activity, including anticipated traffic, hours and peak times of operation, access and circulation plans, the ability to accommodate fire and police access, and any need for special protection or other public safety, health and welfare needs.
 - b. The applicant shall submit a plan identifying the extent of the grounds, gathering places and circulation routes, any streets or public spaces to be dedicated to the event, the location of all structures, equipment or other accessory facilities, and any utility needs for these structures, equipment or fixtures.
 - c. The need for any special signs, promotional elements or other permissions needed for the event beyond what the regulations would allow.
 - d. The applicant shall submit any other information pertaining to the event required by the Community Development Department.

F. Medical Marijuana. No building shall be constructed, altered, or used for a Medical Marijuana facility without complying with the following regulations.

1. *Buffer Requirement.* No Medical Marijuana business shall be located within 300 feet of an existing elementary or secondary school, licensed child day care center, or church. Measurements shall be made in a straight line, without regard to intervening structures, from the nearest point on the exterior building wall of the school, childcare center, or church, to the nearest point on the property line containing the medical marijuana business.
2. *Outdoor Operations or Storage Prohibited.* All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
3. *Onsite Usage Prohibited.* No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana business.
4. *Hours of Operation.* All medical marijuana businesses shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 P.M. and 8:00 A.M.
5. *Display of Licenses Required.* The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
6. *Residential Dwelling Units Prohibited.* No medical marijuana business shall be located in a building that contains a residence.

7. *Ventilation Required.* All medical marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.
 8. *Site Plan Review Required.* A site plan meeting the requirements of this Title shall be submitted for review and approval subject to the procedures of Section 17.08.030. The site plan shall include a description of the ventilation system to be used to contain odors within the building.
- G. Outdoor Storage.** Where outdoor storage is allowed as a principle or accessory use in the M-1 and M-2 zoning districts, it shall meet the following standards.
1. Storage areas shall either be located behind the principle building, or screened from view from the streetscape and public spaces with a fence, landscape buffer, or combination of these spaces.
 2. In the M-1 district, outdoor storage shall be screened from view by any combinations of buildings, fences or landscape buffers to not be visible at eye level from adjacent property.
 3. All outdoor storage shall be screened from residential property according to the landscape and buffer requirements of Section 17.24.030.
 4. Exceptions to these screening requirements may be approved by the Director for areas on Service B frontages of the Urban Areas Frontage Map (Figure 20-A in Section 17.20.020) or by the Planning Commission for other areas through the Site Plan process.

17.12.050 Zoning District Performance Standards

All principle and accessory uses in non-residential districts shall be operated in a manner that meets the performance standards in Table 12-3.

Table 12-3: Non-residential Performance Standards

	C-IO	C-1	C-2	C-3	M-1	M-2	G-1
Noise levels during business hours (7AM-10PM)	65db	65db	70db	70db	75db	80db	70db
Noise levels during quiet hours (10PM – 7AM)	45db	55db	55db	55db	75db	80db	60db
Any permitted outside principle use shall have at least a 10-foot setback for any merchandise, structure or other element associated with the use.				☑	☑	☑	☑
No manufacturing shall occur outside.	☑	☑	☑	☑	☑		☑
No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.	☑	☑	☑	☑			☑
No smoke or particulate matter shall be produced that is a number 1 or darker on the Ringelmann chart.					☑	☑	
Dust, fly ash, radiation, gases, heat, glare or other effects shall not be produced which are obviously injurious or damaging to humans or property beyond the property line.					☑	☑	
Vibration or concussion which is perceptible without instruments at the property line shall be prohibited.					☑	☑	
Industrial wastes that overburden the public sewage disposal facilities or cause odors or unsanitary effects beyond the property line are prohibited.					☑	☑	

Chapter 17.16 Residential Development Standards

Section 17.16.010 Building Types & Intent

Section 17.16.020 Development Standards

Section 17.16.030 Traditional & Urban Neighborhood Design Standards

Section 17.16.010. Building Types & Intent

The standards for building types are intended to create relationships between private development and the public realm, and specify a compatible building form and scale for different building types within a district or along a block, based on the context. The following building types are established to allow a range of buildings and create effective transitions within and between zoning districts.

Table 16-1: Building Types & Intent

Detached House

A residential building designed for one primary dwelling unit in an urban neighborhood or suburban setting. Variants of this type are based primarily on lot size and context.

- Detached House – Neighborhood
- Detached House - Compact



Duplex

A residential building designed to accommodate two primary dwelling units in an urban neighborhood or suburban setting. Duplexes have an outward design, scale and appearance of a Detached House. Variants of this type are primarily based on context, and how the frontage is designed to be compatible with the neighborhood character. They include side-by-side, up-down, or front-back configurations.



Table 16-1: Building Types & Intent

Multi-unit House

A residential building designed to accommodate two to four dwelling units in an urban neighborhood or suburban setting. Multi-unit houses have an outward design, scale and appearance of a Detached House. Variants of this type are primarily based on context, and how the frontage is designed to be compatible with the neighborhood character.



Row House

A residential building type designed to accommodate 3 to 8 dwelling units in an urban neighborhood or mixed-use setting. Each unit is separated by a common sidewall with a side-by-side configuration, and each has its own private entrance.



Small Apartment

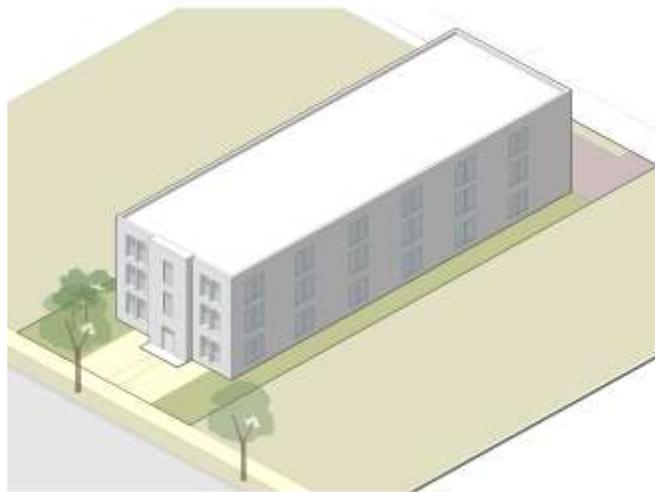
A small scale, multi-unit residential building designed on a small or moderate-sized lot in an urban neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, and arranged to integrate into the block structure of a neighborhood.



Table 16-1: Building Types & Intent

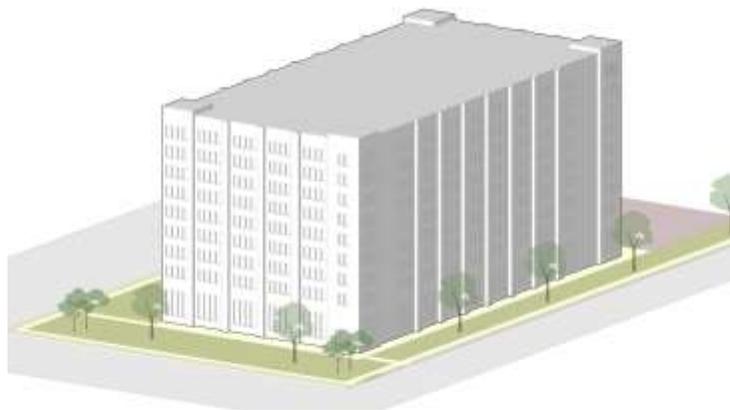
Medium Apartment

A moderate scale, multi-unit residential building on a moderate-sized lot in high-density areas, corridors or mixed-use areas. The building is accessed by a common lobby entrance at the building frontage, and arranged to integrate into the block structure of a neighborhood.



Large Apartment

A large-scale, multi-unit residential building on a moderate- to large-sized lot in high-density areas, corridors or mixed-use areas. The building is accessed by a common lobby entrance at the building frontage, and appropriate in particular contexts where greater density or intensity supports broader planning goals.



Garden Apartment

A grouping of small-scale apartment buildings in a common development, typically in a suburban context and arranged around an internal system of streets/internal access, walkways and common open space.



Table 16-1: Building Types & Intent

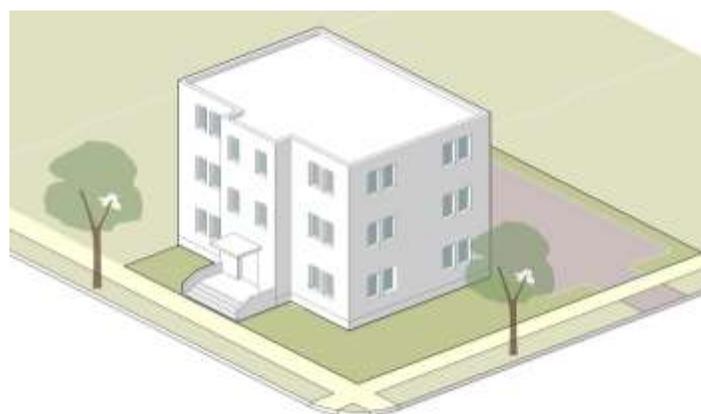
Live / Work

A building designed for a primary dwelling unit but has a secondary component – typically at the building frontage – designed for a commercial and occupational function by the resident. This building type is for transitions between neighborhoods and commercial centers or busier corridors, or for mixed-use areas.



Small Civic

A building designed for a civic, institutional or public use, with the building and site design that emphasizes the public realm through enhanced design and relationships to streetscape and open space. Variations include small civic buildings for integration into neighborhoods and mixed-use areas, and prominent civic buildings often in a campus setting, with specific patterns and scale based on the functions for the intended use.



Small Mixed-Use

A small-footprint building designed to accommodate a ground floor non-residential uses and residential on the upper-level and/or behind the non-residential uses. This building type is similar in scale to the small or medium apartment, and is appropriate in limited locations at the transition between neighborhood and commercial areas or at a key intersection or node within urban and mixed-density neighborhoods.



Section 17.16.020. Building Type & Development Standards

The development standards for residential districts shall be based on the different building types permitted in each district, as specified in Table 16-2. The Design Standards in Section 17.16.030 may further specify the design and location of each building type.

Table 16-2: Residential District Building Type & Development Standards

Zoning Districts*						Building Types*	Development Standards							
R-1A	R-1B	R-2	R-3	R-4	R-5		Lot Standards			Minimum Setbacks		Building Height		
						Size	Width	Max. Building Coverage	Front [1]	Interior Side	Corner Side		Rear	
■	■	■	■	■	■	<i>Detached House - Neighborhood</i>	8K s.f. +	70' +	40%	30'	7'	15'	25'	35' / 2.5 stories
	■	■	■	■	■	<i>Detached House - Compact</i>	3.5K - 8K s.f.	35' +	60%	20'	5'	8'	20'	35' / 2.5 stories
		■	■	■	■	<i>Duplex</i>	6K + 2 units per building	50' +	40%	40'	5'	10'	25'	35' / 2.5 stories
				■	■	<i>Multi-unit House</i>	min. 4K s.f. per building 2 - 4 units	40' +	60%	40'	5'	8'	20'	35' / 2.5 stories
				■	■	<i>Row House</i>	1.5K - 3K s.f. per unit 3-8 units per building	16' - 36' per unit	75%	25'	5'	10'	20'	40' / 3 stories
				■	■	<i>Small Apartment</i>	6K - 14K s.f. per building 3 - 12 units	50' - 100'	75%	25'	5' / 10**	10'	20'	45' / 3 stories
				□	■	<i>Medium Apartment</i>	10K - 20K s.f. per building 13 - 40 units	80' - 200'	65%	25'	5' / 10**	10'	20'	65' / 5 stories
				□	■	<i>Large Apartment</i>	20K s.f. per building at least 800 s.f. per unit	200' +	60%	30'	15' / 3' + for every story over 4			115' / 10 stories
			■			<i>Garden Apartment</i>	40K s.f. per building at least 3.5K s.f. per unit	150' +	40%	30'	15'	15'	15'	45' / 3 stories
				□		<i>Live / Work</i>	2K - 10K s.f.	25' - 100'	65%	20'	5' / 0' if party wall	8'	20'	45' / 3 stories
□	□	□	□	□	□	<i>Small Civic</i>	5K - 2 ac.	50' - 300'	50%	20' - 50'	5'	20'	20'	45' / 3 stories
				□	□	<i>Small Mixed-Use</i>	2K - 10K s.f.	25' - 100'	90%	0' - 10'	5' / 0' if party wall	0' - 10'	20'	45' / 3 stories

- Building types are limited in the particular district, and shall only be permitted in the following locations:
 - a. Lots fronting on or across the street from public or common open spaces.
 - b. Corridors of major collector or arterial streets.
 - c. Transition blocks adjacent to non-residential districts.

[1] Front setback requirements are modified for a particular street or block, based on the Frontage Type Standards in 17.16.030.C or, where applicable, the Frontage Standards in 17.20.020.

- A. **Height Exceptions.** The following are exceptions to the height limits in Table 16-2:
1. Accessory building elements integral to the design and construction of the building, such as parapet walls, false mansards may extend up to 6 feet above the roof deck.
 2. Architectural features such as belfries, chimneys, ornamental towers and spires may extend up to 50% above the actual building height.
 3. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks or other equipment may be built up to their necessary height in accordance with building codes.
 4. Site elements, flag poles, monuments, water towers, may have a height limit of 75 feet, but shall be setback a distance of at least 1/3 its height from the property line.
 5. Public, semi-public or public service buildings, such as hospitals, churches, schools may have a height limit of 100 feet, provided any portion above the allowed maximum height shall be setback from the property line an additional 1 foot for each foot above the maximum allowed height.
 6. All height exceptions shall be in conformance with air space regulations relative to the Kansas City Municipal Airport.
- B. **Setback Exceptions.** The following are exceptions to the setback limits in Table 16-2, except that in no case shall this authorize structures that violate the provisions of any easement.
1. Structural projections such as bay windows, balconies chimneys, eaves, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to four feet from the foundation and encroach into the setback, but no closer or three feet from any lot line. This exception shall be limited to no more than 20% of a building elevation.
 2. Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required setback.
 3. Primary entrance features may encroach into the front setback as specified in Section 17.16.030.C.
 4. Unenclosed and un-roofed decks or patios at or below the first-floor elevation may extend into the rear or side setback up to 15 feet, but no closer than five feet to any lot line.
 5. Ground-mounted mechanical equipment may be located in the side or rear setback provided that it extends no more than six feet from the principal building, no closer than three feet to the lot line, and is screened from public right-of-way by structures or landscape.
 6. Where at least 5 lots comprise over forty 40% or more of the frontage on the same side of a street between two intersecting streets (excluding reverse corner lots), are developed with buildings having front yards with a variation of not more than 10 feet in depth, the average of these front yards shall establish the minimum front yard depth for the entire frontage.
 7. Any accessory use or structure within the setback shall have a setback of at least 1/3 its height from the property line, unless a more specific limit is provided in these regulations.
- C. **Accessory Buildings.** Accessory buildings shall be permitted in association with and on the same lot as a principal building, and are subject to the following additional limitations.
1. *Generally.* All accessory buildings shall be at least 10 feet from the principal building.
 2. *Small Sheds.* Accessory buildings 200 square feet or less, and less than 12 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and be no closer than 3 feet from the rear or side property line.
 3. *Detached Building.* In any residential district, accessory buildings over 200 square feet shall meet the following:
 - a. No more than 1 per lot.

- b. Located behind the front building line and at least 60 feet from the front lot line.
- c. Be at least 3 feet from the rear and side lot line, except that corner lots shall have the same street-side setback as the principle building.
- d. Maximum height of 1.5 stories, or no higher than the principal building, whichever is less. The following specific massing standards apply:
 - (1) The first story wall height shall be no more than 9 feet above the finished floor.
 - (2) The roof peak or other top of structure shall not exceed 22 feet above finished floor.
 - (3) Any portion of an accessory building façade that is more than 15 feet high, such as a dormer, gable, upper story knee wall or similar façade component, shall be at least 10 feet from any lot line.
- e. Maximum of 400 square feet or 50% of the principle building footprint, whichever is greater.
- f. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal structure.
- g. Detached buildings may be attached to the principle building by a breezeway or roofed structure provided it remains entirely open except for support columns.

Section 17.16.030. Traditional & Urban Neighborhoods Design Standards

- A. **Intent.** The intent of the Residential Design Standards is to:
 - 1. Promote quality and human-scale neighborhood design.
 - 2. Maintain the appearance and livability of neighborhoods.
 - 3. Provide for a wider range of compatible building types and housing options, particularly where compact, walkable patterns are desired.
 - 4. Improve the relationship of the buildings and sites to the neighborhood streetscape.
 - 5. Encourage lasting investments in neighborhoods.
- B. **Applicability.** The standards in this Section apply to:
 - 1. Any development in the Traditional Neighborhood character area of the Master Plan.
 - 2. Any residential development in the Downtown, Gateway Commercial, or Industrial Transition character areas of the Master Plan.
 - 3. Any application of the R-4 and R-5 zoning districts.
 - 4. Other residential components of mixed-use development projects seeking walkable patterns and designs, to the extent they are not modified through planned district applications.
- C. **Frontage Types.**
 - 1. *Design Objective.* The design of lot frontages establishes the relationship of buildings and lots to the streetscape. The proportion of this area designed for social spaces and pedestrian access, as opposed to space and access dedicated to vehicles, activates the streetscape. A consistent frontage design among all lots and buildings along a block face reinforces neighborhood character.
 - 2. *Frontage Design Standards.* The design standards for different frontage types are in Table 16-3. Frontage designs should be consistent for all lots on the same block face,

although where buildings are placed within 5 feet of the adjacent front building line, they may facilitate the gradual transition to different types.

TABLE 16-3: RESIDENTIAL FRONTAGE TYPES

<i>Frontage Element</i>	<i>Terrace Frontage</i>	<i>Neighborhood Yard</i>
<i>Front Building Line</i>	10' - 25'	26' - 40'
<i>Driveway Width [1]</i>	10% of lot width, up to 20' maximum	20% of lot width, up to 20' maximum
<i>Front Loaded Garage Placement and Limitations</i>	Prohibited; requires side-loaded, rear-loaded or detached garages	<ul style="list-style-type: none"> • If less than 30% of front elevation, at or behind the front building line • If between 30% and 45% of front elevation, at least 12' behind front building line • All other cases require side-loaded, rear-loaded or detached garages
<i>Landscape</i>	<ul style="list-style-type: none"> • 50% minimum landscape area • See Chapter 17.24 for landscape standards and specifications 	<ul style="list-style-type: none"> • 65% minimum landscape area • See Chapter 17.24 for landscape standards and specifications
<i>Front Entry Feature</i>	Required, See Sub-section D	Required, See Sub-section D

[1] Driveway width limits apply to all points in front of the front building line. In cases where driveway width limits or prevent private drives to parking areas or garages, the following configurations should be used to access lots: single lanes to expanded setback parking pads; shared drives along lot lines; common lanes and access easements internal to block shared by 3 or more lots; or mid-block alleys accessing all lots on the block.

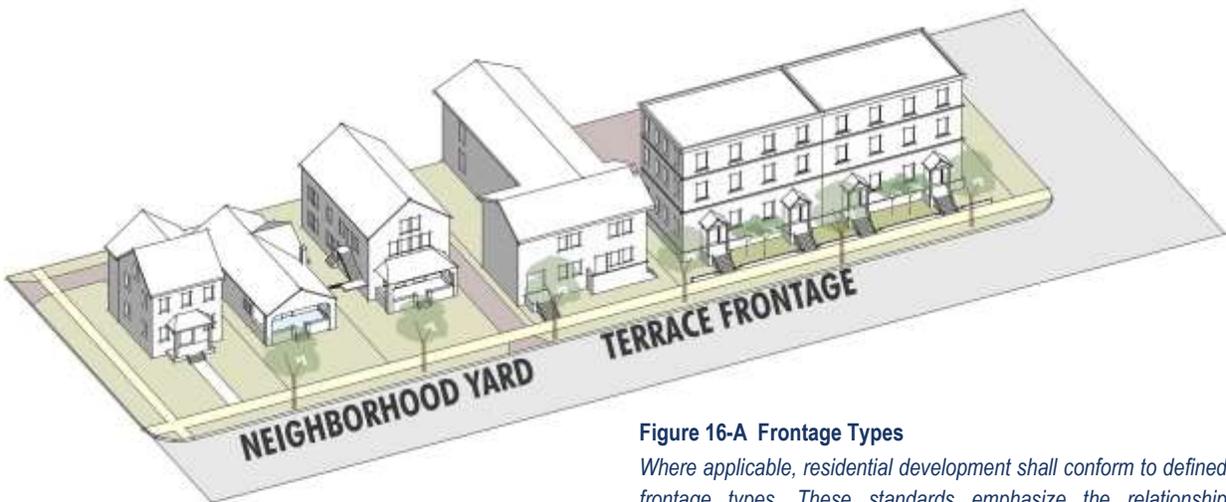


Figure 16-A Frontage Types

Where applicable, residential development shall conform to defined frontage types. These standards emphasize the relationship between private development and the streetscape, and reinforce existing characteristics of older neighborhoods.

D. Front Entry Features.

1. *Design Objective.* Front entry features create a human-scale relationship of buildings to the street. They provide opportunities for subtle variations in design of different buildings or dwelling units on the streetscape. This can help create compatible relationships between buildings of different size and develop a distinct character within neighborhoods.

2. **Design Standards.** All buildings shall include a front entry feature connecting the front façade to the streetscape and meeting the design standards for one of the front entry design types in Table 16-4.

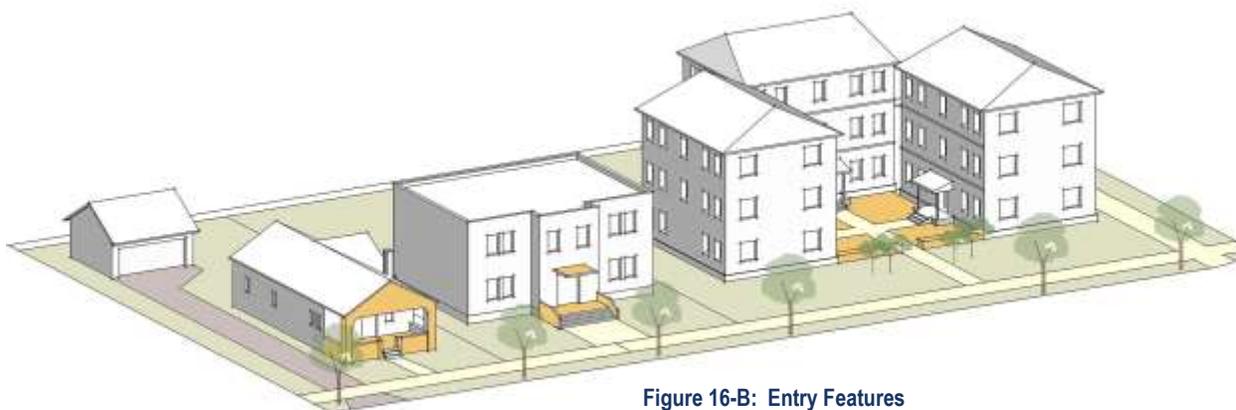


Figure 16-B: Entry Features

Entry features emphasize a transition between the public street and private or enclosed spaces. Various in type, entry features are an important component of residential development.

TABLE 16-4: FRONT ENTRY DESIGN STANDARDS

Design Element	Porch	Stoop	Entry Court
<i>Width</i>	At least 50% of front façade	8' - 20'	12' +, but never more than 50% of façade
<i>Depth</i>	8' +	6' - 10'	10% of lot width, up to 24' maximum
<i>Details & Ornamentation</i>	Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. If not roofed, transom windows, enhanced trim and molding or other similar accents accompany the door.	Ornamental features accent the door, including decorative side railings, canopy, transom windows, enhanced trim and molding or other similar accents accompany the door	Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening.
<i>Sidewalk</i>	All entry features shall have a sidewalk at least 4 feet wide directly connecting the entry feature to the public sidewalk or street.		
<i>General Design</i>	Entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. Entry features shall be single-story, so that the roof structure and any ornamentation occur between 8' and 12' above the floor-level of the entry feature.		

3. **Allowed Encroachment.** Entry features meeting these design requirements may encroach up to 10 feet in front of the required front building line, but never closer than 5 feet to a public or common property line, provided they are unenclosed on all sides projecting into the setback (no windows, screens or full walls).
4. **Variation.** To maintain or promote neighborhood character, variations in the front entry features shall create diversity among adjacent buildings along a block face, so that the same or similar entry feature does not occur within two buildings on either side. Variations may include any combination of:

- a. Different entry feature types: such as, porch, stoop, or entry court
- b. Different roof styles: such as gable, hip, shed, flat, arched, or no roof
- c. Different locations and extent: such as centered, shifted, wrapped; and half or full
- d. Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern

E. Building Scale and Design Guidelines

1. *Design Objective.* Massing and façade compositions refine the scale of buildings beyond basic height, setback and lot coverage standards by breaking down the volume into smaller-scale masses, and adding depth, texture and variation to surfaces. This improves the relationships of buildings to the lot, to adjacent lots and buildings, and to the streetscape. It is particularly important where a mix of building types is permitted, so that larger-scale buildings can have a compatible design and scale to smaller-scale buildings. The standards in this Sub-section E. apply to all multi-family or non-residential buildings that are subject to these Traditional and Neighborhood Residential Design Standards. The following guidelines should be used to apply and interpret the design standards in Table 16-5 Building Scale & Design Standards.
2. *Massing & Modulation Guidelines.* Vary the massing of buildings to break down the scale of larger building components and to be compatible with the scale of adjacent buildings with the following techniques:
 - a. Provide porches, balconies and covered entries that accompany off-sets or projections in the façade.
 - b. Use bays, cantilevers, and canopies to break up wall planes.
 - c. Differentiate stories, roofs, bays, groupings of windows or other components with prominent trim materials and incorporation of material changes on different masses of the buildings.
 - d. Vary the footprint and foundation with main mass and secondary mass or wing compositions to avoid large unbroken wall planes, particularly near property lines.
 - e. Step the building height nearest property lines or recess upper stories to reflect a similar scale when buildings of different height are adjacent.
 - f. Step roof lines and roof planes using gables and dormers, dropping eaves, and using prominent overhangs to decrease the emphasis of roofs.

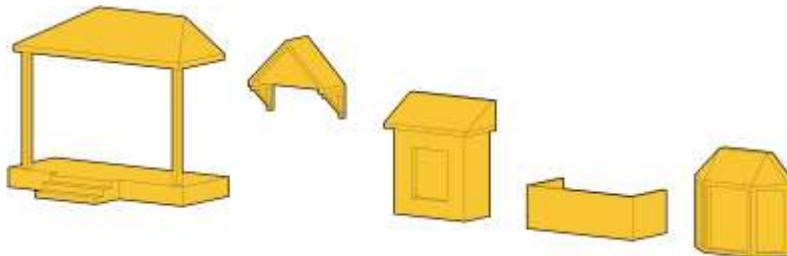


Figure 16-C: Typical Massing Elements

Entrances create a human-scale relationship of buildings to the street and shall be clearly defined and emphasized with a number of elements, including single story architectural components, structural details, or recesses of the building mass.

3. *Windows & Doors Guidelines.* Provide transparency, detail and visual rhythm on the façade with the location, pattern and proportions of windows and doors with the following techniques:
 - a. Use windows that deeply recess (at least 3 inches), have projecting trim (at least 1 inch) to add depth and texture to the façade, or both.
 - b. Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly where multi-unit buildings are designed to be compatible with adjacent detached houses.
 - c. Locate windows strategically in relation to privacy concerns in adjacent spaces and buildings, but recall that window treatments is a better adaptable and user-controlled strategy than simply no windows at all.
 - d. Use multi-pane windows or windows with frames, casings and trim designed to create shadows, depth and texture.
 - e. Incorporate visually significant window types (size, orientation, and ornamentation) or groupings of windows at key locations in association the massing and modulation components.

4. *Materials Guidelines.* Use building materials with a texture and pattern that create visual interest and signify quality construction and detailing with the following techniques:
 - a. Use natural materials such as painted or natural finish horizontal wood lap siding, brick, stone, stucco, ceramic or terra cotta tile. Synthetic alternates to natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principle materials in terms of maintenance, design and aesthetic goals.
 - b. Coordinate changes in color and materials in association with the massing and modulation components.
 - c. Use changes in materials and color to differentiate the ground floor from upper floors, and the main body of the building from the top or roof-structure and from the foundation.
 - d. In multi-building projects use subtle variations in the composition, building materials, or colors on different buildings.

TABLE 16-5: BUILDING SCALE & DESIGN STANDARDS

Design Detail – Minimum Window Coverage

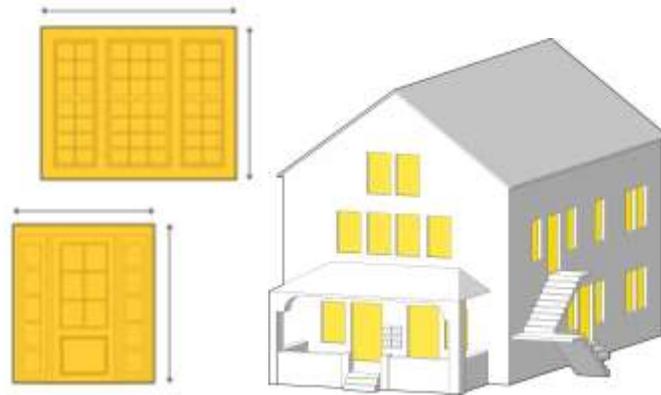
Minimum window / door openings per elevation (includes decorative trim, molding and casing)

Duplex, Multi-Unit House, Row House

Front – 20% 1st story; 10% upper stories
 Side – 8%
 Street-side – 15%
 Rear – 8%

Medium Apartment, Large Apartment, Mixed-Use & Other Non-residential Buildings

Front – 20% 1st story; 10% upper stories
 Side – 8%
 Street-side – 15%
 Rear – 8%



Design Detail – Maximum Roof Plane

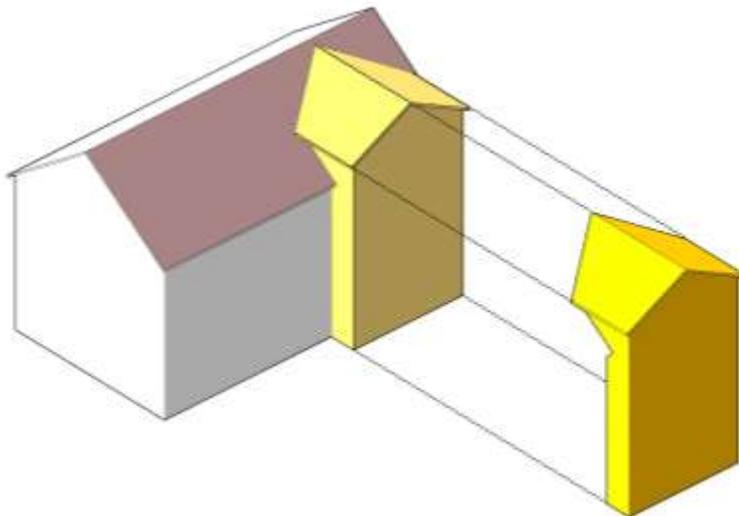
Maximum roof plane limits without offsets, dormers or gables

Duplex, Multi-Unit House, Row House

800 s.f. or 40 linear feet

Medium Apartment, Large Apartment, Mixed-Use & Other Non-residential Buildings

1,000 s.f. or 50 linear feet

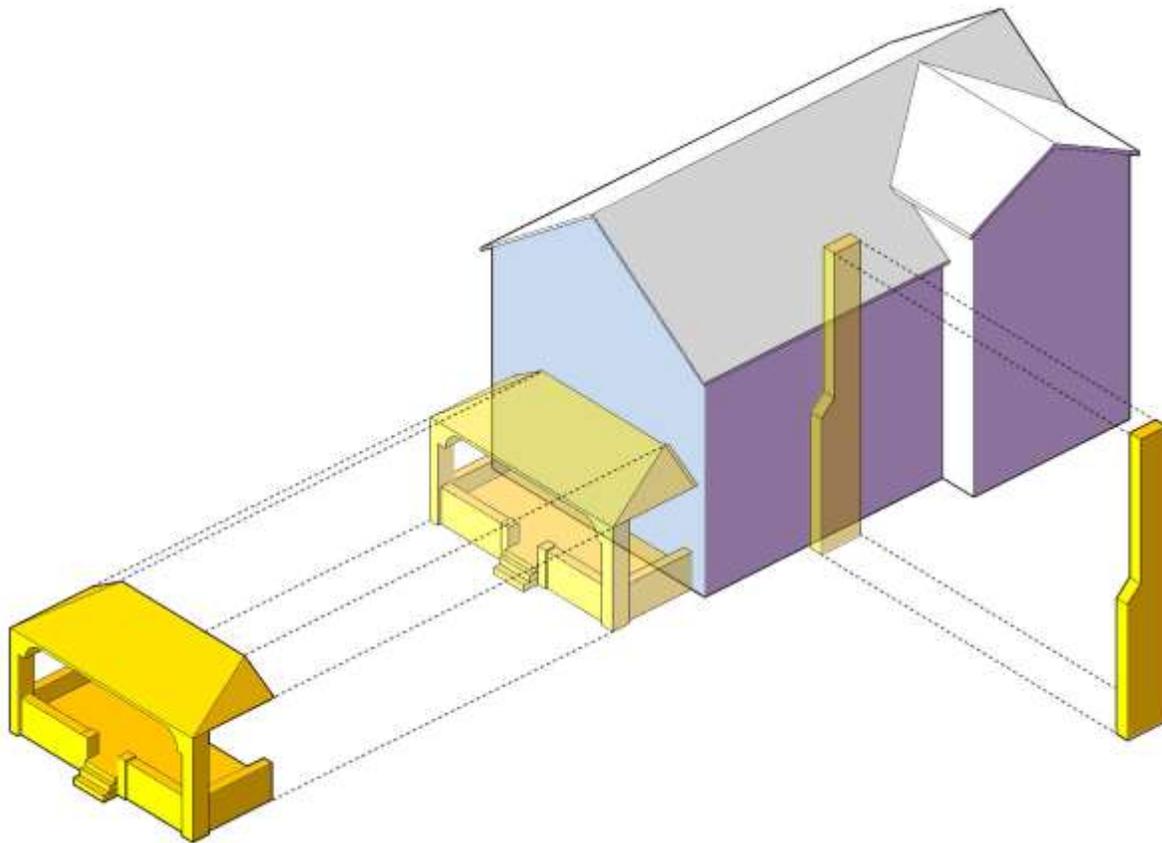


Over 800 s.f.

TABLE 16-5: BUILDING SCALE & DESIGN STANDARDS

Design Detail – Minimum Window Coverage

	Duplex, Multi-Unit House, Row House	Medium Apartment, Large Apartment,
<i>Maximum wall plane, with no modulation</i>	600 s.f., or 35 linear feet	800 square feet, or 50 linear feet
Maximum wall plan, with at least 20% modulation	601 - 900 s.f., or 36 - 50 linear feet	901 - 1,200 square feet, or 51 - 70 linear feet.
<i>Maximum building elevation without minimum 4' off-set on at least 25% of façade</i>	901+ s.f. or 51+ linear feet	1,201+ s.f. or 71+ linear feet



Over 600 s.f.
 Over 900 s.f.

F. Open and Civic Space.

1. *Design Objective.* A hierarchy of different types, sizes and ownership (public, common, and private) of open space is an extension of the public realm and shapes the neighborhood character. These spaces can help create unique identities within neighborhoods and allows a variety of housing types to better integrate in the neighborhood with effective transitions using open space.
2. *Design Standards* Each building type shall provide the open space specified in Table 16-6 through common or private areas within the lot or project. Buildings and lots may credit any public or neighborhood common open spaces toward this requirement, provided it meets the design standards in Section 17.24.020 and is within the distance specified by Table 16-6 from the lot.

TABLE 16-6: OPEN SPACE STANDARDS – RESIDENTIAL

<i>Building Type</i>	<i>Open Space</i>	<i>Distance for Public or Common Area Credit</i>
<i>Detached House, Duplex, Multi-unit House</i>	N/A – yard standards address open space; however, all lots should be within 1,500' of common or public open space.	
<i>Row House / Small Apartment</i>	250 s.f. / unit	660'
<i>Medium Apartment / Large Apartment</i>	150 s.f. / unit	on same block or immediately adjacent block
<i>Garden Apartment</i>	400 s.f. / unit	1,000'

3. *Open Space Types.* Required open space shall be designed according to the types specified in Chapter 17.24, except that up to 50% of the required open space for any building may be made up of private or common areas accessed from the building or units, such as balconies, patios, internal courtyards, or decks. To be eligible for this exception individual spaces shall be at least 60 square feet, be at least 6 feet in all directions, and be designed as an accessible leisure or social space accessory to the dwelling units.

G. Courtyard Pattern.

1. *Design Objective.* A courtyard pattern can integrate multi-building projects into the neighborhood pattern by organizing buildings around a formal open space associated with the street frontage. It is an effective infill strategy or appropriate on deeper lots and blocks. Residential buildings and lots may be designed to front on a courtyard based on the following design standards.
2. *Applicability.* The courtyard pattern is appropriate where:
 - a. Courtyards are designed and visible as an extension of the public streetscape and open space system for the neighborhood.
 - b. Blocks and surrounding lots are deep, allowing a different configuration of buildable lots; or
 - c. Other developed areas where existing lot patterns in the vicinity warrant use of this pattern to facilitate infill development and compatible building types.

3. **Eligible Building Types.** The following building types are eligible for this pattern, subject to the limitations stated:
 - a. Small Apartments, up to 5 buildings or 36 units, whichever is less.
 - b. Row Houses, up to 4 buildings or 24 units, whichever is less.
 - c. Duplex/Multi-unit Houses and Detached Houses, up to 6 buildings.

4. **Design Standards and Exceptions.**
 - a. The minimum lot size per building may be reduced up to 30%, provided the courtyard is owned in common by all lots or otherwise established as a shared-space amenity.
 - b. The courtyard shall be designed according to the standards in Section 17.24.020 and have frontage on a public street.
 - c. Lots may front on the courtyard, rather than along a street.
 - d. The front setback may be reduced to 5 feet from the courtyard.
 - e. Any buildings fronting on the street, or the sides of any buildings adjacent to the street shall still meet requirements for public frontages and orientation standards in this section.

Figure 16-D Courtyard Pattern

Courtyard patterns allow multiple buildings to front on common open spaces with reduced lot sizes and setbacks, provided all open space design standards are met, provided the courtyard and building maintain streetscape standards on a public street, and provided vehicle access and parking is limited and on remote portions of the site.



Chapter 17.20 Nonresidential Development Standards

Section 17.20.010 Development Standards

Section 17.20.020 Urban Areas Design Standards

Section 17.20.030 Commercial & Mixed-use Design Standards

Section 17.20.010. Development Standards

A. **District Lot and Building Standards.** The lot and building standards for non-residential districts are specified in Table 20-1.

Table 20-1: Non-Residential District Development Standards

Zoning District	Lot Standards		Minimum Setbacks				Building Height
	Maximum Size	Frontage Width (Min. – Max.)	Front [1]	Interior Side [2]	Corner Side	Rear [3]	
C-1 Neighborhood Business	1 ac.	50' - 250'	15'	0'	15'	0'	40' / 3 stories
C-2 Downtown Business	25,000 s.f.	25' - 125'	0'	0'	0'	0'	70' / 6 stories
C-3 General Business	5 ac.	50' - 500'	0'	0'	0'	0'	50' / 4 stories
CIO Campus Institutional / Office	n/a	n/a	30'	7' - 1 story 10' - 2 story 20' - 2.5 story, or more	15'	30'	180' / 14 stories
M-1 Limited Industrial	10 ac.	50' - 1,000'	10'	5'; 0' if party wall	10'	10'	50'
M-2 – General Industrial	n/a	n/a	10'	5'; 0' if party wall	10'	10'	150'
G-1 – Gaming & Amusement	n/a	n/a	10'	10'	10'	10'	150'

[1] Front setback requirements may be modified for a particular street or block, based on the frontage types and design standards in Section 17.20.020.

[2] For any district where a side lot line abuts a district that has a greater side setback requirement, the greater side setback of the abutting district shall apply.

[3] For any district where a rear lot line abuts a residential district or the CIO, a setback of at least 20' shall apply.

- B. Height Exceptions.** The following are exceptions to the height standards in Table 20-1:
1. Accessory building elements integral to the design and construction of the building, such as parapet walls, false mansards may extend up to 6 feet above the roof deck.
 2. Architectural features such as belfries, chimneys, ornamental towers and spires may extend up to 50% above the actual building height.
 3. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks or other equipment may be built up to their necessary height in accordance with building codes.
 4. Accessory site structures such as flag poles, monuments, water towers, may have a height limit of 50 feet, but shall be setback a distance of at least 1/3 its height from the property line.
 5. Public, semi-public or public service buildings, such as hospitals, churches, schools may have a height limit of 100 feet, provided any portion above the allowed maximum height shall be setback from the property line an additional 1 foot for each foot above the maximum allowed height.
 6. All height exceptions shall be in conformance with air space regulations relative to the Kansas City Municipal Airport.
- C. Setback & Lot Exceptions.** The following are exceptions to the lot and setback standards in Table 20-1, except that in no case shall this authorize structures that violate the provisions of any easement:
1. Structural projections such as bay windows, balconies chimneys, eaves, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to four feet from the foundation and encroach into the setback, but no closer or three feet from any lot line. This exception shall be limited to no more than 20% of a building elevation.
 2. Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required setback.
 3. No rear yard shall be required in districts C-1 and M-2 inclusive on any lot used for business or industrial purposes, the rear line of which adjoins a railway right-of-way or which has a rear railway track connection.
 4. A lot may have more than one building, provided any accessory or secondary building shall be located at least 10 feet from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.

Section 17.20.020. Urban Areas Design Standards

- A. **Intent.** The intent of the Urban Areas Design Standards is to promote good civic design, maintain the appearance of the community while preserving opportunities for unique and distinct places, and improve the relationship of the buildings and sites to their context, public streetscapes and other open and civic spaces.
- B. **Applicability.** The Urban Areas Design Standards shall apply to all non-residential zoning districts in the urban areas shall apply the frontage design standards depicted in Figure 20-A: Urban Areas Frontage Map.
- C. **Frontage Types.** The design standards for different frontage types are in Table 20-2. Specific standards for each element of the frontage types follow the table.

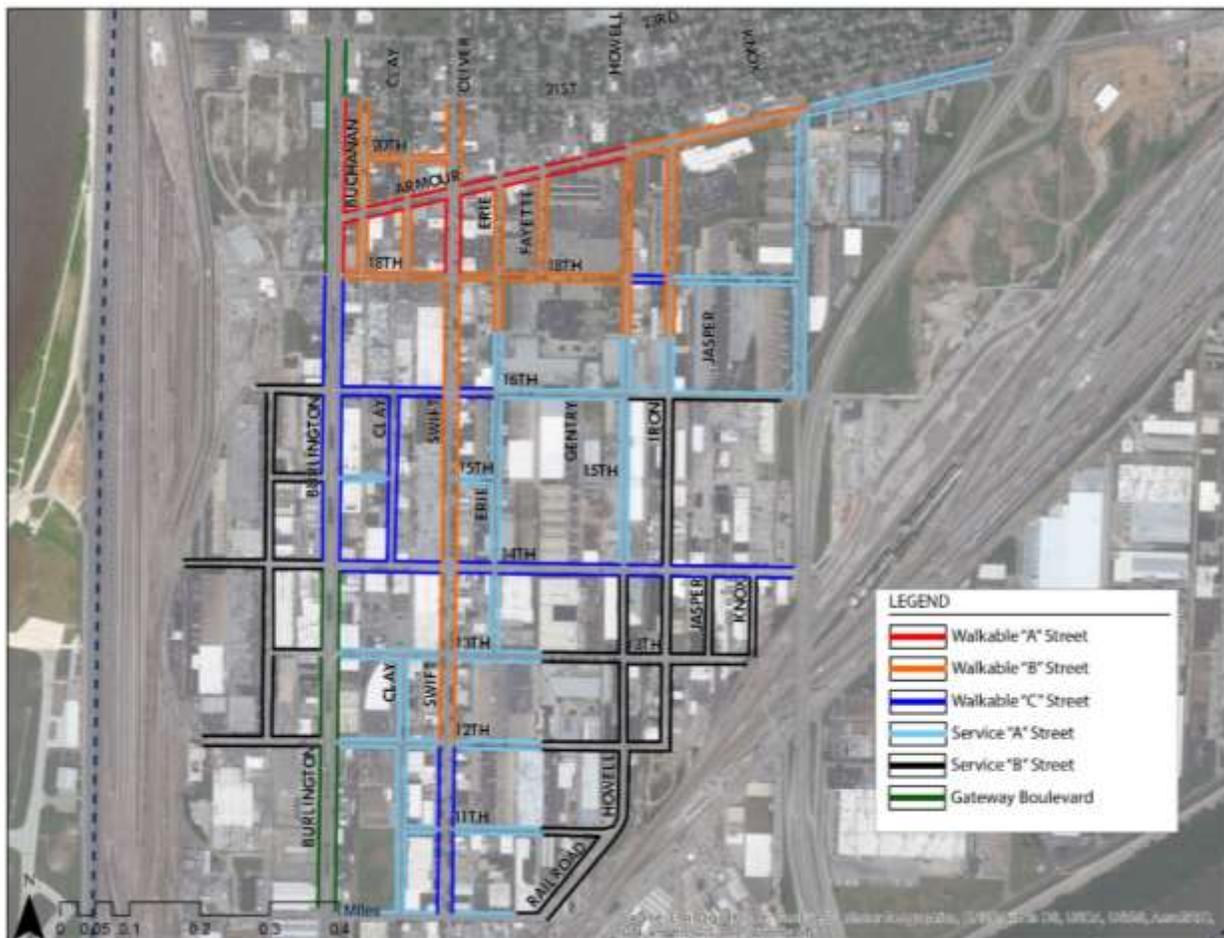


Figure 20-A: Urban Areas Frontage Map

The Urban Areas Frontage Map regulates the building form and design standards based on Frontage Types identified on the map. These types make distinctions based on the context and streetscape design for issues like building placement, building scale and mass, and façade design details that determine how the building relates to public spaces.

Table 20-2: Frontage Type Standards

Frontage Type	Building Placement			Entry Feature	Façade Design			Frontage Design		
	Front Building Line (FBL)	Required FBL	Unbuilt Frontage Allowance		Street Level Transparency	Upper Level Transparency	Massing and Modulation	Access Width (Max)	Access Spacing (min)	Parking Setback / Frontage Limit
Walkable A	0' - 10'	90% min.	35% max.	50'	60% - 90%	25% - 50%	30' / 300 sf	prohibited	prohibited	6' / by exception only
Walkable B	0' - 10'	65% min.	30% max.	100'	40% - 90%	15% - 40%	50' / 500 sf	24' max.	200' min.	6' / 30%
Walkable C	0' - 25'	50% min.	20%	200'	20% - 90% or 60% - 90% w/in 40' of entry	15% - 40%	150' / 2,000 sf	36' max.	150' min.	6' / 40%
Service A [1]	10'+	35% min.	n/a	1 per building	40% - 90% w/in 25' of entry	n/a	n/a	n/a	n/a	n/a
Service B	10'+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Boulevard Gateway	0' - 10'	65%	30%	200'	40% - 90%	15% - 40%	50' / 500 sf	24' max.	200' min.	6' / 40%
	11' - 50' [2]	50%	20%	200'	40% - 90%	15% - 40%	150' / 2,000 s.f.			

[1] On Service A frontages, buildings may be built closer than 10' to the front lot line provided they meet the Walkable C design standards.

[2] On Boulevard Gateway Frontages, all new buildings or any investment of more than 50% of the existing fair market value of the building shall require the building to be placed within 0' to 10' of the frontage

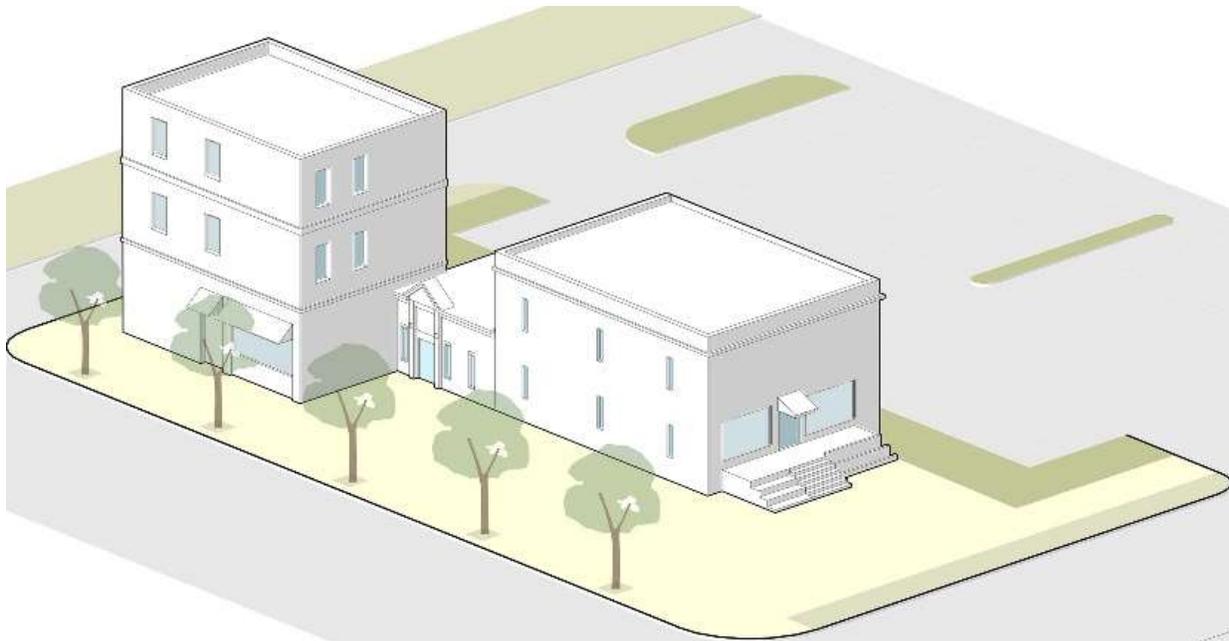


Walkable A			
Front Building Line	0' - 10'		
<i>Required FBL</i>	90% min.	Frontage Design	
<i>Unbuilt Frontage Allowance</i>	35% max.	<i>Access Width (max.)</i>	prohibited
Façade Design		<i>Access Spacing (min.)</i>	prohibited
<i>Entry Feature</i>	50'	<i>Parking Setback / Frontage Limit</i>	6' / by exception only
<i>Street Level Transparency</i>	60% - 90%		
<i>Upper Level Transparency</i>	25% - 50%		
<i>Massing and Modulation</i>	30' / 300 s.f.		



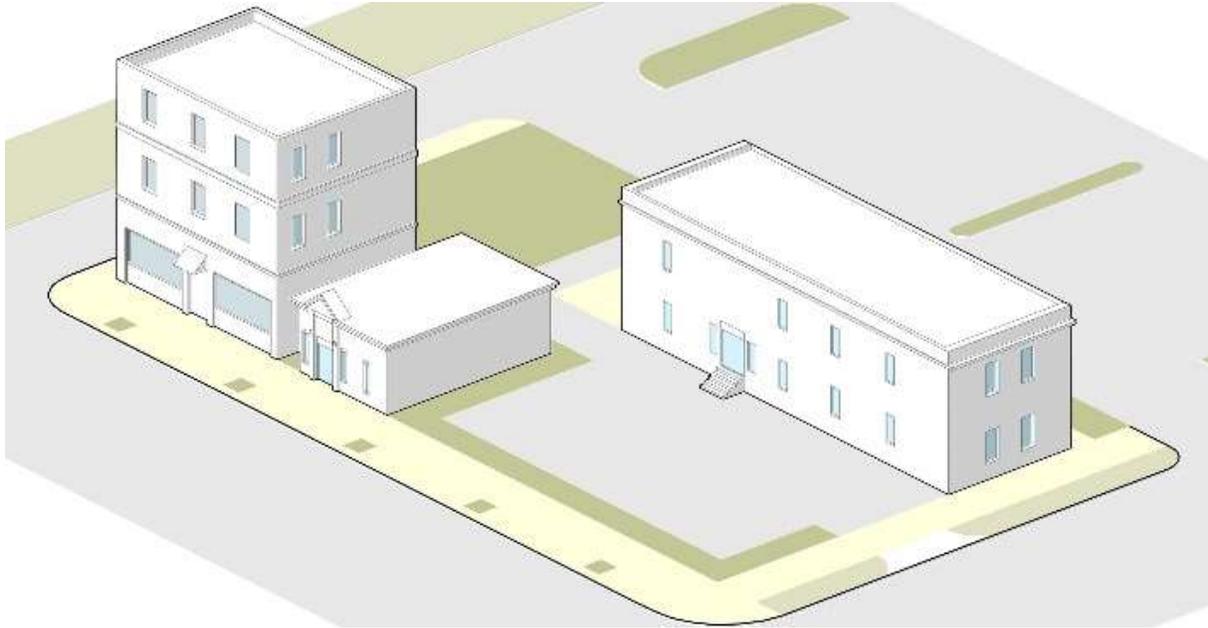
Walkable B

Front Building Line	0' - 10'		
<i>Required FBL</i>	65% min.	Frontage Design	
<i>Unbuilt Frontage Allowance</i>	30% max.	<i>Access Width (max.)</i>	24' max.
Façade Design		<i>Access Spacing (min.)</i>	200' min.
<i>Entry Feature</i>	100'	<i>Parking Setback / Frontage Limit</i>	6' / 30%
<i>Street Level Transparency</i>	40% - 90%		
<i>Upper Level Transparency</i>	15% - 40%		
<i>Massing and Modulation</i>	50' / 500 s.f.		



Walkable C

Front Building Line	0' - 25'		
<i>Required FBL</i>	50% min.	Frontage Design	
<i>Unbuilt Frontage Allowance</i>	20%	<i>Access Width (max.)</i>	36' max.
Façade Design		<i>Access Spacing (min.)</i>	150' min.
<i>Entry Feature</i>	200'	<i>Parking Setback / Frontage Limit</i>	150' min.
<i>Street Level Transparency</i>	20% - 90% or 60% - 90% w/in 40' of entry		
<i>Upper Level Transparency</i>	15% - 40%		
<i>Massing and Modulation</i>	150' / 2,000 s.f.		



BOULEVARD GATEWAY

Front Building Line	0' - 10'	11' - 50' [2]		0' - 10'	11' - 50' [2]
<i>Required FBL</i>	65%	50%	<i>Massing and Modulation</i>	50' / 500 sf	150' / 2,000 s.f.
<i>Unbuilt Frontage Allowance</i>	30%	20%	Frontage Design		
Façade Design			<i>Access Width (max.)</i>		24' max.
<i>Entry Feature</i>		200'	<i>Access Spacing (min.)</i>		200' min.
<i>Street Level Transparency</i>	40% - 90%		<i>Parking Setback / Frontage Limit</i>		6' / 40%
<i>Upper Level Transparency</i>	15% - 40%				

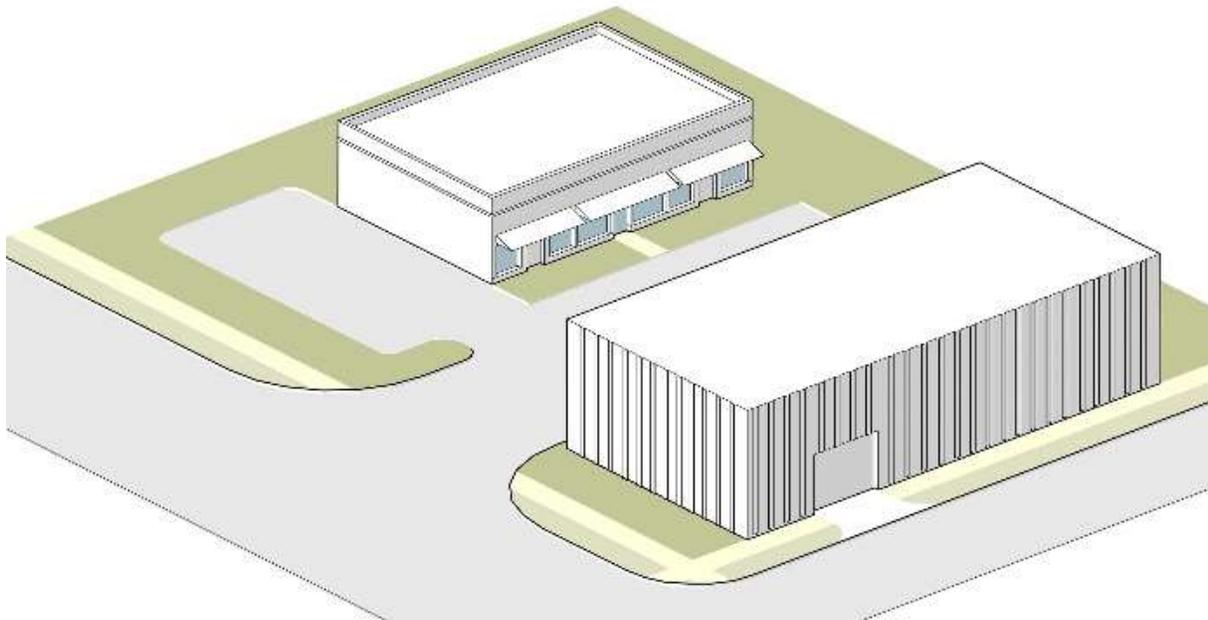
[2] On Boulevard Gateway Frontages, all new buildings or any investment of more than 50% of the existing fair market value of the building shall require the building to be placed within 0' to 10' of the frontage.



Service A

Front Building Line	10' +		
<i>Required FBL</i>	35% min.	Frontage Design	
<i>Unbuilt Frontage Allowance</i>	n/a	<i>Access Width (max.)</i>	n/a
Façade Design		<i>Access Spacing (min.)</i>	n/a
<i>Entry Feature</i>	1 per building	<i>Parking Setback / Frontage Limit</i>	n/a
<i>Street Level Transparency</i>	40% - 90% w/in 25' of entry		
<i>Upper Level Transparency</i>	n/a		
<i>Massing and Modulation</i>	n/a		

[1] On Service A frontages, buildings may be built closer than 10' to the front lot line provided they meet the Walkable C design standards.



Service B

Front Building Line	10' +		
<i>Required FBL</i>	n/a	Frontage Design	
<i>Unbuilt Frontage Allowance</i>	n/a	<i>Access Width (max.)</i>	n/a
Façade Design		<i>Access Spacing (min.)</i>	n/a
<i>Entry Feature</i>	n/a	<i>Parking Setback / Frontage Limit</i>	n/a
<i>Street Level Transparency</i>	n/a		
<i>Upper Level Transparency</i>	n/a		
<i>Massing and Modulation</i>	n/a		

D. Building Placement.

1. *Design Objectives.* Building placement shapes spaces around the building, including streetscapes, civic spaces and other unbuilt portions of the lot. The location, scale, and form of buildings should achieve the following objectives:
 - a. Locate and orient buildings to define the streetscape or other civic spaces.
 - b. Use programmed and active open spaces, and related accessory structures and landscape elements to help define spaces that are not framed by vertical elements of the building.
 - c. Avoid large expanses of unbuilt frontages caused by access, parking or other voids of inactive spaces, particularly along important blocks and streetscapes.

2. *Required Front Building Line.* All buildings shall establish a front building line within the range of the front lot line specified in Table 20-2 (Front Building Line). The required front building line shall extend for the minimum percentage along the frontage specified in the table (Required FBL).

3. *Unbuilt Frontage Allowance.* Where buildings are arranged around or enter upon active open spaces at the extension of the public streetscape, this open space can satisfy a portion of the required front building line to the extent specified in Table 20-2 (*Unbuilt Frontage Allowance*), provided the open space is designed as active open space according to the types specified in Section 17.24.030, and the open space includes some defining features at the extension of the required front building line such as decorative walls or fences, landscape features and other human scale details.

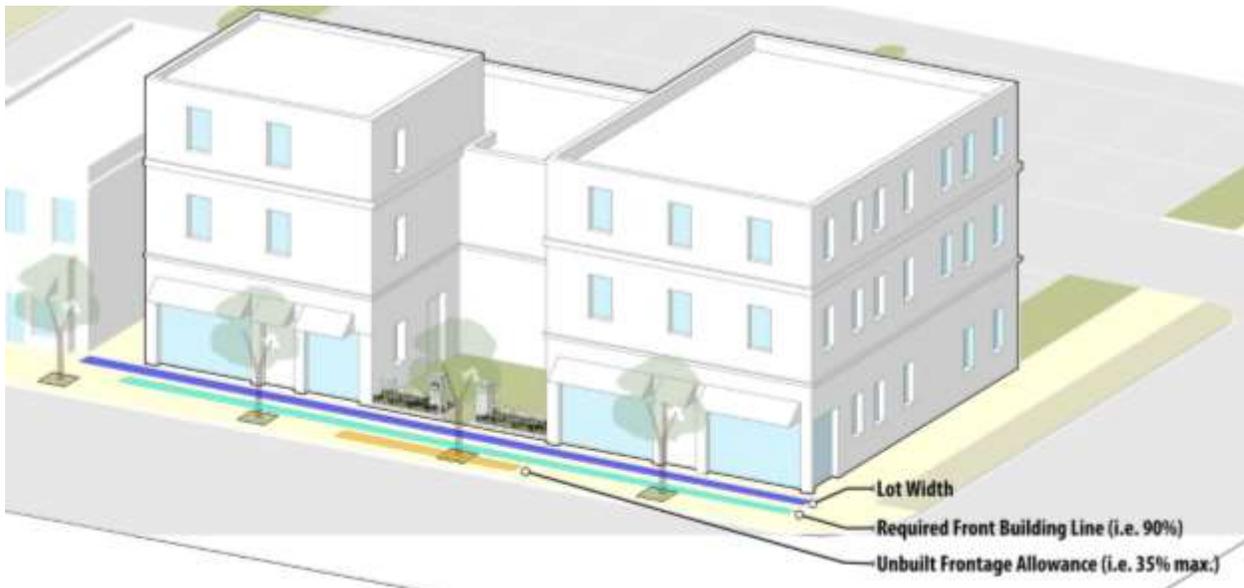


Figure 20-B: Required Front Building Line and Unbuilt Frontage Allowance

Up to 35% of the required front building line may be allocated towards the unbuilt frontage, so long as this area is designed as an active open space, such as a courtyard, plaza, or passage.

4. **Corner Buildings.** Corner lots with property lines on two different frontage types shall apply the standards in the design standards in the following manner:
 - a. The lot shall be determined to front on and meet higher frontage classification.
 - b. The building shall meet the higher classification on the secondary street for at least the first 25 feet from the corner on the secondary frontage.
 - c. An entry feature on the corner and oriented to both streets may count as being satisfying the entire requirement of sub-section 4.b above.

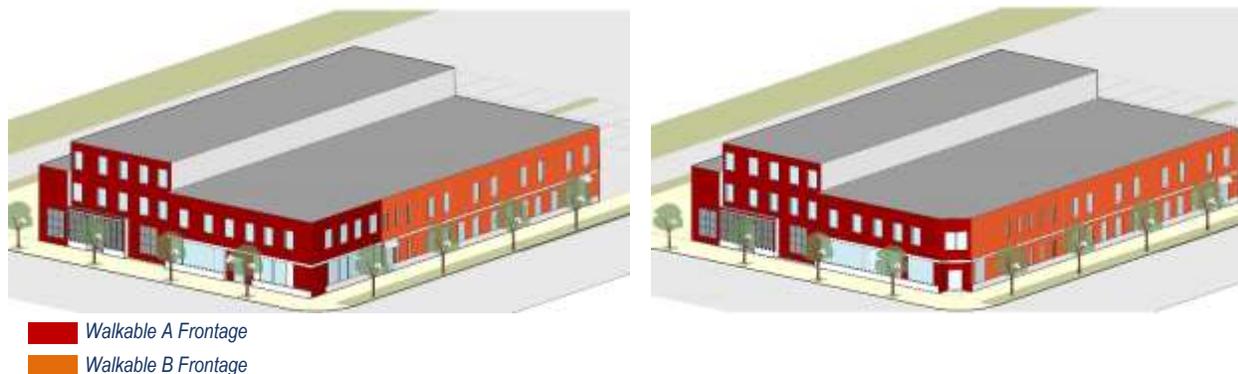


Figure 20-C: Corner Buildings

Building design standards vary for corner buildings, depending on the orientation of the entrance. Corner entry features exempt the requirement to meet the higher classification on the secondary street for at least 25 feet.

E. Façade Design.

1. **Design Objectives.** Façade design and composition establishes the relationship of buildings to the spaces around it. The location and design of doors and windows, massing and modulation of façades, and the use of materials, architectural details and ornamentation should achieve the following objectives:
 - a. Locate doors and windows to emphasize important spaces around a building, and connect to human scale outdoor spaces, particularly streetscapes or other gathering places.
 - b. Add interest and uniqueness to buildings through the use of materials, windows, doors, architectural details, and ornamentation.
 - c. Avoid contrived massing that serves only to call attention to the structure or attempts to make monumental or elaborate design out of simple structures.
 - d. Relate buildings to adjacent development by mimicking similar scale, massing and proportions through step-backs and secondary masses that break up larger masses, and reduce the volume and perceived size of larger buildings.
2. **Primary Entrance Features.** Primary public entrances shall be clearly defined on all front façades with at least two of the following elements and be located at intervals no greater than specified in Table 20-2 (Entry Feature):
 - a. A single-story architectural emphasis such as canopies, awning, porticos, pediments, arches, or arcades.
 - b. Architectural details such as transom or display windows, ornamental tile accents, columns, moldings or other similar accents and material changes.
 - c. Railings, wing walls or plantings integral to the entry structure that incorporate landscaping and/or places for sitting.
 - d. Recesses of the building mass of at least 3 feet deep.

3. *Transparency.* Buildings shall have the percentage of openings on street-facing façades specified in Table 20-2 (Street Level and Upper Level Transparency), based on the following:
 - a. Where expressed as a first story requirement the percentage shall be measured between 2 feet and 8 feet above the street level, or above the first floor elevation if the building is set back more than 10 feet from the street.
 - b. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
 - c. All street level windows required shall have transparent glazing and provide direct views to the building's interior or to a lit display area extending a minimum of 3 feet behind the window.

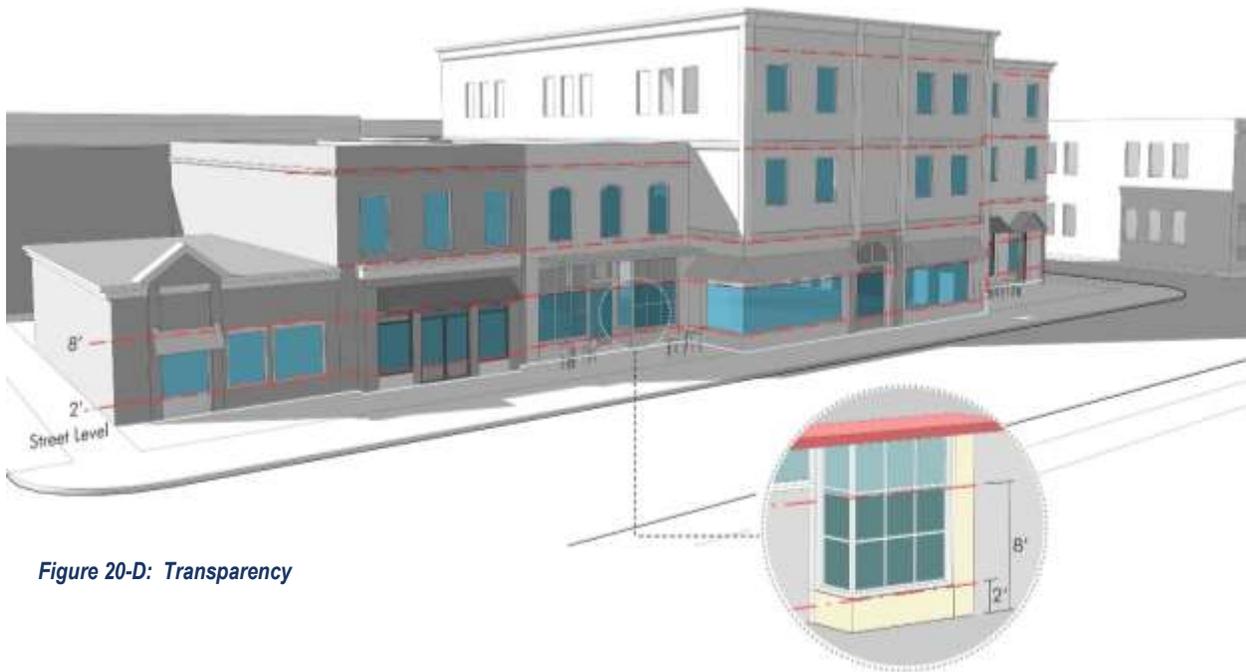


Figure 20-D: Transparency

4. **Massing & Modulation.** Larger façades shall be broken into smaller components by one or a combination of the following techniques at intervals specified in Table 20-2 (Massing and Modulation):
 - a. Use structural bays that emphasize vertical breaks in interior components of the building, with visible features such as columns, pillars, or pilasters, and material, color changes or other details and accents associated with the massing element that project between 4” and 12” off the façade.
 - b. Differentiate massing with projections, balconies, cantilevers or step backs from the main mass associated with different stories. Massing shall create deviations in the wall plane of at least 2 feet if projecting from the façade and at least 4 feet if recessed from the façade.
 - c. Horizontal differentiation of a base, body and top of all buildings.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base.
 - d. Any other blank wall areas in excess of the requirements of Table 20-2 shall be broken up by ornamental architectural details complimentary to the materials and architectural style of the building.



Figure 20-E: Massing & Modulation – Vertical Components



Figure 20-F: Massing & Modulation – Horizontal Components

F. Frontage Design.

1. *Design Objectives.* Frontage design coordinates multiple lots and buildings along a streetscape and reinforces the character of the block or district. Lot access, streetscape, and open space design along lot frontages should meet the following objectives:
 - a. Balance vehicle access and pedestrian access based on the overall development pattern and block and lot structure.
 - b. Use streetscape design to improve the appearance and function of lots and buildings.
 - c. Design the remaining unbuilt portions of lot frontages, including landscape, open space or other screens and buffers depending on the context of the lot and the type of street frontage.

2. *Access Limits.* Private access to individual lots shall be limited by the separation distances specified in Table 20-2, measured on center, and limited to the maximum widths specified in the table. In cases where access is prohibited by these standards the rear or mid-block alleys, access from side streets, or through access shared by 2 or more lots along the block shall be used.

3. *Parking Location and Extent.* Surface parking shall be limited to the setback distances specified in Table 20-2, and any portion of the parking not screened by a building or active open space shall be limited to the percent of the frontage specified in the table.

Exceptions to these limits may only be approved by the Planning Commission through the Site Plan process.

4. *Walkable Frontage Streetscapes.* The following standards apply to the Walkable A, B, and C, and Boulevard Gateway frontages.
 - a. Street trees shall be planted every 25 feet to 40 feet.
 - b. For any non-building portion of the lot frontage, or where buildings are setback more than 20 feet, additional trees shall be planted along the building line at the same interval to fill the void with vertical landscape elements.

- c. Any parking area permitted within 30 feet of the street shall be screened from the street edge with a 2.5 foot to 4-foot wall or ornamental fence complimenting the materials of the building, a dense landscape hedge, or a combination of both.
- 5. *Service Frontage Streetscapes.* The following standards apply to the Service A and B frontages.
 - a. Street trees every 40 feet on center along Service A frontages but are not required on service B frontages.
 - b. Any outdoor storage areas or activities shall be screened from the street in the following manner:
 - (1) A solid wood or vinyl fence or decorative wall made of material complimenting the primary material of the building.
 - (2) A dense landscape screen meeting the planting requirements of a Level 4 buffer in Section 17.24.030.

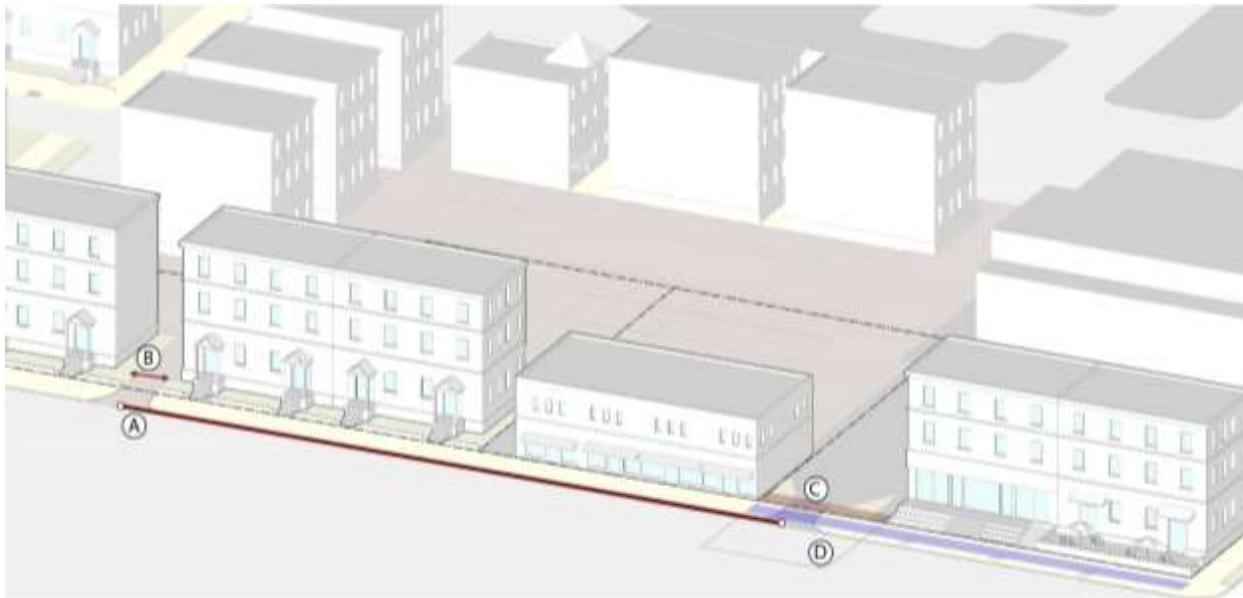


Figure 20-G: Parking & Access

The following measurements are specified in table 20-2, according to applicable Frontage Types:

- A. Access spacing (Section 17.20.020-F-2) is the distance between the center of two mid-block curb cuts intended for access to private lots.
- B. Access width (Section 17.20.020-F-2) is the maximum width of any mid-block curb cut intended for access to private lots.
- C. Parking Setbacks (Section 17.20.020-F-3) are measured by the total distance between the property line, and the nearest edge of parking lot.
- D. Frontage Limit (Section 17.20.020-F-3) is the total percentage of lot frontage that may be used as parking, rather than the building frontage or unbuilt frontage.

G. Open and Civic Space.

1. *Design Objective.* A hierarchy of different types, sizes and ownership (public, common, and private) open space is an extension of the public realm that shapes the character of distinct places, provides a focal point for development, and creates active gathering space.
2. *Open Space Requirement.* Buildings in the C-1, C-2, C-3 and CIO districts shall require designed and active open space according to Table 20-3. The open shall shall be designed according to the types specified in Section 17.24.020.

TABLE 20-3: OPEN SPACE STANDARDS – COMMERCIAL AND MIXED USE BUILDINGS

<i>Building Size (Footprint)</i>	<i>Required Open Space</i>	<i>Distance for Public or Common Area Credit</i>
<i>Under 5,000 s.f.</i>	N/A, except 50 s.f. / residential dwelling unit	660'
<i>5,000 to 10,000 s.f.</i>	5% of building footprint or 100 s.f. / residential dwelling unit, whichever is greater	on same block or immediately adjacent block
<i>10,001 to 30,000 s.f.</i>	10% of building footprint or 150 s.f. / residential dwelling unit, whichever is greater	N/A
<i>Over 30,000 s.f.</i>	15% of building footprint or 150 s.f. / residential dwelling unit, whichever is greater	N/A

3. *Residential Mixed-use.* The requirement for open space in mixed-use buildings with residential units can have up to 50% or of the required space made up of private spaces only accessible to the unit, such as balconies or courtyards.

Section 17.20.030. Commercial & Mixed-use Design Standards

- A. **Intent.** The intent of the Commercial & Mixed-use Design Standards is to promote “four-sided architecture and site design, maintain the quality and appearance of distinct places in the community, and improve the relationship of the buildings and sites to their context, public streetscapes and other open and civic spaces.
- B. **Applicability.** The Commercial & Mixed-use Design Standards shall apply to all areas that are zoned CIO, C-1, C-2 or C-3, that are not within the boundaries of the Urban Areas Frontage Map, in Figure 20-A.
- C. **Building & Site Design.**
1. *Street Front Buildings.* Any building located within 20 feet of a public street shall be designed according to the Walkable B frontage standards defined in Table 20-1. The Director or Planning Commission may require design according to the Walkable A standards on any street that has an exceptional pedestrian character and quality in terms of the streetscape design, its context, and importance in the overall network, or where the City has otherwise participated in the planning or construction of an enhanced streetscape.
 2. *Buffer.* A Level 3 buffer according to the standards in Section 17.24.030 shall be designed along all street and right-of-way edges of the property, except where Street Front Walkable A or B designs are required.
 3. *Open Space.* The site design shall include open space of at least 10% of the building footprint designed according to the Open Space types in Section 17.24.020.
 4. *Massing & Modulation.* Any façade between 21 and 100 feet from a street or right-of-way shall meet the following massing and modulation standards to ensure that no wall plan is longer than 150 feet without some architectural feature or modulation of the building form through one or a combination of the following:
 - a. Use structural bays that emphasize vertical breaks in interior components of the building, with visible features such as columns, pillars, or pilasters, and material, color changes or other details and accents associated with the massing element that project between 4” and 12” off the façade.
 - b. Differentiate massing with projections, balconies, cantilevers or step backs from the main mass associated with different stories. Massing shall create deviations in the wall plane of at least 1.5 feet if projecting from the façade and at least 4 feet if recessed from the façade.
 - c. Horizontal differentiation of a base, body and top of all buildings.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 stories or more, the first floor should be clearly differentiated from upper stories to establish the base.
 - d. Any other blank wall areas in excess of the requirements of 2,000 square feet shall be broken up by ornamental architectural details complimentary to the materials and architectural style of the building.
 5. *Materials.* Selection and application of materials add depth, texture, and color to the composition of walls. Design and detailing of materials should create an integrated relationship between different architectural elements of buildings, complement context, and signify enduring investment in the community. Material shall meet the following:

TABLE 20-4: COMMERCIAL AND MIXED USE BUILDING MATERIALS

Primary Materials (One at least 60%)	Secondary Materials (up to 3, no more than 25 % of any)	Prohibited Materials
Brick Stone Cast Stone Stucco Simulated versions of the above subject to "equal or better" design, appearance and performance standards	Any Primary Material Pre-finished, non-corrugated metal (Architectural Metals) Wood Glass Water-managed EIFS Buildings over 20,000 square feet may use the following: <ul style="list-style-type: none"> • Integral-color Concrete Masonry Units (CMU) • Concrete (precast or formed) 	Plywood sheet siding Barrier-type EIFS Painted CMU Corrugated Metal

6. **Front Façade.** The front of the building, whether facing a street, public space or orienting internally, shall be designed as follows:
 - a A front entry feature at least every 150 feet on the building frontage;
 - b Ground floor transparency of either:
 - (1) 40% to 90% on the entire façade; or
 - (2). 60% to 90% within 25 feet of both sides of the front entry feature.
 - c. Upper level transparency shall be within 15% and 40% for each story.

7. **Other Site Design Elements.** All sites shall be designed according to the Open Space & Landscape Design standards in Chapter 17.24 and the Access & Parking standards in Chapter 17.28.

Chapter 17.24 Open Space & Landscape Design

17.24.010	Intent & Applicability
17.24.020	Open Space Types
17.24.030	Buffers, Screens & Fences
17.24.040	Plant Requirements & Specifications

17.24.010 Intent & Applicability

- A. **Intent.** It is the intent of this Section is to:
1. Improve the aesthetic quality of development with natural landscape materials
 2. Promote the distinct character of districts and neighborhoods as reflected in the master plan or any specific plans.
 3. Coordinate landscape and design amenities across multiple sites, with special attention to the relationship between lots and streetscapes.
 4. Enhance the environmental and ecological function of un-built portions of sites, including reduced air or water pollution and reduced heat gain from large expanses of blank walls or paved surfaces.
 5. Screen and mitigate the visual, noise or other impacts of high-intensity areas of sites, buildings and land uses.
- B **Applicability.** The standards of this Chapter shall apply to all new development, except:
1. Detached houses and duplexes being built on an individual basis and on a previously platted lot, and which are not part of an application for a larger neighborhood plan or subdivision plat; and
 2. Improvements or repairs to existing development that do not result in an increase in building footprint by more than 10%, an increase in impervious surface, or changes in use that do not result in an increase in intensity.

In cases where improvements or repairs increase the building footprint by more than 10%, increase the impervious surface, or intensity of use, the intent is to bring the site into full compliance with these standards, except that the Director or Planning Commission may pro-rate the requirements to the extent of new development on the site where full compliance is not possible or practical.

17.24.020 Open Space Types

- A. **Design Objective.** Open space shall be designed to meet the following objectives.
1. Recognize open space as an important and enduring element of civic design and North Kansas City's image and identity.
 2. Plan and integrate an open and civic space system into the structure of streets, blocks and lots as a coordinated part of the public realm.

3. Value the design, function, and appropriate application of different types of open space, rather than solely the quantity of space.
4. Develop a greater perceived impact from open space by coordinating the design and location of open spaces across multiple development projects.
5. Consider the context and multiple functions that open spaces can serve to support development, including ecological, recreation, aesthetic and urban design functions.
6. Create gateways and focal points for the community, neighborhood, district, block or development site.
7. Integrate natural systems into the design of common or public open spaces.

B. Design Standards. Where open space is specifically required by these regulations (as opposed to general standards for setbacks or buffers, which may also have a landscape standard associated with it), it shall be designed as one of the following types according standards in Table 24-1.

TABLE 24-1: OPEN SPACE TYPES AND DESIGN STANDARDS

Type	Size	Design	Planting
<i>Park</i>	1+ ac. At least 150' wide in all directions	Maximum impervious cover: 15% Bordered by public street for at least 300; At least 1 gateway feature	1 large tree per 2,500 s.f. (30 tree max requirement) 1 ornamental/evergreen tree per 1,500 s.f. (50 tree max requirement)
<i>Green</i>	10K s.f. - 1 ac. At least 60' wide in all directions No narrower than 3w x 1l	Maximum impervious cover: 25% Bordered by public street on at least 2 sides; At least 1 gateway feature	1 large tree per 1,500 s.f. 1 ornamental/evergreen tree per 1,000 s.f. Shrubs, garden or ornamental landscape on at least 10% of area
<i>Courtyard</i>	2K - 20K s.f. At least 40' wide in all directions No narrower than 3w x 1l	Maximum impervious cover: 40% Bordered by public street on at least 1 side; At least 1 gateway feature	1 large tree per 2,000 s.f. 1 ornamental/evergreen tree per 1,000 s.f. Shrubs, garden or ornamental landscape on at least 20% of area
<i>Entry Court</i>	400 - 2K s.f. At least 20' wide in all directions	Maximum impervious cover: 40% Entryway to public street at least 20' wide.	1 large tree per 2,000 s.f. 1 ornamental/evergreen tree per 1,000 s.f. Shrubs, garden or ornamental landscape on at least 30% of area
<i>Square</i>	10K s.f. - 1 ac. At least 100' wide in all directions No narrower than 2w x 1l	Maximum impervious cover: 75% Bordered by public street on at least 3 sides; At least 2 gateway features	1 large tree per 5,000 s.f. 1 ornamental/evergreen tree per 2,000 s.f. Shrubs, garden or ornamental landscape on at least 25% of area
<i>Plaza</i>	1K - 10K s.f. At least 25' wide in all directions No narrower than 2w x 1l	Maximum impervious cover: 90% Entryway to public street at least 20' wide.	1 ornamental/evergreen tree per 1,000 s.f. Shrubs, garden or ornamental landscape on at least 10% of area
<i>Passage</i>	15 - 25' wide At least long enough to connect two streets on opposite sides of a block; Or connect streets to other open spaces.	Passages should be designed to maximize pedestrian access, comfort and safety, including lighting, design of building access and frontages on the passage, and screening of any service elements.	None specified, however ornamental trees, screening shrubs and hedges, or other landscape elements to soften any building frontages on the space are encouraged.

Large trees and ornamental tree requirements may be substituted for each other at a rate of 2 large for 1 ornamental/evergreen rate for up to 50% of either requirement.

17.24.030 Buffers, Screens & Fences

- A. **Design Objectives.** Buffers, screens and fences shall be designed to meet the following objectives. In addition to the requirements specified for each buffer type, the arrangement of plants, grading or berming of land, or inclusion of fences walls or other screens may be necessary to meet these objectives.
1. Design the appropriate degree and extent of screening for the particular context, considering the character of the district, nature of typical uses, and design of the streetscape and public realm.
 2. Soften the extent of large expanses of buildings or paved surfaces with landscape elements.
 3. Reduce glare from traffic internal to the site, outdoor lighting or other operations on the site.
 4. Mitigate noise to comparable ambient noise levels found by other compatible uses throughout the area or district.
 5. Locate site components that require screening in a way that maintains proper lines of site.
 6. Locate impact site elements such as trash enclosures, service and loading areas, utility and mechanical equipment, or outdoor storage on remote portions of sites away from streetscapes, public view and from adjacent residential property.
 7. Use materials that complement the site and building to buffer or screen site elements, particularly where they are visible from public spaces.
- B. **Buffer Design.** The following buffers and planting requirements shall be located along the perimeter of sites to buffer more intense uses and to design effective transitions. The buffer width exists independent of and may include any setback, parking perimeter buffer or other open space requirement. Where the space is meeting more than one of these requirements, the plant requirement is in addition to any other required plants.

TABLE 24-2: BUFFER DESIGN AND PLANTING REQUIREMENTS

<i>Subject Property Level</i>	<i>Buffer Planting Requirement</i>	<i>Adjacent Property Level</i>
Level 1 – <i>R-1A, R-1B, R-2</i>	None, except for any use requiring a surface parking area shall buffer according to the parking design standards in Section 17.28.040	N/A
Level 2 – <i>R-3, R-4, R-5</i>	1 tree (large, medium or small) per 50 linear feet. 1 shrub per 5 linear feet. At least 8' perimeter depth.	Level 1
Level 3 – <i>CIO, C-1, C-2, C-3</i>	1 tree (large, medium or small) per 40 linear feet. 1 evergreen per 25 linear feet OR a 6' solid fence with plant materials to the outside. 1 shrub for every 10 linear feet. At least 12' perimeter depth.	Level 1 and 2
Level 4 – <i>M-1, M-2</i>	1 tree (large, medium or small) per 30 linear feet. 1 evergreen per 15 linear feet OR a 6' solid fence with plant materials to the outside. 1 shrub for every 10 linear feet. At least 20' perimeter depth.	Level 1, 2 and 3

C. **Screening.** All of the following shall be screened from streets or adjacent property with dense evergreen vegetation, a decorative opaque fence or wall complementing the architectural details and materials of the building, or architectural features of the building, or a combination of these.

1. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas, whether ground, wall or roof mounted;
2. Permanent or temporary outdoor storage areas;
3. Trash enclosures; and
4. Utility stations;
5. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
6. Non-residential parking lots within 30 feet of residential lots.



Figure 24-A: Landscape Screening

D. **Fencing.** All fencing for screening, security, or privacy shall meet the following standards.

1. *Front and Street-side Fencing.* Fencing in front of the front building line, or on the street-side on corner lots shall:
 - a. Be limited to no higher than 4 feet in residential and commercial districts and 6 feet in industrial districts; and
 - b. Have a void of at least 33% up to four feet, so that a four-foot high picket fence shall have a picket to void ratio of 2:1 or greater transparency. This standard shall not apply to any fence or screen required to screen permitted outdoor storage or required by sub-section C. above.
 - c. Any fence or wall constructed within 20 feet of the street right-of-way in commercial or residential districts shall be limited to decorative or ornamental fencing and screening, with materials complementing the architectural style and materials of the principle building.
 - d. On corner lots, street-side fencing more than 6 feet from a pedestrian facility in the public right-of-way and behind the front building line may meet the standards in for rear and side fencing in sub-section 2. below.
2. *Rear and Side Fencing.* All rear and interior side fencing located behind the front building line shall:
 - a. Be limited to no higher than 7 feet, or up to 8 feet in all industrial districts.
 - b. May have a solid screen.
3. *Other Fencing Design Standards.*
 - a. Any fencing that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
 - b. All fencing located along adjacent lot lines shall be constructed so that either:
 - (1) The face of the fence is on the property line; or
 - (2) The face of the fence is at least three feet from the property line. Any areas set back three feet or more from the property line, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.



Figure 24-B: Fencing Buffer

- c. All fences shall be constructed so that the finished side faces adjacent property or any public right-of-way.
 - 4. **Materials.** Fences shall be constructed out of any of the following materials:
 - a. Wood or vinyl simulating wood;
 - b. Wrought iron or aluminum simulating wrought iron;
 - c. Stone, brick, concrete with stone or brick veneer, or pre-cast concrete simulated stone or brick; or
 - d. Chain link or vinyl clad chain link:
 - (1) In all residential districts, in the rear or side yard only with a maximum height of four feet;
 - (2) Permitted in the M-1 and M-2 districts;
 - (3) Prohibited in all commercial districts.
 - e. Barbed wire may be allowed only in the M-1 and M-2 districts, and if located above 6 feet. However, razor wire is prohibited in all districts.
 - f. No fences shall be electrified.
 - 5. **Exceptions.** The Planning Commission may approve exceptions to the fence standards through the Site Plan process in 17.08, provided the proposed fence:
 - a. Does not create any adverse impacts on traffic safety, design of public spaces, or on neighboring property;
 - b. Is architecturally compatible with the site and surrounding area; and
 - c. Otherwise meets or exceeds the Design Objectives of this Section, and the Intent of this Chapter.
- E. **Visibility at Intersections.** Screens, buffers, walls and fences shall be located and designed to maintain proper lines of sight at all intersections of streets, streets with alleys or driveways, and internal access streets. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street to all points three feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersection street, specified below.

Table 24-3: Clear Sight Distance

<i>Design Speed of Intersecting Street</i>	<i>Intersection Sight Distance (measured along centerline of intersecting street.)</i>
15 mph	105'
20 mph	125'
25 mph	150'
30 mph	200'
35 mph	225' - 250'
40 mph	275' - 325'
45 mph	325' - 400'

Source: American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*.

- 1. Street trees, light poles or other limited obstructions are allowed within the sight triangle provided that they do not have any foliage, limbs, or other obstructions between 2 and 8 feet, and are no closer than 20 feet to the intersecting right-of-way line.
- 2. Fully controlled intersections, where signalization establishes and prioritizes safe turning movements, may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the Public Works Director.

17.24.040 Plant Requirements & Specifications



Figure 24-C: Plant Requirements

- A. **Plant Requirements.** Required plant materials shall be based on specific site elements as follows:

Table 24-4 Plant Requirements

Site Element	Requirement
Street Trees* (per linear feet of lot frontage)	1 large tree for every 40'
	<i>Buildings setback 0' - 10'</i> N/A streetscape and street trees account for frontage plantings
Frontage Planting (per linear feet of lot frontage)	<i>Buildings setback 11' - 25'</i> 1 large tree per 50' OR 2 ornamental trees per 50'
	<i>Buildings setback 26' - 50'</i> 1 large tree per 50' AND 1 ornamental tree per 50'; 2 ornamental trees may substitute for 1 large tree
	<i>Buildings setback 51'+</i> N/A buffers; streetscape and street trees account for frontage plantings
Foundation Planting	Continuous shrub massing along 50% of all non-paved building frontages or any non-paved building façade facing a publicly accessible area Any façade greater than 200 linear feet and not fronting on a street or civic and open space shall have 1 large tree per 50 linear feet, 1 ornamental or evergreen tree per 50 linear feet and 1 shrub per 10 linear feet.

<i>Parking Lot Planting</i>	<p>1 large tree for every 25 parking spaces, or 1 ornamental tree for every 10 parking spaces</p> <p>1 shrub for every 10 linear feet of perimeter landscape buffer, and continuous shrub massing for any perimeter within 25' of a street or internal access street</p> <p>All other landscape buffers or internal landscape islands shall be permeable surfaces with perennial vegetative ground cover such as sod or turf grass. Alternative materials designed to infiltrate runoff may be approved as part of the stormwater management plan.</p> <p>All parking lot landscape materials shall be allocated in the perimeter buffers and internal islands required by Section 17.28.040.</p>
<i>Buffers</i>	See Section 17.24.030
<i>Open Space</i>	See Section 17.24.020
<i>Other</i>	<p>All other unbuilt and permeable surfaces on the site shall include ground cover to prevent dust and soil erosion. Perennial vegetative ground cover such as sod or turf grass shall be required on at least 80% of the ground cover. Non-living ground cover such as stones, rocks or mulch may be permitted on up to 20% of the ground cover.</p>

* Street trees shall be planted in tree lawns between the sidewalk and curb, at least 6' wide, or in tree-wells with a minimum permeable surface area of 24 s.f. and minimum width of 4'. In cases where tree lawns cannot accommodate a large tree or where overhead utilities are present, small trees may be substituted. In cases where streets cannot accommodate planting in the right-of-way, planting shall be within the first 10' of the front lot line. Any lot fronting on a street with a specific streetscape plan, approved by the Planning Commission, may substitute the design specification of that plan for street tree requirements.

- B. **Plant Species.** All trees and shrubs shall be selected and planted according to *Great Trees for the Kansas City Region*, incorporated in Appendix B. The Director is authorized to supplement and amend the list of required, preferred and prohibited plant species. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
1. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
 2. Are adaptable to the climate of the metropolitan region and the specific conditions in which they are proposed; and
 3. Are not invasive or otherwise problematic to the overall health of the landscape.
- C. **Planting Specifications.** All landscape materials shall meet the American Standards for Nursery Stock (ASNS), published by the American Nurserymen's Association, and be selected for its native characteristics or survival in the climate for the Kansas City region, and be planted and maintained ASNS specifications. Plants shall meet the following specifications at planting:

Table 24-5: Plant Specifications

Type	Specification
Large Tree	2.5" caliper
Small or Ornamental Tree	1.5" caliper
Evergreen	6' minimum height
Shrub	18" minimum height
Ground Cover	50% coverage at planting; Full coverage within 2 growing seasons
Turf	All proposed or required turf areas shall be sodded.

- D. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

Table 24-6: Tree Diversity

Required Trees	Diversity*
1 – 9	May be all one species but should be diverse from other species or genera in the vicinity
10 - 20	At least 2 genera At least 3 species No more than 50% of any one species
21 - 50	At least 3 genera; AND At least 5 species No more than 33% of any one species
51 or more	At least 3 genera ; AND At least 5 species No more than 25% of any one species

* Any streetscape master plan or public realm plan may achieve street tree diversity on a block-scale or area-scale basis, while planting the same species on individual segments for the urban design affect.

- E. **Credits for Existing Vegetation.** Successful incorporation of existing and healthy vegetation that meet these performance criteria may be credited towards any landscape requirement. Credits shall be on a 1 for 1 basis for any vegetation that meets the minimum specifications, except that landscape material more than three times the specified size or otherwise of exceptional quality may be credited on a 2 for 1 basis.
- F. **Design Objectives and Performance Criteria.** In addition to the above planting requirements, all landscape plans shall be designed according to the following performance criteria, and in individual cases additional plantings may be warranted in order to meet these criteria:
- Existing natural features of the site, such as groves of trees, extreme slopes, areas intended to serve as buffers and areas not intended for development, shall be retained and incorporated into the design to the maximum extent practical.
 - Landscape areas shall be utilized to the maximum extent possible for natural stormwater mitigation practices and to satisfy stormwater management criteria. Examples of natural

stormwater mitigation practices include filter strips, vegetative swales, pervious pavement systems and sand filters.

3. Native plants and vegetation shall be utilized to the maximum extent reasonable, i.e., drought tolerant plants should be planted in landscape islands and water-resistant plants should be planted near stormwater retention facilities.
4. All required landscape and open space areas shall remain free of debris and refuse and be appropriately maintained.
5. Designs shall best integrate sites and projects into their surroundings or promote any distinct characteristics of the area identified in the Master Plan or any specific plans.
6. Designs should emphasize any focal points of an area or project, and pay particular attention to the relationship with the streetscapes.

Chapter 17.28 Access & Parking

17.28.010	Intent & Applicability
17.28.020	Access & Circulation
17.28.030	Required On-site Parking
17.28.040	Parking Lot Design
17.28.050	Loading Areas
17.28.060	Alternative Access & Parking Plan

17.28.010 Intent & Applicability

A. **Intent.** The intent of this Chapter is to:

1. Emphasize the importance of site access for multiple modes of transportation.
2. Preserve streetscape design and street functions by coordinating access along and internal to blocks.
3. Provide the optimal amount of vehicle parking for individual sites, recognizing that too much and too little parking each have negative impacts.
4. Create access and parking standards appropriate to the context of the site, considering street designs and surrounding development patterns.
5. Ensure appropriate site design features that mitigate the physical and aesthetic impact of parking on streetscapes and surrounding sites.
6. Maximize opportunities for on-street parking, shared parking or reduced parking rates where appropriate, and reduce the inefficiency from underutilized and redundant surface parking on adjacent sites.
7. Promote parking designs that minimize runoff and infiltrate storm water into the ground.

B. **Applicability.** Access and parking shall be shown on all site plans, according to the application requirements in Section 17.08.020. Specifically the standards in this Chapter apply to:

1. All new development, buildings or uses on a site.
2. A change of use for an existing site or building, but only where the new use would require 20% more parking than exists.
3. An expansion of an existing building or utilization of a site by more than 20%.
4. Where additional parking is required for an existing site or building, the landscape and design standards shall only apply to the newly constructed parking, except where otherwise required to comply by the Non-conforming Site Conditions provision in 17.04.050.C.
5. The access standards shall not limit the location of any existing access, unless in conjunction with a public streetscape project or the entire site is redeveloped. The design standards may apply to existing access when more than 50% of a parking area is added to, resurfaced or otherwise impacted by development.

17.28.020 Access & Circulation

- A. **Driveways.** Driveway location, spacing and width shall be designed according to the access requirements and criteria of the Public Works Department, except where modified by the planning and urban design standards as this code in the following specific cases:
1. Residential access limits shall be further limited by specific frontage types required by the Residential Design Standards in Section 17.16.030.C.
 2. Commercial access limits shall be further limited by the specific frontage design standards for each particular building or lot according to Section 17.20.030 or 17.20.040.
 3. Streets with high level of pedestrian traffic may warrant different location, spacing and width standards based on the context, the supporting street network, and the specific streetscape design.

B. **Sidewalks.**

1. *Generally.* Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances for buildings and sites, in the most direct manner possible, to the following:
 - a. Sidewalks in the public streetscape or along internal access streets.
 - b. Parking areas, and any walkways or crosswalks associated with the parking areas.
 - c. Any civic or open space designed for active use.
 - d. Adjacent sites, where pedestrian connections through public streetscapes or internal access streets is not practical or is too remote.
2. *Sidewalk Width.* Internal sidewalks shall meet the requirements of Table 28-1

Table 28-1: Internal Sidewalk Widths

<i>Location</i>	<i>Minimum Width</i>
<ul style="list-style-type: none"> • Generally • Along any building façade abutting a parking area 	5'
<ul style="list-style-type: none"> • Along any parking with vehicle overhangs; OR • A primary route between the street or parking area and the building entrance. 	8'
<ul style="list-style-type: none"> • Along any commercial building façade with a primary entrance, or similar building with significant public and pedestrian access 	10'
<ul style="list-style-type: none"> • Along any internal access street 	6'

3. *Pedestrian Amenities.* Sidewalks and internal pedestrian circulation shall be separated from moving vehicles to the extent feasible with curbs, landscape buffers, curbside parking, except for crosswalks in limited locations.

- C. **Traffic Impacts.** Wherever the Public Works Director determines that the requirements in this Section will adversely impact the function of the transportation network in the vicinity of the site, alternative access standards may be required to better meet the intent of this section. In addition, any specific access management study or plan for a portion of the City may alter the application of these standards and guidelines.

17.28.030 Required On-site Parking

A. **Vehicle Parking Rates.** Table 28-2 provides minimum parking requirements and applies to all similar uses not specifically listed. Where the classification of the use is not similar to any general use in the table, the Director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, function and operation. The following criteria shall be used in interpreting the table:

1. Employee rates shall consider maximum number of employees likely to be on-site at one time.
2. Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85% of gross floor area may be used.
3. A seating or capacity rate shall consider total number of seats based on industry standards for typical layouts of buildings or building codes.
4. Where uses or sites have components of different uses (i.e. hotel with a restaurant), each component shall be calculated under most applicable rate.

Table 28-2: Required Parking

Residential Dwellings	
Detached House; Duplex	2 per dwelling unit.
Row House, Apartments, etc.	1.5 per dwelling unit, generally
Accessory Dwelling Unit	1 per dwelling unit
Group Living	0.33 per bed / room; AND 1 per employee
Civic / Institutional	
Generally	2.5 per 1,000 s.f.
Schools	Whichever is greater: 2 per class room; OR 1 per 3 seats of any assembly area; OR 1 per 5 students (high school, vocational school or technical college only)
Assembly / Auditorium	1 per 3 seats
Commercial	
General Retail	1 – 3,000 s.f. = 2 per 1,000 s.f.
	3,001 – 10,000 s.f. = 3 per 1,000 s.f.
	10,001 or more s.f. = 4 per 1,000 s.f.
Convenience Store / Gas Station	5 per 1,000 s.f.
Outdoor Sales	1 per 1,000 s.f.
Service/Office	3 per 1,000 s.f.
Barber / Beauty	1.5 per seat/service stall
Live Work	1 for units 1,500 s.f. or less of non-residential space; Based on closest comparable non-residential parking for units over 1,500 s.f.
Lodging	1 per room; Plus 1 per employee

Table 28-2: Required Parking

Entertainment Venue / Theater	1 per 4 seats
Hospital / Nursing Home	1 space per 2 beds; Plus 1 per 2 employees
Athletic Club / Sports Complex	4 per 1,000 s.f.; AND 1 per 5 seats for any venue
Restaurant, General	1 per 2.5 seats
Industrial	
Manufacturing	1 per 1,000 s.f. or 0.5 per employee, whichever is greater
Warehousing / Storage	0.5 per 1,000 s.f.
Office / Service	The office/service components of any industrial building shall meet that requirement for that portion of a building. If the floor plan or tenant breakdown is not possible, the building may assume a rate of 10% office / service, 60% manufacturing, and 30% warehousing.

B. Maximum Parking. No non-residential use shall provide more than 150% of the minimum required parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 115% of the minimum shall require mitigating potential impacts of more parking through one or more of the following strategies:

1. Provide shared parking for other uses on the block or adjacent blocks according to this Chapter.
2. Use alternative surfaces designed to infiltrate stormwater.
3. Provide additional buffers and site open spaces to screen parking with at least a 10% increase in the open space or buffers required for the parking, and at least a 20% increase in the landscape material amount required for the parking.
4. Design all parking areas over the 115% maximum as dual-purpose space, such as plazas or courtyards, playgrounds, event areas for regular use of the space during non-peak times.
5. Increase the lot open space required for the building and site in Chapter 17.24 by an amount equal to the area of parking over the 100% minimum, and locate this open space to limit the impact and visibility of parking.

C Accessible Parking. Accessible spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) guidelines for quantity, design and location, including the following:

Table 28-3: Accessible Parking

<i>Total Required Spaces</i>	<i>Minimum Accessible Spaces</i>
1 - 100	1 per every 25 spaces
101 - 200	1 additional per each 50 over 100
201 - 500	1 additional for each 100 over 200
501 - 1000	2 % of the required vehicle spaces.
1001 +	20 + 1 for each 100 over 1,000

1. Accessible parking shall be located on the shortest accessible route to the primary entrance or main accessible entrance.
 2. Van accessible space shall be required at a rate of one per every six required accessible spaces, with a minimum of one.
 3. Accessible spaces shall be at least nine feet wide with a minimum five feet accessible aisle. Van accessible spaces shall be at least 11 feet wide with a minimum five feet accessible aisle. Two adjacent spaces may share the same accessible aisle.
 4. Signs shall be posted designating the space with the symbol of accessibility.
- D. **Parking Reductions.** The parking required by Table 28-2 may be reduced depending on context, and according to the following strategies:
1. *C-2 Exempt.* No on-site parking is required in the C-2 zoning district, except that any residential uses shall meet the parking requirements for that building type, and the required spaces shall be located with 300 feet of the residential building. Where parking is provided in the C-2 zoning district, it shall meet the standards of 17.28.040.
 2. *On-street Parking Credit.* All on-street parking within 600 feet of any lot frontage shall count towards the parking requirement at a rate of 0.33 space for every one on-street spaces. Areas where on-street parking is permitted, but not marked, spaces shall use Table 28-7 in calculating eligible spaces. In situations where on-street parking does not extend more than 100 feet beyond the subject property, on street parking abutting the lot may count towards the parking requirement at a rate of 0.67 spaces for every 1 space.
 3. *Bicycle Parking Credit.* All bicycle parking designed and located according to subsection E. may reduce the required vehicle parking at a rate of one space for every four bicycle parking spaces up to a maximum of 15% of the required vehicle parking. To be eligible for this credit, the applicant must demonstrate that it is practical to expect significant bicycle access to the site based on the location, site design, and nature of the use and anticipated patrons.
 4. *Public Parking Credit.* Any site within 600 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces, except that if the public parking is part of a managed district the district may establish a different allocation of spaces.
 5. *Shared Parking.* Required parking may be reduced for any site containing multiple uses, or for adjacent sites with different uses according to Table 28-4. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded with each participating property. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.

Table 28-4: Shared Parking

Use	Percentage of Required Parking by Time Period				
	Weekday		Weekend		All
	6 AM to 5 PM	5 PM to 1 AM	6 AM to 5 PM	5 PM to 1 AM	1 AM to 6AM
Employment	100 %	10 %	5 %	5 %	5 %
Retail or Service	75 %	75 %	100 %	90 %	5 %
Restaurant	50 %	100 %	75 %	100 %	25 %
Entertainment & Recreation	30%	100 %	75 %	100 %	5 %
Place of Worship	5 %	25 %	100 %	50 %	5 %
School	100 %	10 %	10 %	10 %	5 %
Dwellings	25 %	90 %	50 %	90 %	100 %
Lodging	50 %	90 %	75 %	100 %	100 %

- E. **Bicycle Parking.** All uses, except industrial uses, on property within 600 feet of an existing or future bicycle route or trail identified in the Master Plan or other similar plan shall provide bicycle parking spaces according to Table 28-5.

Table 28-5: Bicycle Parking

Activity	Required Spaces
Primary or secondary school	35% of the student capacity
Retail or office uses	10% of the required vehicle spaces.
Recreation and community facilities	15% of the required vehicle spaces
Other institutional, employment, industrial or entertainment uses	5% of the required vehicle spaces.
Multi-unit Residential Buildings	1 per dwelling unit; 1.5 per dwelling unit with 2 or more bedrooms

Bicycle parking shall be designed according to the following standards:

1. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames, and have 2 feet x 6 feet clearance for each bicycle.
2. Structures that serve another primary function, but are designed to meet these standards may count to this requirement.
3. Bicycle parking shall be located in a well-lit area, with convenient and safe pedestrian circulation, and be on pavement or all-weather, dust-free stabilized surface.
4. 50% of required bicycle parking for residential uses shall be located within the building or other all-weather enclosure.
5. Bicycle parking for non-residential uses shall be located within 100 feet of the primary entrance.

6. Short-term bicycle parking structures may be located in the right-of-way subject to streetscape designs and the Public Works Director approval. Structures shall be designed for some other primary purpose meeting the streetscape standards, or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
7. Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may justify alternative compliance from these standards.

17.28.040 Parking Lot Design

- A. **Location, Size and Landscape Area.** On-site parking shall be designed and located in a manner that mitigates negative impacts on streetscapes and adjacent property. The design standards in Table 28-6 are based on the number of parking spaces per area and the location on the lot relative to the principal building (front, side or rear).

Table 28-6: Parking Design

<i>Spaces per Block [1]</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>
<i>250 or more</i>	Must be broken into smaller parking blocks [1]	Must be broken into smaller parking blocks [1]	10% internal landscape islands; AND 10' perimeter buffer
<i>150 - 249</i>	Must be broken into smaller parking blocks [1]	10% internal landscape islands; AND 10' perimeter buffer	6% internal landscape islands; AND 10' perimeter buffer
<i>100 - 149</i>	10% internal landscape island 10' perimeter buffer; and 15' front setback buffer	6% internal landscape islands; and 10' perimeter buffer.	6% internal landscape islands; and 6' perimeter buffer
<i>50-99</i>	6% internal landscape islands; 10' perimeter buffer; and 15' front setback buffer	6% internal landscape islands; and 6' perimeter buffer	6' perimeter buffer
<i>20-49</i>	6% internal landscape islands; AND 6' perimeter buffer; AND 10' front setback buffer	6% internal landscape islands; OR 6' perimeter buffer	No requirement other than 6' setback
<i>Under 20</i>	6' perimeter buffer; and 6' front setback buffer	No requirement other than 6' setback	No requirement other than 6' setback

[1] Where individual sites require or provide parking areas larger than the maximum size in this table, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table. These "parking blocks" shall be arranged around internal access streets meeting that mimic public streetscapes.

- B. Landscape Design.** Landscape areas required by Table 28-6 shall be arranged to achieve the following results:
1. All buffers and islands shall have the proper allocation of landscape materials required by Section 17.24.030, and be arranged to provide shade, infiltrate runoff, soften large expanses of pavement and screen parking from adjacent streets and property. In general, no parking or circulation area expanse shall be more than 200 feet in any direction without perimeter buffer, internal island or parking block edge, unless a different arrangement better serves these purposes.
 2. Except for industrial uses, parking pods shall be no more than 40 contiguous spaces without landscape islands either through end caps or center strips.
 3. No landscape island shall be less than 8 feet in any dimension and no smaller than 150 square feet.
 4. Any parking lot within 20 feet of a street in commercial or residential zoning districts shall be screened with a hedge, berm, low ornamental wall compatible with the site and building design, or a combination of all three of these elements, with a screen of 3 to 4-foot in height. A low wall matching the building shall be required for any parking area permitted along “Walkable A, B, or C” streets per Chapter 17.20.



Figure 28-A: Parking Space Maximums and Walkable A Required Screening

The standards above provide limits for consecutive parking pods and require buffers to mitigate the presence of and soften the edges around expanses of surface parking.

- C. **Specifications.** Parking areas shall be designed to meet the dimension specifications in Table 28-7.

Table 28-7: Parking Dimensions

Parking Angle Width	Width	Length	Depth to Curb	Curb Width	Aisle Width – One-way	Aisle Width – Two-way	Bumper Overhang*
0°	8.0'	22'	8.0'	22'	12'	20'	n/a
30°	8.5'	20'	18'	17'	15'	20'	1.5'
45°	8.5'	20'	20'	12'	15'	20'	1.5'
60°	9.0'	19'	21'	10.5'	18'	24'	2.0'
90°	9.0'	19'	19'	9.0'	20'	24'	2.0'

* Amount of Depth to Curb dimension that may overhang landscape area or expanded sidewalk area or other wheel stop block.

D. **General Design Standards.**

1. All required parking shall be on-site except as specifically provided in this Article for credits or shared parking sections. Additionally, the Planning Commission may allow for a portion of required parking off site through a site plan review subject to the following specific considerations:
 - a. It is within 600 feet of the subject site;
 - b. It is in the same or comparable zoning district;
 - c. The presence of the off-site lot does not negatively impact potential development on that lot or in the vicinity;
 - d. There are no pedestrian barriers or other access constraints; and
 - e. An agreement demonstrating rights and control of the off-site property is provided.
2. No parking space shall be located where it backs into a street or parking drive aisle within 20 feet of the entrance to a street. [insert diagram]
3. All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters and inlets, or any other drainage strategy approved by the Public Works Director to support best management practices to minimize runoff and encourage infiltration of storm water.
4. Off -street parking areas for more than 4 vehicles shall include white painted lines, wheel stops, curbing or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from drive aisles, walkways and other circulation features.
5. All off -street parking areas and driveways shall be surfaced with permanent asphalt or concrete. The use of pervious or semi-pervious surfacing materials for the purpose of on-site stormwater management may be approved by the Public Works Director, provided it demonstrates an acceptable performance level as an all-weather, dust-free and stabilized surface, and proper maintenance is ensured.
6. Parking areas shall be designed so that sanitation, emergency and other public service vehicles can serve the development. Special accommodations for service vehicles and emergency access shall be balanced with the broader transportation patterns and public safety concerns of the general vicinity, so that site design for larger vehicles does not compromise urban design goals and pedestrian safety in the area.

17.28.050 Loading Areas

- A. **Loading Requirements.** In commercial or industrial districts, off-street loading shall be required for any building over 3,000 square feet.
1. The number and size of spaces shall be based on the operating characteristics of the particular use, and determined through site plan review. Unless determined otherwise a loading area shall be 12 feet wide, 45 feet long and include 14 feet clearance.
 2. Loading area shall be located on a remote portion of the building and site, or internal to the block and buffered by other commercial buildings wherever possible.
 3. Loading areas and activities shall not interfere with the use of walkways or public streets.
 4. Loading shall be screened from public streets or adjacent residential areas according to the buffer types and design standards in Section 17.24.030.
- B. **Mixed Use Buildings or Districts.** In any area, project or zoning district designed to promote pedestrian activity, or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted, which may include sharing of loading spaces among multiple smaller tenants, using side streets or alleys – particularly during off hours for loading or deliveries, or other similar strategies that avoid designing sites simply for large vehicle access.

17.28.060 Alternative Access & Parking Plan

- A. **Administrative Adjustment.** The Director may approve an alternative access and parking plan that varies from the parking or design standards required by this Chapter by 10% or less, or with minor deviations from access strategies. The application shall be in association with a Site Plan process in Section 17.08.020, and the Director shall consider the following:
- a. Consideration of the proposed use as well as potential future uses;
 - b. Evidence of precedents of similar uses in similar contexts or other industry standard indicates a lesser number will be sufficient due to the need due to the nature of the use, the likelihood that patrons or tenants have reduced car ownership or drive less, and the availability and practicality of walking, bicycling or transit access.; and
 - c. The character of the surrounding area and adjacent land uses, and the availability and overall demand on alternative parking within 600 feet, including on-street parking.
 - d. The reduction will better meet the intent of this Chapter.
- B. **Site Plan Adjustment.** The Planning Commission may approve an alternative access and parking plan that varies from the parking or design standard required by this Article by more than 10% and up to 25% based on the same criteria in sub-section A. The reduction must be based on a specific study or industry standard. Reductions of 25% or more may be approved if the property is within 600 feet of a fixed rail transit, 300 feet of a bus rapid transit stop, or 100 feet of a standard bus stop.
- C. **Deferral of Required Spaces.** In either of the above cases, a portion of the required parking may be deferred through the site plan review if the initial occupancy of the premises will be adequately served by the lesser number of spaces and an approved final development plan clearly indicates the location, pattern and circulation of deferred parking. The deferred parking area shall be brought to finished grade, be landscaped, and shall not be used for building, storage, loading or other purposes. The approval of the site plan shall specify a time, criteria or occurrences where the Director may require construction of necessary parking.

Chapter 17.32 Supplemental Standards

- 17.32.010 **Manufactured and Small-Format Home Projects**
 17.32.020 **Wireless Communication Facilities**

17.32.010 – Manufactured and Small-Format Home Projects

- A. **Intent.** The intent of this section is to provide smaller format manufactured and mobile homes within a planned development that includes common amenities in a neighborhood or community setting that is compatible with the surrounding community.
- B. **Applicability.** Small format or Manufactured Home Communities or mobile homes are allowed as indicated in Table 12-2, and specifically as a Master Planned project in the R-3, R-4 or R-5 zoning districts, and subject to the procedures and criteria in Section 17.08.080, and the additional standards and criteria of this section. These standards shall not apply to: (1) mobile homes, trailers or similar temporary buildings used as an interim structure associated with an ongoing construction project under valid permits; (2) interim or temporary housing strategies to address emergencies; or (3) detached houses that are assembled off site and “manufactured”, provided they meet all other standards of the applicable zoning district.
- C. **Development Standards.**
1. *Project Intensity:*
 - a. The minimum project area shall be at least 15 acres and the minimum frontage along a public street shall be 300 feet; except that a plan for as small as 5 acres and 150 feet of public street frontage may be approved if the plan demonstrates exceptional community design and layout for the common areas within the community, with special attention to the integration and relation of the project to surrounding areas.
 - b. The maximum project intensity shall be no more than 2,000 square feet per dwelling unit, including any common areas and internal circulation systems supporting the community.
 2. *Uses.* Projects may include the following uses:
 - a. Dwelling units consisting of modular homes, mobile homes, or other similar small detached dwellings.
 - b. Accessory buildings and uses incidental to those listed above and which support the residential community, including offices, recreation buildings or other community services.
 3. *Height.* The maximum structure height is 35 feet.
 4. *Home sites:*
 - a. The minimum area for an individual home site shall be 1,000 square feet, and all home sites shall front on a public street or private internal access street, or front on common space with street access at the rear of the home site.
 - b. Dwellings shall have the following minimum setbacks:

- (1) Front = 15 feet, except home sites fronting on courtyards or other civic space of the Common Area plan may have dwellings located at the front lot line.
 - (2) Side = five feet; 15 feet on corner lots.
 - (3) Rear = 20 feet, except home sites backing to buffers, common open space or alleys may have a 10-foot rear setback.
 - (4) All dwellings shall be at least 30 feet from any public street or other boundary of the community with adjacent property.
 - (5) All dwellings shall have at least 12 feet between other dwellings, or at least 30 feet between the dwelling and accessory building, except sheds or accessory structures serving the home site.
- c. Each home site shall have a private patio, courtyard or similar outdoor amenity of at least 150 square feet.
5. *Parking Standards:* One on-site or on-street parking space for each dwelling unit, which may be in common lots within 300 feet of dwelling units; the project as a whole must include 1.5 spaces per each unit within the overall project to accommodate any overflow or visitor parking.
- D. **Common Areas.** All common areas not dedicated as home sites according to the development standards in sub-section C., shall be designed as part of the Public Realm Plan for the Community (See Section 17.08.080.B. of the Master Planned Development procedures). This space shall be allocated to:
1. Internal vehicle circulation for the community, laid out to provide connectivity and continuity through the community and organize the project into blocks and lots so that all home sites and lots are served by streets. There shall be at least two entrance points from public streets for each project.
 2. Open and Civic Space meeting one of the design types specified in Section 17.24.020., at a rate of at least 200 square feet per dwelling or 15% of the overall project, whichever is greater. All open and civic spaces shall be designed and located in a manner that ensures adequate accessibility for all units in the community.
 3. Other internal circulation or open space such as walkways, landscape buffers or other site design amenities that improves the quality of the community and its relationship to surrounding areas. Pedestrian connections shall be accounted for on all streets or at greater intervals through a trail or path system.
 4. A storm shelter shall be provided which may be included with recreation facilities, laundry facilities or other similar common community amenities.
- E. **Building Design.**
1. All dwellings shall have a front entry feature, such as a porch, stoop, or outside patio relating the home site to the lot frontage or other common open space upon which the dwelling is located.
 2. Parking spaces on a home site shall be located to the side or rear of the dwelling.
 3. Any mobile home dwellings shall:
 - a. Be secured to the ground by tie downs and ground anchors in accordance with the applicable building code.
 - b. Be skirted within 30 days after placement in the community by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and consistent with the quality of development in the community.
 - c. Be blocked at a maximum of 10-foot centers around the perimeter, and this blocking shall provide 16 inches bearing upon the stand.
 - d. Be located on a hard surface pad a minimum of 18-inch concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points, with a proper surface between to control weeds.

F. Utilities and Services.

1. All communities shall be connected to a public water supply, and each home site shall have individual water service connections according to the city plumbing code and city specifications.
2. All communities shall be connected to the public sewer system. Individual sewer connections shall be provided for each home site and installed in accordance with the city plumbing code and city specifications.
3. Storage, collection and disposal of refuse shall be designed, located and provided in a manner that creates no health hazards, no odor or unsanitary conditions, minimal visibility to both the home sites and any surrounding property, and is properly managed and maintained in this condition.
4. Electric, telephone and cable television service lines shall be installed underground and shall be in accordance with city codes and utility company specifications.

G. Landscape and Parking Design. The standards of Chapters 17.24 and 17.28 are generally applicable to mobile, manufactured and small format home projects, except as modified through a development plan based on the approval procedures and criteria.

H. Subdivisions. Each home site may be individually platted if:

1. All lots shall have public utility access as provided in Chapter 16, including public easements for access to each home site, and all other standards and criteria of the subdivision standards are met;
2. All dwellings are on a permanent foundation; and
3. There are covenants and restrictions and associations assuring that these provisions for the Development Standards, Common Areas, Building Design and Utilities and Services, as demonstrated on an approved plan, will be maintained through a management entity or common association.

17.32.020 - Wireless Communication Facilities

A. Intent & Applicability.

1. *Intent.* It is the intent of this section to:
 - a. Facilitate the appropriate location of communication towers in non-residential areas.
 - b. Encourage users of towers and antennas to locate them in areas or circumstances where the adverse impact on the community is minimal, including co-location on other towers or structures that can readily accommodate additional communication equipment.
 - c. Promote design strategies to configure communication facilities in a way that minimizes the adverse visual impact of the towers and antennas.
 - d. Ensure that regulation of wireless facilities and related equipment does not have the effect of prohibiting the provision of personal wireless services, and does not unreasonably discriminate among functionally equivalent providers of such service and promotes the provision and availability of communication services within the city.
 - e. Allow providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.
 - f. Manage the City's public rights of way for the multitude of public purposes that must be accommodated in this limited space, including the aesthetic and urban design values of these spaces that have a direct connection to the public interest and adjacent property values.

2. **Applicability.**
 - a. **Generally.** The procedures and criteria in this section apply to all wireless facilities existing or installed, built or modified after the effective date of this section to the fullest extent permitted by law.
 - b. **Rights-of-way.** For applications for wireless facilities with the city rights of way:
 - (1) the most restrictive adjacent and underlying zoning district classification shall apply unless otherwise specifically zoned and designated on the official map;
 - (2) no application shall be submitted for permit approval without attaching the city's consent to use the right-of-way for the specific construction application, to the extent permitted by applicable law;
 - (3) wireless facilities shall be installed and maintained as not to obstruct or hinder the usual travel or public safety of the rights-of-way; and
 - (4) such use shall be required to obtain applicable permits and comply with the city's ROW management rules and regulations as set forth in Chapter 12.08.
 - c. **Pre-emption.** No provision of this section shall apply to any circumstance in which such application shall be unlawful under superseding federal or state law and furthermore, if any section, subsection, sentence, clause, phrase, or portion of this section is now or in the future superseded or preempted by state or federal law or found by a court of competent jurisdiction to be unauthorized, such provision shall be automatically interpreted and applied as required by law. Such zoning review and approval required in this section shall be in addition to any other generally applicable permitting requirement, including applicable building, excavation, or other right-of-way permits.
 - d. **Non-Wireless Services Provider.** If the applicant is not a Wireless Services Provider, as defined by Section 67.5111 RSMO, then the applicant must submit evidence of agreements or plans, or otherwise provide attestations to the same, which conclusively demonstrate to the city that the proposed site(s) will become operational and used by a Wireless Services Provider within one year of the permits issuance date. For any application for a small wireless facility, the applicant shall provide an attestation that the proposed small wireless facility complies with the volumetric limitations as required to meet the definition of a small wireless facility in accordance with this section and pursuant to applicable law.

B. Residential Districts. Television and radio receiving antenna are permitted in residential districts accessory to any permitted principle use provided:

1. They are used for non-commercial or recreational purposes, or are otherwise incidental to a permitted use;
2. No structure associated with the facilities shall exceed 60 feet high, and in all cases shall be setback from property lines a distance at least one-third the actual height.

All other wireless telecommunication facilities are prohibited in residential districts, unless otherwise required by laws that officially pre-empt the City zoning ordinance.

C. Nonresidential Districts. Wireless telecommunication facilities are allowed in non-residential districts subject to the following procedures for specific types of facilities, and according the other development, design and general standards of this section.

1. *Accessory Use and Site Plan.* The following wireless telecommunications facilities are accessory uses and permitted by site plan approval, subject to required building permits, structural reports, or other national safety codes:
 - a. Facilities that are “disguised” according to the design standards in Section E.5 below.
 - b. Accessory television and radio receiving antenna that support the principle use of property and are fully concealed from view for public spaces by a combination of the location of the equipment, the design of architectural elements or landscape screens, or other camouflaged strategies.
 - c. Addition or replacement of antennas or accessory equipment to any existing and fully conforming wireless facility where local zoning standards are fully pre-empted. Modifications not pre-empted by state or federal rules shall require an amendment to the Conditional Use Permit of the existing facility.

2. *Conditional Use Permit.* Wireless Telecommunication Facilities that are not eligible as an accessory use through site plan review shall only be permitted by a Conditional Use Permit according to the procedures and criteria in Section 17.08.030. In addition to the procedures and criteria in Section 17.08.030, the following additional items apply to Conditional Use Permits for wireless telecommunications facilities:
 - a. The Director shall provide the applicant with notices of any deficiency for meeting the particular type of application for the facility within 30 days of submittal, or other time period allowed by other applicable laws. This deficiency may include requirements under this code, requirements of any forms or application fees established according to these regulations, or any state or federal requirements needed to determine the type of application classification under these regulations.
 - b. Other time frames for processing applications established in Chapter 17.08 may be altered by applicable state or federal laws.
 - c. Any application impacting a certified historic structure as defined in Section 253.545 RSMO, or with a potential visual impact on a historic district shall require at least a 30-day time period between notices and a decision, within which one or more public hearings may occur. The City Council may deny the permit for any negative visual, quality, or character impacts on an historic district or structure.
 - d. The applicant shall clearly demonstrate by substantial evidence that placement of wireless facilities permitted, as a permitted use (Accessory Use and Site Plan) per sub-section C.1 is not technologically or economically feasible. The city may consider current or emerging industry standard and practices, among other information, in determining feasibility.

D. All Districts – Small Wireless Facilities

1. *Replacement and Modified Utility Poles.* New, replacement or modified utility poles, at heights below height limitations outlined in this subdivision, and colocation of small wireless facilities on the same shall be a permittee use in all districts except single-family residential and historic districts provided the proposed installation does not:
 - a. Materially interfere with the safe operation of traffic and control equipment or city-owned communications equipment;
 - b. Materially interfere with compliance with the American Disabilities Act or similar federal or state standards regarding pedestrian access or movement.
 - c. Materially obstruct or hinder the usual travel or public safety on the rights-of-way’
 - d. Materially obstruct the legal use of rights-of-way by the city, utility or other third party;
 - e. Fail to comply with the spacing requirements within section 12.08.130.E.

- f. Fail to comply with applicable national safety codes, including recognized engineering standards for utility poles or support structures;
- g. Fail to comply with decorative pole replacement requirements herein;
- h. Fail to comply with undergrounding requirements within 12.08.130.B; or
- i. Interfere or impair the operation of existing utility facilities, or city or third-party attachments.

New, replacement or modification of utility poles under the following circumstances shall not be considered a permitted use under this section:

- a. Proposals to construct or modify a utility pole which exceeds the greater of:
 - (1) Fifty feet AGL; or
 - (2) More than ten feet above the tallest existing pole as of January 1, 2019 within five-hundred feet of the proposed utility pole in the city; and
- b. Proposals to collocate on an existing utility pole in place on August 28, 2018 which exceeds the height of the existing utility pole by more than ten feet.

2. *Fast-Track Administrative Approval.* A small wireless facility, conforming with the requirements of this section, are permitted in all zoning districts by administrative permit approved by the director by submission of an application, including showing specifications, dimensions, photos, or drawings of completed installation, and property owner consent. Provided the applications are complete and address the requirements of this section, the director shall endeavor to expedite these approvals and may combine multiple applications/locations at one time in a single approval. The following requirements shall generally apply to all "fast track" small wireless facilities located within the city:

- a. The "fast-track" shall substantially match any current aesthetic or ornamental elements of the existing structure or utility pole, or otherwise be designed to maximally blend into the built environment, with attention to the current uses with the district at the proposed site;
- b. Any portion above the existing structure or utility pole shall be concealed and of the same dimensions and appearance so as to appear to be a natural extension of the existing structure or utility pole in lieu of an enclosure or concealment; and
- c. The "fast-track" equipment shall not emit noise audible from the building line of any residentially zoned or used property.

3. *Additional Requirements for Location on Public Ways.* In addition to all other applicable requirements, when a small wireless facility is located on a utility pole, streetlight, or similar structure over or adjacent to public or private streets, sidewalks, or other pedestrian or vehicle ways:

- a. the height of all portions of the small wireless facility shall be located at least eight feet above ground level;
- b. no ground equipment shall be permitted; and
- c. no portions of the small wireless facility shall extend horizontally from the surface of the pole or structure more than 16 inches.

Location, placement, and orientation of the small wireless facility shall, to the extent feasible, minimize the obstruction or visibility from the closest adjacent properties unless otherwise required by the city for safety reasons.

4. *Modifications; Waivers.* The Director may for good cause alter the maximum specifications qualifying as a "small wireless facility" stated in the definition thereof by up to 50 percent if the carrier demonstrates that it:

- a. does not in any location nationally use equipment capable of meeting the specifications and the purpose of the equipment and

- b. cannot feasibly meet the requirements.

The City Council may further waive one or more of the requirements to qualify for a small wireless facility approval upon good cause shown by the applicant including as required by applicable law and provided a showing that the waiver is the minimum necessary to accomplish the purposes of this section. The burden of proof for any waiver shall be wholly on the applicant and must be shown by clear and convincing evidence.

5. *Application Procedures.* Applications for administrative permit shall be made on the appropriate forms to the Director consistent with the requirements of this section. Applications requesting any information that is prohibited by federal or state law under the applicable circumstance shall be deemed inapplicable to the subject application.
 - a. Applicant shall submit along with its completed application form:
 - (1) A deposit of \$1,000.00; any amount not used by the city shall be refunded to the applicant upon written request after a final decision;
 - (2). A detailed site plan, based on a closed boundary survey of the host parcel, shall be submitted indicating the exact location of the facility, all dimensions and orientations of the facility and associated equipment, in addition to all existing and proposed improvements including buildings, drives, walkway, parking areas, and other structures, public rights-of-way, the zoning categories of the subject and adjoining properties, the location of and distance to off-site residential structures, required setbacks, required buffer and landscape areas, hydrologic features, and the coordinates and height AGL of the existing structure, if applicable;
 - (3) Proof of owner consent;
 - (4) Certified structural analysis as required herein;
 - (5) Specifications, dimensions, photos, or drawings of the completed installation;
 - (6) Attestation that the proposed “fast-track” meets the volumetric and other requirements to meet the definition of “fast-track” provided in this section;
 - (7) Information demonstrating that the applicant’s proposed plans are in compliance with Section 67.5113.3(9) RSMO. To the satisfaction of the city;
 - (8) Attestations required in subsection A.2.d. of this section if the applicant is not a Wireless Services Provider; and
 - (9) All other information necessary to show compliance with the applicable requirements of this section.
 - b. The application shall be reviewed by the Director to determine compliance with the above standards, including specifically design, location, safety, and appearance requirements and transmit the application for review and comment by other departments and public agencies as may be affected by the proposed facility.
 - c. In reviewing an application, the Director may require the applicant to provide additional information, including technical studies. An application shall not be deemed complete until satisfaction of all application requirements and submission of all requested information as provided herein.
 - d. The Director shall issue a decision on the application within the time-frame permitted by applicable law. The Director may deny the application or approve the application as submitted or with such modifications or conditions as are, in his/her judgment, reasonably necessary to protect the safety or general welfare of the citizens and property values consistent with and to affect the purposes of this section. The Director may consider the purposes of this section and the factors established herein for granting a conditional use permit as well as any

other considerations consistent with the section. A decision to deny an application shall be made in writing and state the specific reasons for the denial.

E. Development Standards

1. *Height Limitations.* No support structure shall exceed 100 feet above adjacent ground level unless good cause is shown and found by the city and in no case may a support structure be approved to exceed 150 feet. All installations shall comply with any air space requirements of the FAA.
2. *Setback Limitations.* All support structures and extensions or attachments thereto and associated buildings/structures shall be separated from any public rights-of-way, sidewalk or street, alley, parking area, playground, or building (except for parking and buildings dedicated solely for access to or maintenance of the support structure), and from any property line, by a distance equal to the height of the support structure as measured from the fence around the support structure, if any, or if no fence then from the furthest extension on the support structure. Support structures shall be reasonably designed to reduce the potential damage to persons or property from falling ice or equipment from the support structure or from wind damage or structural failure.
3. *Separation.* Unless otherwise required by law, the minimum separation of towers shall be as follows:

Table 32-1: Tower Separation

Tower Height	Existing Towers			
<i>Proposed Tower</i>	<50 feet	50—100 feet	101—150 feet	>150 feet
<50 feet	300 feet	500 feet	750 feet	1,000 feet
50—100 feet	500 feet	750 feet	1,000 feet	1,500 feet
101—150 feet	750 feet	1,000 feet	1,500 feet	2,000 feet
>150 feet	1,000 feet	1,500 feet	2,000 feet	2,500 feet

F. Design Standards

1. *Equipment Storage.* Mobile or immobile equipment not used in direct support of a wireless facility shall not be stored or parked on the site of the wireless facility unless repairs to the wireless facility are being accomplished.
2. *Towers.* Towers shall either maintain a galvanized steel finish or be painted a neutral color as determined by the planning commission and city council so as to minimize visual obtrusiveness. Tower finish shall be subject to any FAA requirements and any conditions as approved by conditional use permit. All new towers shall be of a monopole design without use of lattice or guy wire support and be engineered and designed with sufficient depth, counter-weight and other mechanisms to address wind-loading and other failure risks under all reasonably anticipated conditions and circumstances. Towers shall use materials, colors, and textures to conform to the existing natural setting and built environment.
3. *Antenna Design.* Antennas attached to a support structure shall be contained within the disguised support structure or within or mounted flush on the surface of the tower to

which they are mounted so as not to defeat the disguised design. Antennas attached to an existing building, utility pole or structure shall be of a color identical to the surface to which they are mounted. All antennas shall be designed to be disguised and maximally concealed on or within the support structure. Exposed antennas on "crows nest" or other visible platforms or extensions are prohibited. Any support structure approved as a disguised support structure shall have as a condition of approval, unless expressly exempted in the approval, an obligation and corresponding covenant recorded on the property that runs with the land to the benefit of the city on behalf of the public, prohibiting modifications of the disguised support structure that eliminate or are materially detrimental to the disguise, unless such is approved by a duly authorized zoning or conditional use approval approved in the same manner as required for an original construction of such disguised support structure with the proposed modification. If the applicant does not wish to have such a covenant, the application shall not qualify as a disguised support structure, unless another mechanism is proposed and approved to ensure that the disguise is not subsequently eliminated or materially detrimentally altered.

4. *Accessory Equipment.* Design of all accessory equipment shall use materials, colors, and textures to conform to the existing natural setting and built environment. All materials, colors and textures shall be subject to review and approval by the planning commission and city council.
5. *Disguised Support Structure.* Antenna installed on disguised support structures shall have antenna and supporting electrical and mechanical equipment that is inside the disguised support structure or of a color and appearance that is identical to or compatible with the color of the supporting structure so as to ensure that the antenna and accessory equipment is visually unobtrusive. Where the standards of this section require a facility to be disguised, the City Council may grant exceptions where:
 - a. The requirements to disguise to not allow economically or technically feasible solutions, and no other location or alternative is possible that would meet the need for the tower; or
 - b. The structure is located in an industrial area, is visually consistent with the character of the surrounding area, and meets all other approval criteria.
6. *Ground Equipment.* Equipment shelters or cabinets shall have an exterior finish compatible with the natural or built environment of the site and shall also comply with any reasonable appearance guidelines as may be applicable to the particular zoning district in which the facility is located. All equipment shall be either placed underground, contained in a single shelter or cabinet, or wholly concealed within a building or approved walled compounds.
7. *Compound Walls/Landscaping.* All towers shall be surrounded by a minimum of six-foot high decorative wall constructed of brick, stone or comparable masonry materials and a landscape strip of not less than ten (10) feet in width and planted with materials, which will provide a visual barrier to a minimum height of six feet. The landscape strip shall be exterior to any security wall. In lieu of the required wall and landscape strip, an alternative means of screening may be approved by the zoning administrator, or by the city council in the case of a conditional use permit, upon demonstration by the applicant that an equivalent degree of visual screening will be achieved. Disguised support structures may be required to provide landscaping to provide a visual barrier which is appropriate with the disguised support structure as may approved by the zoning administrator or the city council in the case of a conditional use permit.
8. *Advertising.* Except for a disguised support structure in the form of an otherwise lawfully permitted sign, the placement of advertising on wireless facilities is prohibited other than

identification signage, or required safety signage of not greater than one square foot on ground equipment.

9. *Decorate Poles.* In districts where there are utility poles which were specifically designed for their aesthetic nature and compatibility with the built environment of that district, as determined by the city, such utility poles shall be deemed to be decorative utility poles. Such decorative utility poles, when authorized to be replaced by an applicant for wireless facilities pursuant to applicable law and in compliance with this section, shall only be replaced with a substantially similar decorative elements of the original decorative utility pole being replaced. Such replacement expenses shall be born wholly by the applicant seeking to place wireless facilities on such decorative utility pole.
10. *Historic Preservation.* The city may require reasonable, technically feasible and technological neutral design and concealment measures as a condition of approval of a wireless facility within an historic district.

G. Security

1. *Fencing.* The tower and any appurtenances shall be safely maintained and fenced or otherwise secured to prevent unauthorized access or climbing of the tower. Barbed, electrified or razor wire is prohibited in commercial districts. Fencing may be required as part of a disguised support structure as determined by the planning commission and city council to prevent unauthorized access or climbing while still preserving the disguised nature.
2. *Lighting.* Support structures, small wireless facilities, fast track, and antenna shall only be illuminated as required by the FCC and/or the FAA or other state or federal agency with authority to regulate, in which case a description of the required lighting scheme will be made a part of the application to install, build, alter, or modify the support structure, small wireless facilities, fast track or antenna.. Security lighting around the base of a support structure may be provided if the lighting is shielded so that no light is directed towards adjacent properties or rights-of-way. Lighting may also be approved as part of a disguised support structure.
3. *Additional Security Measures.* All wireless facilities shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any application to install, build, or modify wireless facilities. Additional measures may be required as a condition of the issuance of a building permit as deemed necessary by the zoning administrator or by the city council in the case of a conditional use permit.

H. General

1. *Regulatory Compliance.* All wireless facilities shall meet or exceed current standards and regulations of the FAA, FCC, and any other local, state or federal agency with the authority to regulate wireless facilities, and including all required licenses, permits, and taxes applicable to such structure and/or modification. Should such standards or regulations be amended, then the owner shall bring such devices and structure into compliance with the revised standards or regulations within the time period mandated by the controlling agency. To the extent permitted by law, no approval for any placement, construction or modification of any wireless facilities permitted by this section shall be granted for any applicant having an uncured violation of this section, any zoning regulation regarding the lot on which the structure is proposed, or any other

governmental regulatory, licensing, or tax requirement applicable to such antenna or structures within the city unless preempted by applicable law.

2. *Public Property.* Unless otherwise provided, use or installation of any wireless facility to be located on any public property of the city shall be permitted only if a lease agreement or other separate written approval has been negotiated and approved by the city with such reasonable terms as the city may require.
3. *Parking.* One on-site parking spot per carrier for periodic maintenance and service shall be provided at all antenna or support structure locations consistent with the underlying zoning district.
4. *Commercial Operation of Unlawful Wireless Facilities.* Notwithstanding any right that may exist for a governmental entity to operate or construct wireless facilities, it shall be unlawful for any person to erect or operate for any private commercial purpose any wireless facilities in violation of any provision of this section, regardless of whether such wireless facilities are located on land owned by a governmental entity.
5. *Electromagnetic Interference.* The communications provider and/or cell site owner shall be responsible for and shall promptly resolve any electromagnetic interference problems in conformance with FCC requirements.
6. *Amateur Radio—Receive Only Antennas.* Television and radio receiving towers and antenna permitted in residential districts as accessory uses by the occupant of the premises purely for personal enjoyment, amusement, or recreation are exempt from the provisions of this section except where they are specifically referred.
7. *Existing Wireless Facilities.* Lawfully existing wireless facilities prior to the effective date of this section shall be considered legal non-conforming uses.
8. *Building Codes and Safety Requirements.*
 - A. *Installation.* All new wireless facilities shall comply with all structural requirements of applicable building codes and shall comply with standards of the Electronic Industries Association. Any conflict between applicable codes and standards shall be resolved with the stricter code or standard being in force. Applications for new wireless facilities shall include a verification by a qualified structural engineer that the wireless facilities (excluding the accessory equipment unless otherwise directed by the zoning administrator or required by the building code) meets or exceeds all applicable structural requirements. Applications for modifications to existing wireless facilities shall include a verification by a qualified structural engineer that the wireless facilities (excluding the accessory equipment unless otherwise directed by the zoning administrator or required by the building code) and any additional antennas meets or exceeds all applicable structural requirements.
 - B. *Maintenance.* All wireless facilities and appurtenances shall be adequately maintained and in compliance with all applicable building codes and standards. If upon inspection it is determined that any wireless facility fails to comply with applicable codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the wireless facility, the owner shall have 30 days to remedy any defects and bring the wireless facility into compliance with applicable codes and standards. Failure by the owner to bring a deficient wireless facility into compliance with applicable codes and standards

shall be cause for removal of the deficient wireless facility by the city with all costs of removal being the owner's responsibility (and the city shall be authorized to use the abandonment bond, if any, that may have been required pursuant to Section 15.08.020 or other authority).

9. *As-Built Plans.* Within 60 days of completion of the initial construction and any additional construction, the city shall be furnished one complete set of plans drawn to scale and certified as accurately depicting the location of all wireless facilities constructed.
10. *Abandonment.* Cell sites or wireless facilities not in use for a period of 180 days for the purpose as stated in the conditional use permit or other approval shall be removed within 90 days of the end of that period of non-use. Upon removal, the cell site shall be revegetated in conformance with the existing surrounding vegetation. Should the wireless facility not be removed within the specified period, the city may remove the facility at the owner's expense (and the city shall be authorized to use the abandonment bond, if any, that may have been required pursuant to Section 15.08.020 or other authority).

I. **Definitions.** The following terms used in this Section shall have the meaning given below:

"Accessory equipment" means any equipment serving or being used in conjunction with a support structure or roof and/or building mount facility, including a cabinet or shelter.

"Antenna" means any structure or device used in the provision of wireless communication services, including to collect or radiate electromagnetic waves, including both directional antennas, such as panels, microwave dishes and satellite dishes and omnidirectional antennas, such as whips but not including satellite earth station antennas less than two meters in diameter (mounted within 12 feet of the ground or building-mounted) and any receive-only home television antennas.

"Antenna height" means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

"Authority Pole" means a utility pole that is owned and/or operated by the city.

"Cabinet" means a structure for the protection and security of communications equipment associated with one or more antennas where direct access to equipment is provided from the exterior and that has horizontal dimensions that do not exceed four feet by six feet, and vertical height that does not exceed six feet.

"Cell site" means a tract or parcel of land that contains wireless facilities.

"Co-location" means locating wireless facilities on an existing support structure already containing wireless facilities.

"Directional antenna" means an antenna or array of antennas designed to concentrate a radio signal in a particular area.

"Disguised support structure" means any free-standing, manmade structure designed for the support of antennas, the presence of which is camouflaged or concealed as an appropriately placed and designed architectural or natural feature. Depending on the location and type of disguise used, such concealment may require placement underground of the utilities leading to the structure. Such structures may include, but are not limited to, clock towers, campaniles, observation towers, light standards, flag poles and artificial trees. For purposes of this definition, a structure "camouflaged or concealed as an appropriately-placed and designed architectural or natural feature" shall meet the following additional criteria: (1) it is

consistent with and contributes to and does not detract from the character and property values and use of the area and neighborhood in which it is located, (2) it does not contain distorted proportions, size, or other features not typically found on the type of structure or feature to which it is designed to replicate, (3) it cannot be identified as an antenna or support structure by persons with reasonable sensibilities and knowledge, (4) its equipment, accessory buildings, or other aspects or attachments relating to the disguised support structure are wholly concealed using a manner consistent with and typically associated with the architectural or natural structure or feature being replicated, and (5) it is of a height, design and type that would ordinarily occur at the location and neighborhood selected.

"Existing structure" means any structure capable of supporting wireless communication facilities (other than a support structure) in full conformance with the design and other requirements of this section and is: (1) existing prior to the date of all applicable permit applications seeking city authorization for installation of such facilities thereon and (2) not built or installed in anticipation of such specific installation or erected as a means to evade approvals applicable to a non-existing structure.

"FAA" means the Federal Aviation Administration.

"Fast track" small wireless facility or fast track" means a small wireless facility that meets the following requirements for an antenna and associated equipment:

- (1) no more than seven cubic feet in volume (comprised of no more than twenty-seven square feet of exterior surface area, excluding the surface width equal to the width of the support structure or authority pole to which it is mounted, on an imaginary enclosure around the perimeter thereof, excluding cable or cable conduit of four inches or less). Volume shall be the measure of exterior displacement of the antenna and associate equipment.
- (2) located with the consent of the owner on an existing structure or utility pole, or concealed within or on a replacement authority pole if the height is no more than five feet higher than the existing pole and appearance are not materially altered; and
- (3) not exceeding six feet above the top of the existing structure or utility pole for a total height nt exceeding forty-five feet (nor taller than more than six feet above the average of similar poles within three-hundred feet).

"FCC" means the Federal Communications Commission.

"Incidental use" means any use authorized herein that exists in addition to the principal use of the property.

"Interference" means disturbances in reception caused by intruding signals or electrical current.

"Lattice tower" means a guyed or self-supporting three or four sided, open, steel frame structure used to support communications equipment.

"Microwave" means electromagnetic radiation with frequencies higher than 1,000 MHZ.

"Microwave antenna" means a microwave antenna manufactured in many sizes and shapes used to link cell sites together by wireless transmission of voice or data.

"Modification" means any addition, deletion or change, including the addition or replacement of antennas, or any change to a structure requiring a building permit or other governmental approval.

"Monopole tower" means a tower consisting of a single pole, constructed without guy wires and ground anchors.

"Public property" means any real property, easement, right-of-way, air space or other interest in real estate, including a street, owned or controlled by the city or any other governmental unit.

"Roof and/or building mount facility" means communications facility in which antennas are mounted to an existing structure on the roof (including rooftop appurtenances) or building face.

"Shelter" means a building for the protection and security of communications equipment associated with one or more antennas and where access to equipment is gained from the interior of the building. Human occupancy for office or other uses or the storage of other materials and equipment not in direct support of the connected antennas is prohibited.

"Small wireless facility" means an antenna and associated equipment that meets the following:

- (1) An antenna of no more than six cubic feet in volume; and
- (2) all other associated equipment to the extent permitted by applicable law to be calculated, of cumulatively no more than twenty-eight cubic feet in volume; provided that no single piece of equipment on the utility pole shall exceed nine cubic feet in volume, and no single piece of ground mounted equipment shall exceed fifteen cubic feet in volume.

"Support structure" means a tower or disguised support structure.

"Tower" means a structure designed for the support of one or more antennas including, but not limited to, guyed towers, radio and television transmission towers, microwave towers self-supporting (lattice) towers, or monopoles, but not disguised support structures, utility poles or buildings. The term shall also not include any support structure that includes attachments of 60 feet or less in height owned and operated solely for use by an amateur radio operator licensed by the FCC.

"Whip antenna" means an antenna that transmits signals in 360 degrees. Whip antennas are typically cylindrical in shape and are less than six inches in diameter and measure up to 18 feet in height. Also called "omnidirectional, stick, or pipe antennas."

"Wireless facilities" means any antenna, small wireless facility, fast track, support structure, and roof and/or building mount facility used for communication purposes, and its accessory equipment including a cabinet or shelter.

Chapter 17.36 Glossary

17.36.010	Description of Uses
17.36.020	Description of Measurements
17.36.030	Defined Terms

17.36.010 Description of Uses

This section provides descriptions of uses of land and buildings associated with Table 17-12-2: Allowed Uses. It is organized by Categories and Types of uses, with some Types including more specific types. Where a proposed use is not generally listed or appears to meet the description of more than one use type, the Director shall make an interpretation of the most appropriate and relatively equivalent described use considering (1) the similarity of the proposed use in scale, impact and operations to a described use; (2) the typical building formats and site designs associated with the proposed use, and compatibility with the zoning district standards; and (3) the potential contribution the propose use and typical formats of that use have on the intent of the zoning district. Any use that may not be interpreted as relatively equivalent to a use in the Use Table, is not anticipated by these regulations, and may only be allowed by a Text Amendment.

Residential Dwelling

The Residential Dwelling category is the principal use of land and buildings for dwelling units. The arrangement and extent of dwelling units depends on the zoning district, lot sizes and building types, arranged in the following types:

Detached House – A residential building designed for one primary dwelling unit in a neighborhood, suburban setting. Variants of this type are based primarily on lot size and context and include Detached House – Neighborhood and Detached House – Compact.

Duplex / Multi-unit House – A residential building designed to accommodate two to four primary dwelling units in a neighborhood or suburban setting. Duplex units that share a single common wall may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. All other Duplex or Multi-unit Houses shall be on a single lot. Duplex / Multi-unit Houses shall have a scale, design and orientation of access and entrance features that maintains the appearance and form similar to a Detached House.

Row House – A multi-unit residential building designed for three to eight dwelling units within an urban and sometimes suburban context. Row Houses abut one another sharing an adjoined party wall. These units are conjoined however, each unit has its own private entry. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to platting restrictions.

Apartment (small, medium or large) – A small- to moderate-scale, multi-unit residential building designed on a small or moderate-sized lot in a compact walkable neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, is designed with a compatible scale and frontage to other residential building types, and arranged to integrate into the block structure of a

neighborhood. Variants of this type are based primarily on building scale, lot size and context and include Small, Medium and Large Apartments.

Apartment, Garden Apartment / Complex – A grouping of small or medium apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space.

Mixed-use (apartment over commercial / service) – A residential use in a building designed primarily for street level retail, service or employment uses, and where dwelling units are accommodated on upper stories, or otherwise separated from the principal commercial function of the building.

Live / Work – A residential building type designed with a single dwelling unit, but where an additional component of the structure is designed for a small-scale business function run by the occupant. Live / Work units can either be detached structures or attached with common party walls with other Live/Work units similar to the Row House configuration

Small Format or Manufactured Home Communities – A parcel of land planned and designed for multiple home sites for the placement of manufactured, mobile or other small homes, and used for the principal dwelling of households for long-term residency. Home sites may either be located on a single lot, owned through appropriate condominium procedures, or platted for individual ownership of each site under certain conditions.

Civic / Institutional

The Civic / Institutional category is the use of land and buildings to serve public or community interest by enhancing the daily cultural, social, or recreation need for residents and neighborhoods, whether by way of open and public citizenship, by property ownership or residency, or by membership affiliation. It includes the following types:

Assembly – A civic or institutional use designed to serve the community for regular or periodic events, including worship, civic, recreation or entertainment.

Assembly – Limited (under 150 occupants) – A place of public assembly designed and located to serve immediately adjacent uses or be accessory to other uses, and typically designed for less than 150 people. Examples include small neighborhood association clubhouse or meeting room.

Assembly – Small (151-650 occupants)– Places of public assembly designed and located to serve community or civic needs for residents of nearby neighborhood(s), and typically designed for between 151 and 650 people. Examples include a neighborhood association recreation center, meeting hall, or small religious facility.

Assembly – Large (651-1,200 occupants) – Places of public assembly designed and located to serve community or civic needs of a broad vicinity, and typically designed for 651 – 1,200 people. Examples include a community/recreation center, small event hall or large religious facility.

Assembly – Event Venue (1,201+ occupants) – Places of public assembly designed and located to serve community or civic needs of the city or region and typically designed for more than 1,200 people. Examples include an auditorium, large event hall or major worship hall.

For the purposes of performance standards or separation parameters for particular uses, assembly uses that are “churches / places of worship” shall include a building primarily used for public religious worship and associated religious functions (education, fellowship, etc.), including synagogues and temples.

School – A civic or institutional use designed to provide structured, seasonal or year-round education opportunities for the community.

School – Small (less than 2 acres) – A small public or private institution for primary or secondary education, on a property of less than 2 acres.

School – Neighborhood – A small public or private institution for primary or secondary education and typically serving up to 600 students, primarily targeted to neighborhoods within 1 mile. Special purpose schools that have a larger target area but are designed and scaled to perform similarly to a neighborhood school may be included in this type. These types of schools are built or arranged on a property of 2-5 acres.

School – Large – A large public or private institution for primary or secondary education and typically serving more than 600 students and targeted to the broad vicinity, including neighborhoods beyond 1 mile, and arranged on a property of 5-10 acres.

School – Campus – A public or private institution for post-secondary education, skills and trade instruction or job training, targeted to the region. Examples include colleges, universities, and vocational/technical schools. School campuses that are arranged on multiple blocks and lots without altering the neighborhood character and development patterns, may be permitted as multiple, smaller scale schools (i.e. a “School – Small (less than 2 acres)” and a “School – Large (5-10 acres)” may each be permitted per those types).

Public Library / Museum – A civic or institutional use provided resources and exhibits to support education, culture, and information exchange, open to the public at large.

Cemeteries, Mausoleums or Crematories – Land or building used for the burial of the deceased and dedicated for interment purposes.

Hospital – A large institution with multiple buildings and other improvements that may be connected or stand-alone and dedicated to providing a broad range of healthcare and wellness services including emergency care, in-patient and out-patient care, physician services, health and wellness care, and other related services, and includes other accessory services to support the institution and its activities such as food services (cafeteria and restaurant facilities), offices, educational programs, patient or employee meetings, indoor and outdoor workout or wellness facilities, day care, retail shops, and other uses that serve the institution or its employees.

Community and Public Service – A civic use that supports the community at large by through public safety, recreation, leisure or similar government functions. Examples include police and fire stations, post offices, public open spaces or similar government and quasi-government buildings and grounds.

Buildings for Public Utility Services or Public Service Corporations – Any building necessary for the operational or administrative functions of a public utility, including buildings to support communications, electric, gas, water or sewer services.

Retail

The Retail category is the use of land and buildings for the sale, lease or rental of products to the general public with frequent interaction of patrons or consumers on premises.

Retail – Limited – A small scale retail use under 1,500 square feet, including food trucks, sales kiosks or machines, and other temporary or permanent sales receptacles.

Retail – Small – A small scale retail use at least 1,500 but less than 3,000 square feet.

Retail – General – A retail use at least 3,000 but less than 8,000 square feet.

Retail – Moderate – A large-scale retail use at least 8,000 but less than 50,000 square feet.

Retail – Large – A large-scale retail use at least 50,000 but less than 100,000 square feet.

Retail – Warehouse – A large-scale retail use at least 100,000 square feet.

Retail – Outdoor Sales, Limited – A retail use where the primary business is associated with merchandise that can only be displayed permanently and year-round out of doors. Examples include a small-scale nursery, a lumber yard, or a small machine or equipment sales.

Retail, Outdoor Sales, General – A retail use where the primary business is associated with large-scale equipment and merchandise that can only be displayed permanently and year-round out of doors. Examples include a motor vehicle sales lot, equipment sales lot, boat or recreational vehicle sales lot, large nursery, large machine or farm implement sales yard.

Retail – Medical Marijuana Dispensary Facility – A retail facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana to a Qualifying Patient, a Primary Caregiver, another licensed Dispensary Facility, a licensed Testing Facility, or a licensed Manufacturing Facility.

Restaurant – A retail use engaged in the business of serving prepared food and/or beverages to the public for immediate consumption. This use type is further categorized by the following formats:

Restaurant – Limited – A small scale restaurant under 1,500 square feet, often associated with other uses, such as a cafe, lunch counter, walk-up window or similar small retail sales food outlet.

Restaurant – Small – A small scale restaurant between 1,500 and 4,000 square feet that prepares and sells food and beverages for on premise consumption, and may include accessory off-premise consumption through carry-out or drive-through services.

Restaurant – General – A service use that prepares and sells food and/or beverages for on premise consumption, and may include accessory off-premise consumption through carry-out or drive-through services, and may also include accessory indoor entertainment.

Grocery – Convenience/ Market (under 8K s.f.) – A retail use selling food and produce or specialty food products for household consumption in a small-scale format under 8,000 square feet. Examples include a corner market, butcher shop, produce stand or similar food store.

Grocery – Small Store (8K - 40K s.f.) – A retail use selling food, produce and other household products for household consumption in a small-scale format at least 8,000 but less than 40,000 square feet. Examples include a small grocery store that may serve as the anchor to a small-scale walkable center.

Grocery – Large Store (over 40K s.f.) – A retail use selling food, produce and household products for household consumption in a large-scale format, at least 40,000 square feet. Examples include a large-format grocery or supermarket, or a similar function housed within a larger warehouse retail store.

Gas Station – Limited (4 pumps or less) – A retail use engaged in the sale of fuel and other convenience goods to the general public. The use is limited to no more than 4 fueling stations. Examples include a small convenience store and gas station.

Gas Station – Small (5 to 12 pumps) – A retail use engaged in the sale of fuel and other convenience goods to the general public, and may include accessory repair or maintenance services. The use is limited to 5-12 fueling stations. Examples include a small convenience center and gas station.

Gas Station – General (13 – 20 pumps) – A retail use engaged in the sale of fuel and other convenience goods to the general public, and may include accessory repair or maintenance services. The use is limited to 13-20 fueling stations. Examples include a convenience center and gas station.

Gas Station – Large (21 or more pumps) – A retail use engaged in the sale of fuel and other convenience goods to the general public, and may include accessory repair or maintenance services. The use contains more than 20 fueling stations. Examples include a large convenience center and gas station.

Office / Service

The Office / Service category is the use of land and buildings for businesses engaged in the exchange of professional and individual services or uses employing people in the administrative functions of businesses. It includes the following types:

Office – Home Occupation – An office use where a business, profession, service, or trade is conducted entirely within a residential dwelling and/or its accessory structures, when such activities are clearly incidental or subordinate in use to the dwelling and may involve limited on premise interaction with customers.

Office – Limited – An office use where the total gross leasable area is less than 15,000 square feet, and may include more than one building.

Office – General – An office use where the total gross leasable area is at least 15,000 but less than 100,000 square feet, and may include more than one building.

Office – Campus – An office use where the total gross leasable area is at least 100,000 square feet, or involves more than one building in a complex.

Service – A service use providing professional or individual services and where frequent interaction with the general public, consumers or patrons occurs on the premises. This use type is broken into the following sub-classes based on scale and intensity:

Service – Limited – A service use where the gross leasable area is under 6,000 square-feet. Examples include a neighborhood barber shop or hair salon, a small professional office (lawyer, accountant, architect, or travel agent), a small medical service such as a dentist or small doctor’s office, a small bank, dry cleaners or tailor.

Service – General – A service use where the gross leasable area is 6,000 square feet or more. Examples include a large spa or beauty complex, a copy or mail center, laundromat, large bank, or large medical offices or clinic.

Service – Pawn Shops and Short-term Lending – A service used engaged in the business on providing non-depository credit for short term loans typically secured by car titles, paychecks, post-dated checks or personal property other than personal property affixed to real estate; or engaged in the business of lending money on the security of pledged goods, or the purchase of tangible personal property on the condition that it may be redeemed or repurchased for a fixed price within a fixed period of time.

Animal Care – A service use offering professional medical care or boarding, grooming and training for animals. This use type is further categorized by the following formats.

Animal Care – Limited – A service use offering basic care for animals in an indoor setting, and which may include services offered outside of normal business hours. This use is limited to no more than 5,000 square feet, and typically care for less than 50 animals at one time. Examples include a small veterinary office, grooming service, animal hospital or rehabilitation facility.

Animal Care – General – A service use offering full care for animals with activities taking place in large scale indoor and/or outdoor facilities, and which may include services offered outside of normal business hours. This use includes more than 5,000 square feet of indoor or outdoor area, or care for 50 or more animals. Examples include large animal hospitals, kennels, animal adoption agencies or other similar facilities.

Day Care (accessory or in-home) – A service use providing care for adults or children whom are not residents and that is operated incidental to the principal use of property, whether in someone’s residence, associated with a school, religious institution, or other employment or institutional use. This use is subject to specific limitations and procedures based upon the particular zoning district.

Day Care Center (non-accessory) – A service use providing care for adults or children whom are not residents of the facility as a principal use of the property, excluding uses that are primarily providing education services during ordinary school hours.

Lodging – A service use providing accommodations for short-term overnight occupancy.

Lodging, Bed and Breakfast – An existing residential building used for short-term lodging with one or more meals for compensation and shared living space between the primary occupants and patrons, and includes no more than 5 rooms.

Lodging, Inn – A service use by a licensed (where applicable) business providing accommodations for short-term overnight occupancy, and less than 50 rooms.

Lodging, Hotel/Motel – A service use by a licensed (where applicable) business providing accommodations for short-term overnight occupancy, and 50 or more rooms.

Recreation – A service use providing daily or regularly scheduled activities for entertainment, recreation or exercise to the general public or through membership. This use includes accessory buildings for the transaction of business and accessory services. This use type is further categorized by the following formats.

Recreation – Indoor Limited (less than 10K s.f.) – Indoor recreation that involves a building less than 10,000 square feet. Examples include a small bowling alley, fitness club, billiard hall, martial arts centers, yoga studio, or dance studio.

Recreation – Indoor General (10K s.f. or more) – Indoor recreation that involves a building 10,000 square feet or more. Examples include a large bowling alley, sports and recreation center, theater complex, large health club, or shooting range.

Recreation – Outdoor Limited – Outdoor recreation that does not include significant areas of outdoor lighting or major community events. Examples include miniature golf, swimming pool, tennis, batting cage, small band shell or amphitheater.

Recreation – Outdoor General – Outdoor recreation that typically include significant areas of outdoor lighting or designed to host significant events. Examples include theme park, water park, fairground, zoo, drive-in theater, racetrack, driving range, or golf course.

Recreation – Gun Club or Skeet Shooting – An indoor or outdoor facility of any scale designed and used for recreational shooting or target practice. Examples include shooting range, gun clubs or skeet shooting park.

Residential Care – Limited – A facility providing residential living, social programs and limited health care services for residents, where the social and healthcare services are accessory to the building(s) and site design emphasizing household living, where the social programs and health care services are limited accessory elements in terms of the function and extent, and where dedicated staff are present primarily during normal business hours. Examples include retirement villages or independent living communities.

Residential Care – General – A facility providing long term care, health services and residency, that admits residents on medical referral, and where medical, behavioral and rehabilitative care is necessary beyond normal business hours. Examples include nursing homes, assisted living centers, or other similar care facilities.

Residential Care – Institutional Living – A facility offering long-term care for individuals residing on the site that need a high degree of services or monitoring, and where full-time staff are present on the premises at all times, and where the building(s) and site design emphasize the institutional function, secondary to the residential accommodations. Examples include treatment centers, hospice centers, homeless shelters, or other facilities with a high intensity of care or supervision.

Vehicle/Equipment Service and Repair – Limited – A service use engaged in motor vehicle maintenance and repair services, and accessory retail sale of supplies and accessories, but limited to small scale operations that involve no more than 3 vehicle service bays, and where all work and storage of equipment and supplies occurs indoors, and where on-site or overnight storage of vehicles is limited to no more than 8 cars on the lot. Examples include a small neighborhood mechanic shop, lubricant center, tire store, auto glass installation or audio or alarm installation.

Vehicle/Equipment Service and Repair – General – A service use engaged in equipment and motor vehicle maintenance and repair services, and accessory retail sale of supplies and accessories, that involves 4 or more vehicle service bays, where all work and storage of equipment and supplies occurs indoors, but where on-site or overnight storage of vehicles may involve 9 or more cars on the lot. Examples include large mechanic shop, lubricant center, tire store, auto glass installation or audio or alarm installation or an auto body shop where the likelihood of overnight storage, outdoor storage and over-night or multi-day drop off is more likely.

Vehicle/Equipment Service and Repair – Heavy – A service use engaged in the maintenance and repair of motor vehicles, commercial vehicles or heavy equipment, and accessory retail sale of supplies and accessories, that is likely to involve larger outdoor storage areas for vehicles and supplies, and where larger multi-bay garages or warehouses are needed to conduct services.

Vehicle – Parking (primary use) – A service use offering surface or structured parking of vehicles, that is not accessory to another principle use of the site.

Industrial

The Industrial category is the use of land and buildings engaged in the production, processing, storage or distribution of goods with potential impacts beyond the site due to the types of activities, the physical needs of the site or facility, the types of materials used, or the delivery and access operations, and which

in typical formats and operations may not be compatible with other business uses. It includes the following types:

Manufacturing – Limited / Artisan – A small-scale Industrial use where activities produce little or no byproducts such as smoke, odor, dust or noise discernable from outside of the building, where deliveries and distribution are made by general consumer delivery services requiring no special large truck access, and where products are made available to the general public. Uses typically occupy buildings or spaces under 10,000 square feet of gross leasable area. Examples include artists’ studios, small wood or metal shops, craft manufacturing, small bakery or micro-brewery, or other similar small-scale assembly of finished products.

Manufacturing – Light – An industrial use where little or no byproducts such as smoke, odor, dust or noise are discernable from outside of the building, and where distribution and delivery needs occur through light to moderate commercial truck access. Examples include research labs or facilities, small equipment or commodity assembly, warehousing or wholesaling of consumer products, commercial bakery, non-retail laundry services, or similar businesses that provide products for support of other businesses.

Manufacturing – General – An industrial use where byproducts such as noise, dust, smoke or odor are produced, but are mitigated to limit impacts beyond the property boundary. Outside storage and activities may be necessary, and distribution and delivery needs involve frequent or large truck access. Examples include large scale manufacturing or fabrication plants, food production and manufacturing plants, metal fabrication plants, chemical laboratories or other similar high-intensity manufacturing or distribution operations.

Manufacturing – Heavy – An industrial use capable of producing significant byproducts such as noise, dust, smoke or odor beyond the building or site, or where hazardous materials may be stored, used or produced as a typical part of the business, and distribution involves heavy truck, freight and machinery access. Examples include chemical, wood or metal storage and production, pressing and dyeing plants, asphalt or cement production, animal processing or other heavy or hazardous manufacturing operations.

Manufacturing – Medical Marijuana Cultivation Facility – A facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or a Medical Marijuana Infused Products Manufacturing Facility.

Manufacturing – Medical Marijuana Infused Products Manufacturing Facility – A facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.

Manufacturing – Medical Marijuana Testing Facility – A facility certified by the State of Missouri to acquire, test, certify, and transport marijuana.

Manufacturing – Medical Marijuana Transportation Facility – A facility certified by the State of Missouri to transport marijuana to a Qualifying Patient, a Primary Caregiver, or any other licensed medical marijuana facility.

Storage and Warehousing – Indoor, Limited – Storage of consumer products or small-scale commercial products inside a building less than 15,000 square feet. Examples include mini-warehouses where all storage areas including those leased or rented to individual customers are accessed from inside the principal building, or a small warehouse for consumer or commercial projects

Storage and Warehousing – Indoor, General – Storage of consumer products or small-scale commercial products inside a building 15,000 square feet or more. Examples include large mini-warehouses where all storage areas including those leased or rented to individual customers are accessed from inside the principal building, or general warehouses for consumer or commercial projects.

Storage and Warehousing – Outdoor, General – Storage of consumer products or small-scale commercial products on an outdoor lot. Examples include contractor’s yard, or similar facility where products used in other small business operations are stored for distribution.

Storage and Warehousing – Outdoor, Junkyard – Storage of commercial products or large-scale machinery on an outdoor lot to be bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. Examples include boat or RV storage, towing service storage yard, or similar large-scale storage lots and facilities.

Natural Resource Processing and Extraction – The growth, harvesting, and preparation of byproducts of land (other than agriculture) for distribution and sale as a raw material in some other manufacturing process, where the growth and harvesting involves outdoor machinery operation or outdoor storage. Examples include a quarry, mining operation, oil or gas well, or wood storage yard.

Waste Processing – An area dedicated to the storage, processing, treatment and distribution of waste products. Examples include landfills, recycling centers, transfer stations, and other similar uses.

Other Uses

Wireless Telecommunication Facilities – The use of property, whether principal use or accessory use, for any antenna, support structure, and roof and/or building mount facility used for communication purposes, and its accessory equipment. These uses are more specifically described and regulated by Section 17.32.020.

Helicopter Ports or Similar Private Landing Areas – The use of property for the take-off and landing of aircraft incidental to and in support of some other principal use of property. Examples are emergency aircraft landing areas, executive landing areas for corporate headquarters, or similar limited and private access airways.

Adult Uses – Any use of property for specific uses more directly regulated and described in Chapter 5.08 of the City Code.

17.36.020 Description of Measurements.

The following rules shall apply to the interpretation of measurements and dimensional standards:

- A. **General Calculations.** When calculations result in fractions it shall be rounded up to the nearest whole number if the standard is expressed as a minimum requirement, and rounded down to the nearest whole number if the standard is expressed as maximum allowance.
- B. **Buildings.** The following shall be used in interpreting dimensional standards for buildings:
 - 1. **Building Coverage or Footprint.** The percentage of the total area of the lot covered by buildings or roofed areas of principal and accessory buildings, measured along the wall at ground level, excluding the first four feet of any unenclosed roof overhangs. Building coverage may control the scale, mass or orientation of the building more than is

established within the setback lines. It does not include any unroofed projections, surface parking, or uncovered patios, stoops or plazas.

2. **Building Height.** Building height, when expressed as a dimension, is measured from the grade plane to highest point of a roof surface. Grade plane is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plan shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than size feet from the building and a point six feet from the building. Building heights expressed in both dimension and stories shall use the additional story limits to impact the scale, form, and mass of the building within the permitted overall height.
3. **Building Setbacks.** The minimum required distance between any lot line and the building. When front building setbacks are expressed as a range (i.e. 10' to 25'), it shall be interpreted as a "build to" range, within which distance the front building line of the principal structure shall be established.
4. **Front Building Line.** The line at which the forward most part of a building is established. When required or expressed as a range it means at least a portion of the front building must be established at that line or within that range, and must be established for the stated percentage of the frontage. Required front building lines are intended to create enclosure on the outer portion of the streetscape, in coordination with other buildings along the block face and on the opposing block face. Alternative or Open allowances of this area allow for different active and social open spaces serve this enclosure purpose provided there are similar defining vertical features along the required building line.
5. **Story.** The part of a building included between the surface of one floor and the surface of the floor next above, or if there is no floor above, that part of the building which is above the surface of a floor and the ceiling next above. Story heights shall be:
 - a. Eight feet to 12 feet, generally;
 - b. The first story for residential buildings should be nine feet to 14 feet;
 - c. The first story in non-residential buildings should be 12 feet to 20 feet;
 - d. Any story that has less than four feet of its height exposed above finished grade on the front elevation, or which has more than 50% of its perimeter wall area measured from the finished floor elevation surrounded by finished grade shall not count as a story for the purpose of measuring building height.
6. **Story, Half.** The space under a sloping roof that has a line of intersection of the roof and wall face not more than two feet above the floor level and in which the possible floor area with head room of five feet or more is 60% or less of the total floor area of the story directly beneath.
7. **Transparency** – When referring to the design of building façades is the percentage of windows and doors on the façade intended for two purposes: (1) to break up the scale and massing of the façade and related the building to the streetscape and public spaces; and (2) to provide connections – visual and perceived – between the activities on the site and the public streetscape or spaces. Therefore, transparency has two measurements – the percentage of the overall façade, measured at each story, and the degree of interaction which is typically the clarity of the glass. The clarity is met by a minimum Visible Light Transmission (VLT = the percent of total visible light that is transmitted through a glazing system) of 60% and a maximum Visible Light Reflectance (VLR p the percent of total visible light that is reflected by a glazing system) of 15%. For upper story windows these measures may be 40% and 20% respectively.

- C. **Lots.** The following shall be used in interpreting dimensional standards for lots:
1. *Lot Area.* The minimum required area of a horizontal plane bounded by the vertical planes through front, rear and side lot lines, or when expressed as a range it shall be interpreted as a minimum and a maximum.
 2. *Lot Depth.* The horizontal distance between the front and rear lot lines measured at right angles to the front right-of-way lines. Where the front and rear lines are not approximately parallel, the lot depth shall be the average when measured from at least three different points along the front lot line, including the two corners at the front lot line.
 3. *Lot Frontage.* The portion of the lot that establishes the relationship between the building and other site elements and the public realm or street upon which the lot fronts. When expressed as a linear dimension, the horizontal distance between side lot lines, measured at the front lot line. Where the front lot line abuts a curved right-of-way, the lot frontage requirement may be applied at the front building line for purposes of regulating the dimensions of lots. When expressed as a percentage, the maximum percentage of that frontage width applied to the entire depth of the frontage area.
 4. *Lot Lines.* The property boundary line of any lot, including the following:
 - a. Front is the lot line between the lot and the street that provides primary access to the lot, except where the lot fronts on an alternative public or common space, the lot has alternative secondary access via an alley or side street, or the lot is interpreted as one of the alternative corner orientations.
 - b. Rear is any lot line that is not a side or front lot line.
 - c. Side is any boundary of a lot which intersects with a front lot line.
 5. *Lot Width.* The horizontal distance between the side lot lines, typically measured at the front lot line, but for irregular lots it may be measured at the front building line.
 6. *Corner lots.* When applying building, lot and frontage standards to corner lots, lots can be arranged in one of three patterns based on the context of the block and abutting lots:
 - a. *Standard Corner.* The building orients to the front of all other buildings fronting on the same street, and an expanded street-side setback may apply. Side and rear setbacks apply to the remaining sides.
 - b. *Reverse Corner.* The building orients to the end-grain of the block, and the front setback and frontage design applies to that side, and the street-side setback can be the greater of (a) the stated street-side setback for that building type or (b) 10 feet in front of the forward most point of the front building line of the abutting lot. Side and rear setbacks apply to the remaining sides.
 - c. *Corner orientation.* The building orients to both streets, with the front setback and frontage design applying on both street sides. The two remaining sides are treated as side setbacks and there is no rear setback.

17.36.030 Defined Terms.

All terms used in these regulations shall have their commonly accepted meaning based upon the context of their use within this code. The following terms shall have the meaning given below, unless more specifically described, limited or qualified within the standards of this code.

Alley – A right of way or easement on a remote section of a lot, typically mid-block and to the rear of the lots, offering access to the lot, typically used to preserve pedestrian-oriented streetscapes or human-scale frontages or to locate service areas of the lot to the rear.

Alteration – Any addition, removal, extension or change in the location of any exterior wall of a building, but which may exclude ordinary maintenance.

Basement – A portion of a building located partly underground, but having less than half its clear floor-to-ceiling height above the average grade of the adjoining ground.

Block – A tract of land bounded by streets or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way or shorelines of waterways or corporate boundary lines.

Building – anything constructed for shelter or enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.

Building, Accessory – A subordinate building located on the same lot and incidental to the principal building or use of property.

Building, Principal – Any non-accessory building.

Building, Temporary – Any building not designed to be permanently located, placed or affixed in the place where it is.

Church/place of worship – building(s) primarily used for public religious worship and associated religious functions (education, fellowship, etc.), including synagogues and temples.

Decibel – A unit of measure of the intensity (loudness) of sound. As used in this title, decibel levels shall be measured on the “A scale” and referred to as “dB(A).”

Development –The division of a parcel into two or more parcels; the construction, reconstructing, conversion, structural alteration, relocation or enlargement of any structure; and mining, excavation, landfill or land disturbance; or any use or extension of the use of land.

Drainage Courses – Any natural or artificial water course, trench, ditch, swale or similar depression into which surface water flows.

Driveway or Internal Drive Aisle – A means of vehicle access to or through an area that is owned and maintained by the owner of the property it services, but which in some circumstances may be required to be designed to accommodate multi-modal access or otherwise mimic the design qualities of public streetscapes or other public access ways.

Dwelling – A building or portion of a building intended for occupancy for residential purposes but not including hotels, motels, rooming houses, residential care facilities, tourist homes or trailers.

Dwelling Unit – One or more rooms constituting all or part of a dwelling which are arranged, designed, used or intended for use exclusively as a single housekeeping unit for one family, and which include cooking, living, sanitation and sleeping facilities.

Family – One or more persons, each related to the other by blood, marriage or legal adoption, or group of not more than four persons not so related, and maintaining a common household and using one set of kitchen facilities in a dwelling unit. A family may include not more than two roomers, boarders, or permanent guests not part of the common household, whether or not gratuitous.

Finished Grade – The elevation of the ground after development.

Floor Area – The total area of the building, expressed in square feet, measured from the exterior surface of outside walls, and including mezzanines, upper floors, whether finished or not, from which is subtracted the floor area of elevator shafts, mechanical rooms or similar non-leasable and utilitarian spaces essential to the function of the building.

Infrastructure or Public Improvements – Public or common facilities and services needed to sustain uses of buildings and property.

Lot – A parcel of land with boundaries designated by plat, subdivision or otherwise permitted by law, to be separately owned, used, developed or built upon.

Manufactured Home – A structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" but may include "mobile homes" provided they meet all laws and standards applicable to manufactured homes.

Manufactured Home Community, Park or Subdivision – A tract of land having a system of utilities including water supply, sanitary sewers, power and communication services, which utilities are available to sites for locating manufactured homes on a temporary, interim or permanent basis.

Noxious Matter – Material which is capable of causing injury or physical discomfort to living organisms by chemical reaction or is capable of causing detrimental effects upon the health or the psychological, social or economic well-being of humans.

Particulate Matter – Material which is suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric temperature or pressure.

Party Wall – A wall which is common to and divides contiguous buildings; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

Performance Standard – A criterion to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards or glare, heat, visual or operational impacts, or other effects generated by or inherent in uses of land and buildings.

Permit – Written governmental permission issued by an authorized official, empowering the holder to do some act not forbidden by law, but not allowed without such authorization.

Rights of Way – A strip of land acquired by reservation, dedication, prescription, purchase or other legal means and intended to be occupied by a public facility for transportation, urban design, utility, recreation or other common or public use with the right to pass over the property for intended purposes.

Ringelmann Chart – A chart which is described in the U.S. Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of gray for use in estimating the light-obscuring capacity of smoke.

Smoke Units, Number of – The number obtained by multiplying the smoke density in Ringelmann numbers by the time of emission in minutes. For the purposes of this calculation, a Ringelmann density reading is made at least once every minute during a period of observation; each reading is then multiplied by the time in minutes during which it is observed; the various products are then added together to give the total number of smoke units observed during the total period under observation.

Sound Level Meter – An instrument standardized by the American Standards Association for measurement of the intensity of sound.

Structure – Anything erected, the use of which requires more or less permanent location on, above or below the ground, or attached to something having permanent location on the ground.

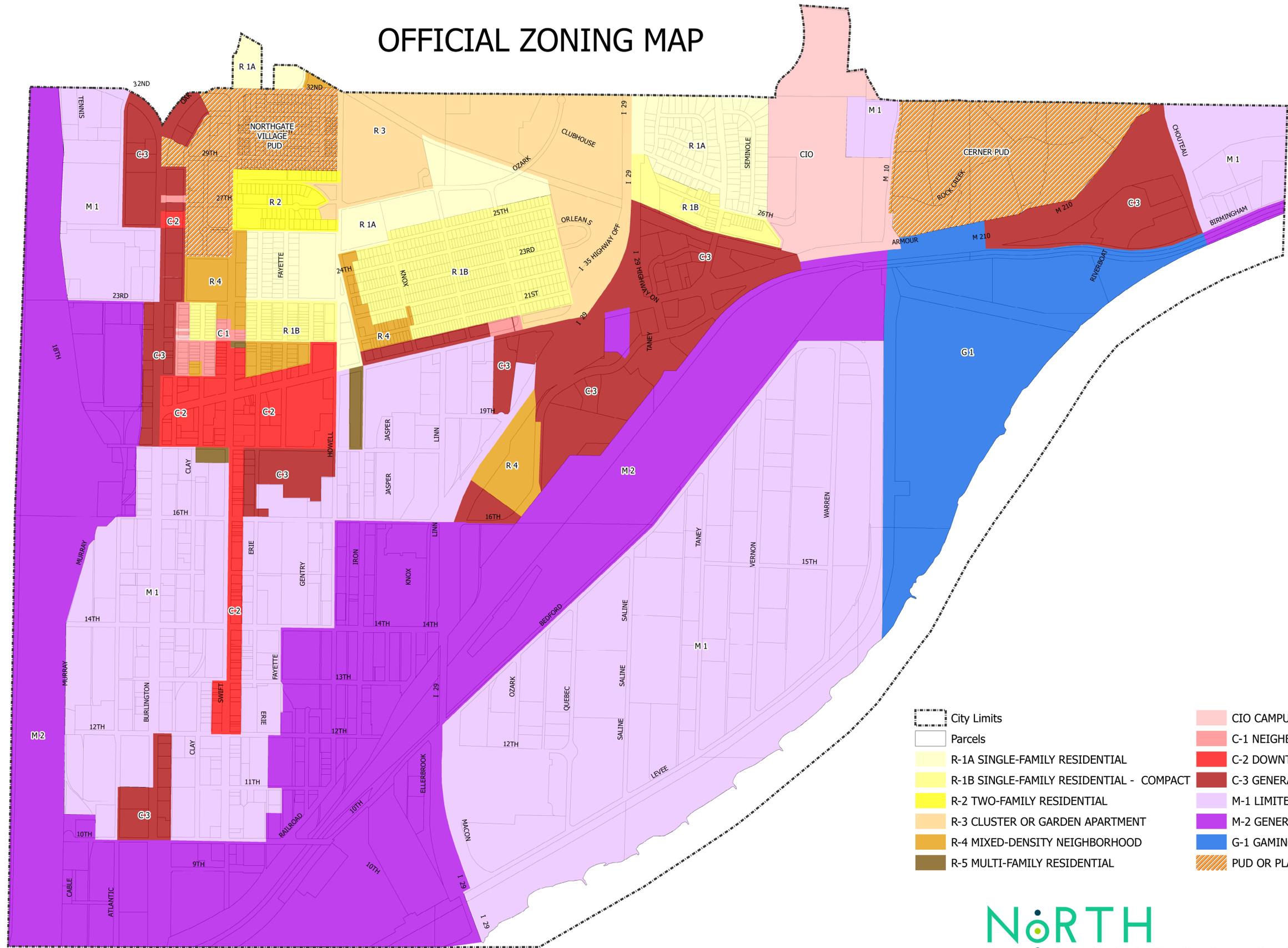
Toxic Material – A substance (liquid, solid, or gaseous) which by reason of an inherent deleterious property when emitted in any amount is injurious to living organisms of plants, animals, or human beings.

Travel Trailer or Recreational Vehicle – A portable structure mounted on wheels or on a motorized chassis, including converted buses, and which is normally used as sleeping quarters and shelter while travelling, but not as a dwelling.

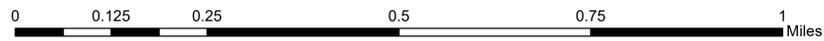
Use – The purpose or activity for which the land or building is designed, arranged or intended, or for which it is occupied or maintained.

Yard – An open space on a lot which is generally unoccupied and unobstructed from ground level to the sky, except as otherwise permitted in this title. A yard extends along a lot line and at right angles to the line to a depth or width specified in the building and development regulations.

OFFICIAL ZONING MAP



- | | |
|--|-----------------------------------|
| City Limits | CIO CAMPUS - INSTITUTIONAL/OFFICE |
| Parcels | C-1 NEIGHBORHOOD BUSINESS |
| R-1A SINGLE-FAMILY RESIDENTIAL | C-2 DOWNTOWN BUSINESS |
| R-1B SINGLE-FAMILY RESIDENTIAL - COMPACT | C-3 GENERAL BUSINESS |
| R-2 TWO-FAMILY RESIDENTIAL | M-1 LIMITED INDUSTRIAL |
| R-3 CLUSTER OR GARDEN APARTMENT | M-2 GENERAL INDUSTRIAL |
| R-4 MIXED-DENSITY NEIGHBORHOOD | G-1 GAMING |
| R-5 MULTI-FAMILY RESIDENTIAL | PUD OR PLANNED DISTRICT |



MEMORANDUM

TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP; Community Development Director

DATE: July 2, 2019

RE: Amending Chapter 16.06 regarding Subdivision Application Fees and Adopting a New Planning Application Fee Schedule

Amending Chapter 16.06 re: Subdivision Application Fees

Subdivision fees, charged for preliminary and final plats or minor subdivisions such as survey plats, are specifically listed in Chapter 16.06. Staff recommends amending the fees set in the Subdivision Ordinance to mirror the way fees are handled in the Zoning Ordinance through the adoption of one fee schedule that covers all planning-related application fees. This approach will simplify the fee structure for applicants and for staff. The proposed amendment to Chapter 16.06 removes the set fees and references an adopted fee schedule using the same language from Chapter 17.08 of the new zoning ordinance.

Adopting a New Planning Application Fee Schedule

The Community Development Department charges fees for all Zoning Ordinance applications based on a fee schedule adopted by the City Council. The current fee schedule was adopted by the City Council in March 2019. With the adoption of the new Zoning Ordinance, the Master Planned Development application has replaced the PUD Amendment, necessitating the adoption of a new fee schedule to officially set the fee for the new application type.

Fees are intended to cover the costs of processing applications. The largest individual direct cost for applications is for the advertisement of public hearings. Currently, the direct costs for publishing advertisements runs approximately \$350. Other costs associated with applications include mailed notices and posted notices. Some applications require services from the City's on-call engineer for review, in addition to review by staff, which also increases costs.

The City Council adopted a new fee schedule in March that set fees for applications requiring a public hearing at \$350. This fee is in line with the fees charged by neighboring communities for similar applications.

Staff recommends setting preliminary plat fees at \$350 with final plats and minor subdivision fees of \$200. These fees are an increase from the current fee of \$100 plus a per lot amount for plats, but are simpler and remain consistent with fees charged by nearby communities.

Subdivision Fee Comparison

City	Minor Plat	Preliminary Plat	Final Plat
NKC – Current Fees	\$25.00	\$100 + \$6/Lot (10 or less) \$100 + \$3/Lot (11 to 50) \$100 + \$1/Lot (51 or more)	\$100 + \$6/Lot (10 or less) \$100 + \$3/Lot (11 to 50) \$100 + \$1/Lot (51 or more)
NKC – Proposed Fees	\$200	\$350	\$200
Riverside	\$250 \$100 – Lot Split	\$500	\$250
Parkville	\$300	\$300	\$300
Liberty	\$222 + \$5.50/lot	\$225 + \$5.50/Lot	\$225 + \$5.50/Lot
Lee’s Summit	\$600	\$700 + \$3/Lot	\$700 + \$3/Lot
Independence	\$200 + \$3/Lot	\$375 + \$3/Lot	\$225 + \$3/Lot

Proposed Fee Schedule

Application Type	Subject Area	Fee
Zoning Applications:		
Site Plan	Less than 1 acre	\$150.00
	1 to 10 acres	\$250.00
	More than 10 acres	\$350.00
Conditional Use Permit	-	\$350.00
Variance	-	\$350.00
Rezoning	-	\$350.00
Master Planned Development	-	\$350.00
Subdivision Applications:		
Preliminary Plat	-	\$350.00
Final Plat	-	\$200.00
Minor Subdivisions	-	\$200.00

AN ORDINANCE AMENDING CHAPTER 16.06, “PLATTING PROCEDURE” OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY AMENDING CERTAIN SUBPARTS OF § 16.06.020, REGARDING APPLICATION FEES.

WHEREAS, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City desires to consolidate all fees related to development processes into a standard fee schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 16.06.020, “Filing fees and additional costs” of Chapter 16.06, “Platting Procedure,” of the Code of the City of North Kansas City, Missouri (the “**City Code**”) is hereby amended to read as follows:

16.06.020 Application fees and additional costs.

A. Application Fees. The application fee for a preliminary or final plat shall be set forth in the application fee schedule adopted by the city council.

B. Additional Costs.

1. Published notice. Applicants shall reimburse the city for the cost of publishing public notice for required public hearings. Reimbursement is required prior to the recording of the final plat by the city.

2. Recording costs. Applicants shall pay to the city a sum of money equal to the cost of recording the ordinance and the plat, which are based upon the fees set by the Clay County Recorder of Deeds. Such payment may be made after the council approves the plat, but is due before the city submits the plat and ordinance for recording.

Section 2. **Severability.** The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court

finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 2nd day of July, 2019.

Don Stielow, *Mayor*

ATTEST:

Crystal, Doss, *City Clerk*

APPROVED this 2nd day of July, 2019.

Don Stielow, *Mayor*

APPROVED AS TO FORM:

Anthony Bologna, *City Attorney*

Thomas E. Barzee, Jr., *City Counselor*

MEMORANDUM

TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP; Community Development Director

DATE: July 2, 2019

RE: Amending Chapter 16.06 regarding Subdivision Application Fees and Adopting a New Planning Application Fee Schedule

Amending Chapter 16.06 re: Subdivision Application Fees

Subdivision fees, charged for preliminary and final plats or minor subdivisions such as survey plats, are specifically listed in Chapter 16.06. Staff recommends amending the fees set in the Subdivision Ordinance to mirror the way fees are handled in the Zoning Ordinance through the adoption of one fee schedule that covers all planning-related application fees. This approach will simplify the fee structure for applicants and for staff. The proposed amendment to Chapter 16.06 removes the set fees and references an adopted fee schedule using the same language from Chapter 17.08 of the new zoning ordinance.

Adopting a New Planning Application Fee Schedule

The Community Development Department charges fees for all Zoning Ordinance applications based on a fee schedule adopted by the City Council. The current fee schedule was adopted by the City Council in March 2019. With the adoption of the new Zoning Ordinance, the Master Planned Development application has replaced the PUD Amendment, necessitating the adoption of a new fee schedule to officially set the fee for the new application type.

Fees are intended to cover the costs of processing applications. The largest individual direct cost for applications is for the advertisement of public hearings. Currently, the direct costs for publishing advertisements runs approximately \$350. Other costs associated with applications include mailed notices and posted notices. Some applications require services from the City's on-call engineer for review, in addition to review by staff, which also increases costs.

The City Council adopted a new fee schedule in March that set fees for applications requiring a public hearing at \$350. This fee is in line with the fees charged by neighboring communities for similar applications.

Staff recommends setting preliminary plat fees at \$350 with final plats and minor subdivision fees of \$200. These fees are an increase from the current fee of \$100 plus a per lot amount for plats, but are simpler and remain consistent with fees charged by nearby communities.

Subdivision Fee Comparison

City	Minor Plat	Preliminary Plat	Final Plat
NKC – Current Fees	\$25.00	\$100 + \$6/Lot (10 or less) \$100 + \$3/Lot (11 to 50) \$100 + \$1/Lot (51 or more)	\$100 + \$6/Lot (10 or less) \$100 + \$3/Lot (11 to 50) \$100 + \$1/Lot (51 or more)
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Lee’s Summit	\$600	\$700 + \$3/Lot	\$700 + \$3/Lot
Independence	\$200 + \$3/Lot	\$375 + \$3/Lot	\$225 + \$3/Lot

Proposed Fee Schedule

Application Type	Subject Area	Fee
Zoning Applications:		
Site Plan	Less than 1 acre	\$150.00
	1 to 10 acres	\$250.00
	More than 10 acres	\$350.00
Conditional Use Permit	-	\$350.00
Variance	-	\$350.00
Rezoning	-	\$350.00
Master Planned Development	-	\$350.00
Subdivision Applications:		
Preliminary Plat	-	\$350.00
Final Plat	-	\$200.00
Minor Subdivisions	-	\$200.00

AN ORDINANCE ADOPTING A FEE SCHEDULE FOR CERTAIN PLANNING AND ZONING APPLICATIONS PURSUANT TO THE REQUIREMENTS OF CHAPTER 16.06, "PLATTING PROCEDURE" AND CHAPTER 17.08, "APPLICATIONS AND PROCEDURES" OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI.

WHEREAS, the City of North Kansas City, Missouri (the "**City**") is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, Chapter 16.06, "Platting Procedure," of the Code of the City of North Kansas City, Missouri (the "**City Code**") establishes application procedures, including filing fees and additional costs, for certain subdivision applications heard by and before the Planning Commission and the City Council of the City of North Kansas City; and

WHEREAS, Chapter 17.08, "Application and Procedures," of the City Code establishes application procedures, including application fees, for certain zoning applications heard by and before the Planning Commission and the City Council of the City of North Kansas City; and

WHEREAS, the City desires to establish a standard schedule of fees for each of these applications.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. Adoption of Fee Schedule. The Fee Schedule for subdivision applications made pursuant to the requirements of Chapter 16.06 and zoning applications made pursuant to the requirements of Chapter 17.08 of the City Code is hereby approved and adopted by the City Council of the City of North Kansas City, Missouri, as set out in "**Exhibit A**", attached hereto and incorporated herein by reference.

Section 2. Severability. The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds the valid portions of this ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 3. Governing Law. This ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 2nd day of July, 2019.

Don Stielow, *Mayor*

ATTEST:

Crystal, Doss, *City Clerk*

APPROVED this 2nd day of July, 2019.

Don Stielow, *Mayor*

APPROVED AS TO FORM:

Anthony Bologna, *City Attorney*

Thomas E. Barzee, Jr., *City Counselor*

Exhibit A – Planning Application Fee Schedule

Application Type	Subject Area	Fee
Zoning Applications:		
Site Plan	Less than 1 acre	\$150.00
	1 to 10 acres	\$250.00
	More than 10 acres	\$350.00
Conditional Use Permit	-	\$350.00
Variance	-	\$350.00
Rezoning	-	\$350.00
Master Planned Development	-	\$350.00
Subdivision Applications:		
Preliminary Plat	-	\$350.00
Final Plat	-	\$200.00
Minor Subdivisions	-	\$200.00

MEMORANDUM

TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP, Community Development Director

DATE: July 2, 2019

RE: Howell St Traffic Calming Bump-Outs – Budget Resolution

Project Purpose

On June 18, the City Council directed staff to move forward with a traffic calming pilot project on Howell Street to install bump-outs and pinch points at key intersections. The goal of this pilot project is to calm traffic and make street crossings safer for pedestrians.

Speeding and the perception of speeding are closely linked to the overall width of the roadway; wider travel lanes encourage drivers to travel at higher speeds. On Howell, both traffic lanes are 15 feet wide. When there are few cars parked on the street, the visual width is even greater. These widths are much wider than needed for a residential street with a 20 MPH speed limit.

Existing Howell Street Cross-Section



Public Works staff has indicated that the condition of Howell Street has deteriorated to the point that it will probably need to be resurfaced in 2020. Any temporary improvements could be

removed, altered, or installed permanently once the street has been resurfaced, depending on the outcomes of the pilot project and further direction from the Council.

KCMO recently installed a similar pilot project on Karnes Boulevard in the Coleman Highlands neighborhood. Those improvements have been in place for approximately seven months and have shown a positive impact on traffic calming. KCMO staff indicated that they are currently evaluating options for replacing the flex posts with permanent curb.

Pilot Project: Curb Bump-outs and Pinch Points

Bump-outs and pinch points can be used to create vertical barriers that narrow the vehicle lanes. An eleven-foot lane provides enough width for a vehicle traveling at 20 MPH, which is the speed limit on Howell.

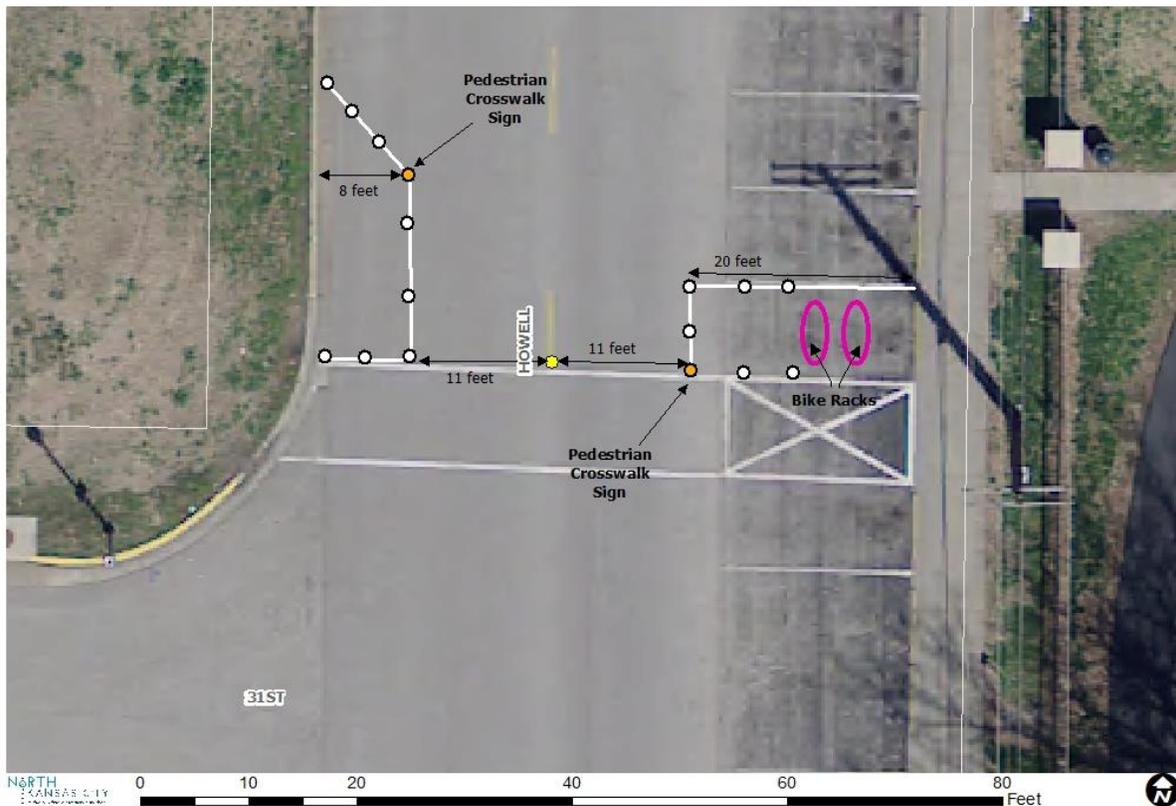
In addition, recent research from Western Michigan University, in coordination with the Michigan Department of Transportation, finds that adding R1-6 signs, containing a "Stop for Pedestrians" message, and flex posts on all lane lines of a street can increase driver compliance for stopping at crosswalks. Based on this research, staff recommends adding a flex post to the centerline along Howell in addition to the bump-out and pinch point.

Public Works and Community Development staff have collaborated on the following schematic plans for bump-outs and pinch points at the intersections of 31st Avenue, 29th Avenue, and Clark Ferguson Drive/27th Avenue. These improvements will be constructed with painted lines, spring loaded flexible delineator posts and in-street pedestrian crossing signs, and bike racks. A test was done with cones to confirm that the plan is feasible and does not obstruct traffic movement.

31st Avenue

Both 31st Avenue and 29th Avenue have similar plans, with a bump-out on the west side of the street and a corresponding pinch point on the east side. Both would take the place of a parking space, although the parking on the west side north of 31st Avenue is rarely used due to the absence of development in that location. Staff proposes adding two bike racks within the east pinch point that will provide new bike parking for the adjacent playground.

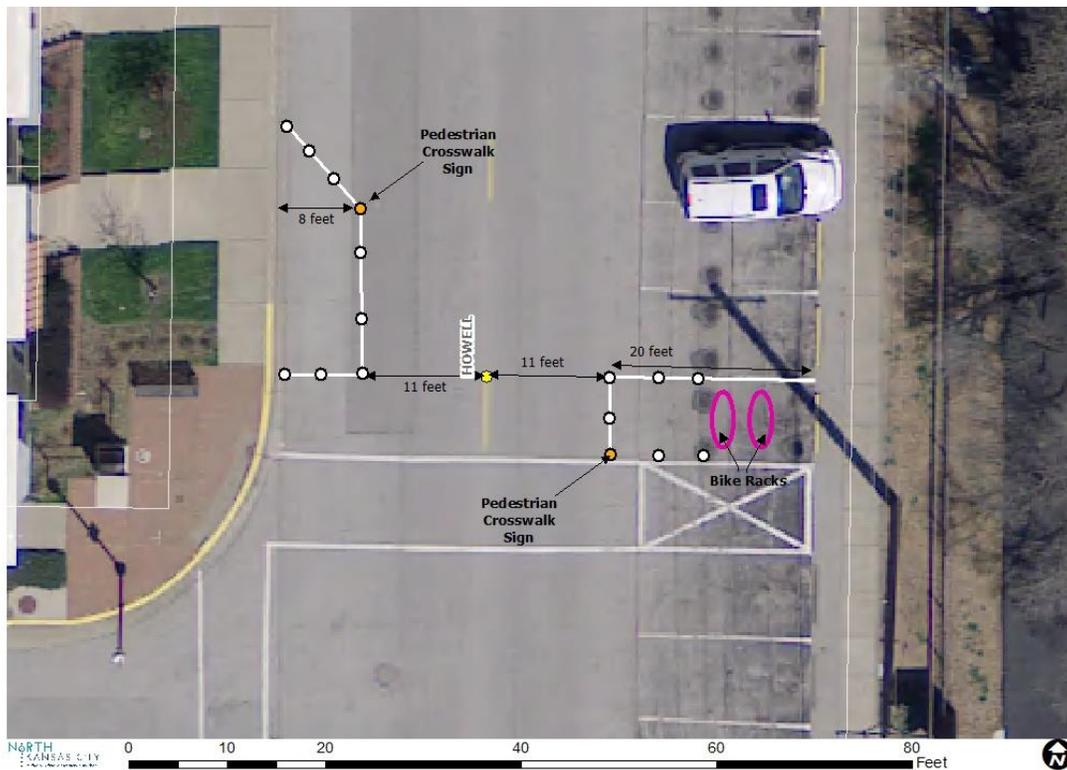
Estimated cost: \$1,895



29th Avenue

The 29th Avenue intersection will also have a bump-out and pinch point. The bump out is slightly offset to the north due to the raised crosswalk (not shown in this aerial photograph). Both the bump out and pinch point would remove one parking space. Staff proposes adding two bike racks within the east pinch point to serve Macken Park, which does not currently have bike parking.

Estimated Cost: \$1,895

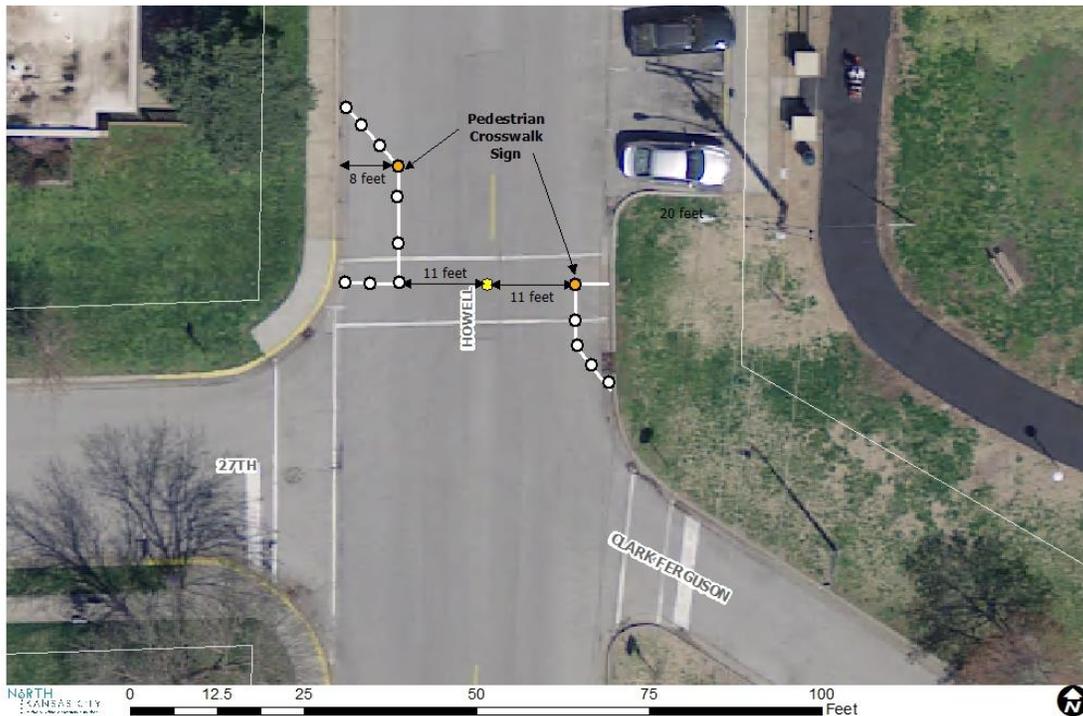


Clark Ferguson Drive/27th Avenue

The bump outs at the intersection with Clark Ferguson Drive/27th Avenue will be placed in conjunction with the removal of the existing crosswalk. The crosswalk at this location is not ADA compliant; the east side has no curb ramp and does not connect to a sidewalk but is a "crosswalk to nowhere." At this time, the crosswalk is an unsafe condition and should be removed. Staff hopes that this removal will be temporary and that future improvements to Howell may include a new curb ramp and sidewalk connection. While the crosswalk at this location will be removed, staff recommends installation of "Stop for Pedestrians" signs at this location, as it is in close proximity to crosswalks at other intersections along Howell.

The bump out on the west side of Howell will be the same general size as the other two intersections. On the east side, a bump out of approximately five feet in width will narrow the northbound lane to eleven feet.

Estimated Cost: \$1,515





These improvements require a budget resolution, as this pilot project was not planned for this budget year. With City Council approval, staff will purchase materials for installation by Public Works crews. In the foregoing, staff has indicated cost estimates totaling \$5,305. While these are estimates, staff does not believe costs will exceed \$6,000, so a budget amendment in the amount of \$6,000 is submitted for Council consideration.

The Police Department has collected speed data for Howell Street in its existing configuration. Staff will collaborate on repeating the speed study post-installation to evaluate the effect of the bump outs on speeds. Community Development staff is also evaluating options for quantifying the effect of the bump outs on pedestrians.

RESOLUTION NO. 19-041

A RESOLUTION AMENDING THE GAMING FUND BUDGET FOR FISCAL YEAR 2018-2019 IN THE AMOUNT OF \$6,000 FOR HOWELL STREET TRAFFIC CALMING BUMP-OUTS AND SIGNAGE

WHEREAS, the City of North Kansas City, Missouri adopted the fiscal year 2018-2019 Budget on September 19, 2018, Resolution No. 18-057, using estimates of income and expenditures established at that time; and

WHEREAS, on June 18th, the City Council directed staff to move forward with a traffic calming pilot project on Howell Street to install bump-outs and pinch points at key intersections and

WHEREAS, Public Works and Community Development staff have collaborated on the following schematic plans for bump-outs and pinch points at the intersections of 31st Avenue, 29th Avenue, and Clark Ferguson Drive/27th Avenue; and

WHEREAS, the City Council does hereby find and determine that it is in the best interest of the City of North Kansas City, Missouri to approve the appropriation of \$6,000 from the Gaming Fund balance for Howell Street traffic calming bump-outs and signage.

NOW, THEREFORE, BE IT RESOLVED that the following amendment shall be made to the fiscal year 2018-2019 Budget as follows:

<u>GAMING FUND</u>		
	<u>Increase</u>	<u>Decrease</u>
Revenues		
Fund Balance Appropriation	25-4999	\$6,000
Expenditures		
Infrastructure	25-535-8770	\$6,000

DONE this 2nd day of July 2019

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*

MEMORANDUM



TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP, Community Development Director

DATE: July 2, 2019

RE: Engineering Services for Armour Road Redevelopment Area –
Master Agreement Work Order Number 18

Budget Authority:	FY 2019 Gaming Fund – ARRA –Burger King	
	Demolition	\$ 165,000.00
	Less: Encumbered/Expended to Date	\$ 0
	Less: Work Order 18	\$ 25,600.00
	Remaining Budget Authority	\$ 139,400.00

On June 4, 2019, the City completed its real estate transfer with KC Beaton, the owner of the Burger King store at Armour Road and Taney Street. This property acquisition is the City's last acquisition in the Armour Road Redevelopment Area. As part of the settlement agreement with KC Beaton, the store will continue to operate until construction of the new Burger King store is complete.

The City will eventually transfer this property to North Kansas City Destination Developers, LLC, the master developer for One North, for further development. However, prior to that transfer, the existing improvements must be demolished. This task order with Olsson, the City's engineer for this project, provides for asbestos, lead based paint, and hazardous material testing; preparation of demolition plans for eventual bidding by contractors, bidding assistance, and construction administration and inspection services.

At this time, staff expects that demolition will not take place until winter. However, staff recommends moving forward on demolition plans now so that the demolition work can be bid and a contractor selected in order to expedite this work when the new Burger King is completed.

RESOLUTION NO. 19-042

RESOLUTION APPROVING TASK ORDER NO. 18 WITH OLSSON ASSOCIATES FOR CERTAIN ENGINEERING WORK RELATED TO THE CITY'S ARMOUR ROAD REDEVELOPMENT AREA

WHEREAS, the City of North Kansas City, Missouri (the "City") is a third class city and political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City entered into a Master Agreement for Professional Services with Olsson Associates, Inc. to provide certain engineering, planning and related work for the City regarding the City's Armour Road Redevelopment Area generally located east of I-29/I-35 and south of Armour Road (Mo. Highway 210) in the City of North Kansas City, Missouri (the "Services"); and

WHEREAS, task orders for professional services under the terms of the Master Agreement require approval by action of the City Council; and

WHEREAS, the City desires to approve Task Order Number 18 with Olsson Associates for engineering services under the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Kansas City, Missouri, as follows:

Section 1. Authorization of Task Order No. 18. Task Order No. 18 shall be in substantially the form of Exhibit "A", attached hereto and incorporated herein by reference. The terms of Task Order No. 18 are hereby approved. The City is hereby authorized to pay for the costs associated with Task Order No. 18.

Section 2 Further Authority. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

DONE this 2nd day of July, 2019.

Don Stielow, *Mayor*

ATTEST:

Crystal Doss, *City Clerk*



MASTER AGREEMENT WORK ORDER 18

This exhibit is hereby attached to and made a part of the Master Agreement for Professional Services dated March 26, 2015 between City of North Kansas City, Missouri ("Client") and Olsson Associates, Inc. ("Olsson") providing for professional services. Olsson's Scope of Services for the Agreement is as indicated below.

GENERAL

Olsson has acquainted itself with the information provided by Client relative to the project and based upon such information offers to provide the services described below for the project. Client warrants that it is either the legal owner of the property to be improved by this Project or that Client is acting as the duly authorized agent of the legal owner of such property.

PROJECT DESCRIPTION AND LOCATION

Project will be located at: City of North Kansas City, Missouri

Project Description: Armour Road Redevelopment, Burger King Demolition Plans

SCOPE OF SERVICES

Olsson shall provide the following services (Scope of Services) to Client for the Project:

Phase 100 - Asbestos Inspection, Lead-Based Paint Survey, and Hazardous Materials Survey

Asbestos Inspection

Olsson shall provide oversight of its Sub-Consultant conducting an asbestos inspection to identify, quantify, and categorize friable and nonfriable asbestos containing materials (ACM) by visual inspection and laboratory analysis, as required by National Emissions Standards for Hazardous Air Pollutants (NESHAP).

The inspection and sampling of suspected ACM in accessible facility areas will be completed by Olsson's Sub-Consultant asbestos inspector, certified by the State of Missouri. Activities and requirements will include the following:

- Olsson shall request from Client a copy of previous asbestos inspections, prior to conducting asbestos inspection
- Olsson shall request available floor plans, working drawings, architectural drawings, mechanical drawings, and/or any other Project facility documents. Olsson and Sub-Consultant shall review drawings, prior to conducting asbestos inspection.

- Client shall arrange for permission to enter premises and access to rooms and spaces, as required (i.e. floor spaces, basements, mechanical rooms, ductwork, et cetera)
- Client shall provide access to individual knowledge about the Project's facility construction and/or maintenance, if available
- Client shall arrange disruption of electrical current, near or at sampling locations, as required
- Accessible Project areas shall be inspected in accordance with NESHAP guidelines

Olsson shall provide Client with written report, including a narrative detailing sampling method, results, and a conclusion. A photographic log with collected samples will be included as an appendix.

Hazardous Materials Survey

Olsson's Sub-Consultant shall conduct a hazardous materials survey to document an inventory of household hazardous waste. Hazardous waste inventory will include polychlorinated biphenyl's (PCB) and non-PCB containing ballasts, mercury-containing thermostats and bulbs, drums or containers, and any other items the Sub-Consultant inspector may deem hazardous.

Deliverables

A discussion of field investigation activities and laboratory results of the Hazardous Materials Survey will be included in the ACM report.

Lead-Based Paint Survey

Olsson's Sub-Consultant shall conduct lead-based paint (LBP) testing, in accordance with testing standards set forth in the U.S. Department of Housing and Urban Development's (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (June 1995), updated Chapter 7 (July 2012); and applicable State of Missouri guidelines.

LBP inspection will be completed with an X-Ray Fluorescence (XRF) analyzer and will be performed by Olsson's Sub-Consultant, licensed as a Lead Paint Inspector or Risk Assessor in the State of Missouri. Painted, stained, glazed, or shellacked walls, ceilings, floors, chair rails, baseboards, and window and door units will be tested.

Deliverables

The LBP report will include scaled diagrams of each structure and a detailed result, including paint color, substrate, location, condition, and lead content for all analyzed materials.

Phase 200 - Demolition Plan Services

- Olsson shall prepare a demolition plan package including available aerial mapping and current Olsson files. Surveying services will not be provided as part of this Phase. Demolition plans will include the following:
 - Cover sheet
 - Demolition site plan and notes
 - Final stabilization plan
 - Erosion control plan
- Olsson shall prepare technical specifications for bidding documents to match plans, as described in above.
- Olsson shall prepare and assist Client with processing a National Pollutant Discharge Elimination System (NPDES) permit and Stormwater Pollution Prevention Plan (SWPPP) for Project site construction. Fees for Missouri Department of Natural Resources (MDNR) permit will be provided by Owner.

Phase 300 - Bidding and Construction Services

- Olsson shall provide bidding and construction services for the scope of services listed in Phase 200. Olsson shall provide bidding assistance as follows:
 - Plans and technical specifications to bidders, via online plan room
 - Prepare written addenda to bidding documents, as required and/or requested
 - Attend and prepare for pre-bid conference and prepare meeting minutes
 - Answer Contractor questions during bidding period
 - Prepare bid tabs in Microsoft Excel software
 - Attend bid letting
 - Assist Client in analyzing bids and issuing a formal letter of recommendation for construction contract
 - Prepare contract documents and print construction sets for Client and Client's Contractor
- Olsson shall provide limited construction administration services, including shop drawing reviews for Civil-related items (demolition plans) and issuance of Project change orders and clarifications. Olsson has provided an allowance for this item (\$1,500.00). Client shall be notified on a monthly basis for the percent of allowance used, at the 80 percent usage amount, and for approval should this allowance be exceeded.
- Olsson shall perform the following construction observation services. Olsson shall provide observation services for ten (10) working days, for a total of eighty (80) hours, plus reimbursable mileage expenses.
 - Attend pre-construction meeting
 - Observe existing vertical building component demolition
 - Observe existing floor slab, footings, light poles and pole based, signs and sign bases, and existing private utilities demolition
 - Provide daily documentation reports and photos; and provide a weekly summary report of demolition activities
 - Review Contractor payment applications

- Receive, log, and review Contractor submittals (i.e. shop drawings, cut sheets)

Phase 900 - Project Meetings and Reimbursable Expenses

- Olsson shall attend Project meetings, including planning commission, city council, and neighborhood meetings, as required. Services for meetings will be invoiced hourly.
- Expenses - Includes all project related reimbursable expenses as defined in the Reimbursable Expense Schedule of this Work Order.

ASSUMPTIONS

- Existing Burger King property is accessible within one (1) week of receipt of Notice to Proceed from Client
- One (1) report for asbestos and hazardous materials survey and one (1) report for LBP survey will be written, printed, and delivered to Client
- One (1) revision to the asbestos and hazardous materials and LBP report will be completed, based on Client comments
- Client's Contractor shall field verify existing conditions, utilities, and coordination of utility disconnects, prior to demolition activities.
- Client shall provide Olsson with a copy of the EPA plans for Project contaminated soils for a limit of no disturbance to be shown on the demolition plans.
- ACM may be present in inaccessible areas; not all ACM present may be readily identified
- Client shall provide front-end documents and notice to bidders.
- Client shall arrange for permission to enter the existing Burger King premises and access to rooms and spaces included in the asbestos and lead based paint surveys.
 - Olsson shall not inspect building areas determined unsafe (confined spaces, poor structural integrity, unstable flooring, et cetera). In this circumstance, the Sub-Consultant inspector will advise Client, as soon as possible.
 - Olsson shall survey up to fifty (50) samples of suspected asbestos-containing materials. Additional asbestos sample evaluation shall be considered as additional services.
 - Olsson shall not be held responsible for damages to the building structure, contents, or other materials
 - Olsson shall not collect samples from greater than fifteen (15) feet above ground and will not enter confined spaces
 - Roofing materials will be sampled at the perimeter. If requested, a core sample shall be collected; however, patching will be completed by Client's licensed roofing contractor and properly repaired for additional fee

- Client shall provide the following:
 - Record drawings of existing roadway and EPA plans, if available
 - All Project mailings informing the public of surveying, public meetings, et cetera
 - Coordination of pre-bid and pre-construction meetings
 - Property acquisition and negotiations
 - Payment of applicable permit fees

EXCLUSIONS

- Involvement with direct land acquisition or appraisal proceedings
- Topographic survey services
- Public and private utility locates
- Full-time construction administration
- Concrete, asphalt, and soil testing special inspections
- Environmental studies and permitting
- Observation and documentation of any other buildings or fencing in redevelopment area
- Tracking/documentation of quantities and/or haul-off
- Monitoring of arsenic levels or materials contained on Project site

Should Client request work in addition to the Scope of Services, Olsson shall invoice Client for such additional services (Optional Additional Services) at the standard hourly billing labor rate charged for those employees actually performing the work, plus reimbursable expenses if any. Olsson shall not commence work on Optional Additional Services without Client's prior written approval.

Olsson agrees to provide all of its services in a timely, competent and professional manner, in accordance with applicable standards of care, for projects of similar geographic location, quality and scope.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: September 1, 2019
Anticipated Completion Date: December 31, 2019

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s) and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this Agreement. Olsson shall submit invoices on a monthly basis and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time and expense basis not to exceed Twenty-Five Thousand Six Hundred Dollars (\$25,600.00).

Phase Description	Fees
Phase 100 - Asbestos Inspection, Lead-Based Paint Survey, and Hazardous Materials Survey	\$3,000.00
Phase 200 - Demolition Plan Services	\$7,500.00
Phase 300 - Bidding and Construction Phases Services	\$12,500.00
Phase 400 - Project Meetings and Reimbursable Expenses	\$2,600.00
TOTAL	\$25,600.00

TERMS AND CONDITIONS OF SERVICE

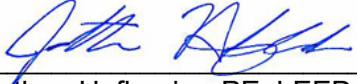
We have discussed with you the risks, rewards and benefits of the Project, the Scope of Services, and our fees for such services and the Agreement represents the entire understanding between Client and Olsson with respect to the Project. The Agreement may only be modified in writing signed by both parties.

Client's designated Project Representative shall be Sara Copeland.

If this Work Order satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 15 days from the date set forth above, unless changed by us in writing.

OLSSON ASSOCIATES, INC.

By 
David Eickman, PE

By 
Jonathan Hoflander, PE, LEED AP

By signing below, you acknowledge that you have full authority to bind Client to the terms of the Agreement. If you accept this Work Order, please sign:

CITY OF NORTH KANSAS CITY, MISSOURI

By _____
Signature

Print Name _____

Title _____

Dated: _____

Attachments

Reimbursable Expense Schedule

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

<u>Classification</u>	<u>Cost</u>
Automobiles (Personal Vehicle)	\$0.58/mile*
Suburban's and Pick-Ups	\$0.75/mile*
Automobiles (Olsson Vehicle)	\$85.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

BILL NO. 7418

ORDINANCE NO. 9215

**AN ORDINANCE AUTHORIZING PAYMENT FOR CERTAIN ACCOUNTS
DUE AND PAYABLE BY THE CITY THROUGH JUNE 28, 2019**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS
CITY, MISSOURI, AS FOLLOWS:**

SECTION 1. The City Council hereby authorizes payment from the funds of the City of North Kansas City, Missouri, the following sums:

A. General Fund	109,611.49
B. Payroll Transfers	389,781.78
C. Transportation Sales Tax	29,520.37
D. Convention & Tourism	16,906.87
E. Gaming Fund	37,851.20
F. Community Center	—
G. Water Fund	50,842.09
H. Sewerage System Fund	45,177.92
I. Pension Fund	—
J. Northgate Capital Project	6,083.00
K. Health Fund	—
L. Communications Fund	—
	<hr/>
	\$ 685,774.72
	<hr/> <hr/>

SECTION 2. The City Clerk is hereby authorized and directed to draw checks on the City Treasury to pay the above payments.

PASSED this 2nd day of July, 2019

Mayor

APPROVED this 2nd day of July, 2019

Mayor

ATTEST:

City Clerk

PAYMENT ORDINANCE DETAIL FOR JUNE 28, 2019

	VISA WIRE	CHECK/DRAFT	TOTAL
GENERAL FUND	\$ 14,571.22	95,040.27	109,611.49
PARKS & RECREATION	6,266.00	12,919.38	19,185.38
LIBRARY	2,872.37	19,839.07	22,711.44
TRANSPORTATION	5,380.99	24,139.38	29,520.37
CONVENTION & TOURISM	750.00	16,156.87	16,906.87
GAMING FUND	1,125.71	36,725.49	37,851.20
NORTHGATE CAPITAL PROJECT	-	6,083.00	6,083.00
HEALTH FUND	-	—	—
WATER	1,290.29	49,551.80	50,842.09
SEWER	2,579.49	42,598.43	45,177.92
COMMUNITY CENTER	-	0.00	—
COMMUNICATIONS FUND	-	0.00	—
PENSION	-	—	—
REPORT SUB-TOTAL	\$ 34,836.07	\$ 303,053.69	\$ 337,889.76

PAYROLL TRANSFERS THROUGH JUNE 28, 2019 389,781.78

Total Payments \$ **727,671.54**

Less Parks & Library (41,896.82)

ORDINANCE TOTAL \$ 685,774.72



Journal:	7503	Controlling Fund:	99	Posting Date:	6/28/2019	Accrual Date:		Added Date:	6/21/2019
Description:	May 2019 Visa Import		Account Name	Description	Project Account Key	IFT	Adjusting Entry:	N	Amount
99-1001		Cash Type: Bank Draft	CONSOLIDATED CASH	MAY 2019 VISA PAYMENT					-34,836.07
				Number: DFT0000885			Check Stock:		
20-540-7190			OTHER MAINTENANCE	Ferguson Ent 294					75.00
20-540-7190			OTHER MAINTENANCE	Get Official					109.50
20-540-7190			OTHER MAINTENANCE	Leisure World Pool H					80.00
20-540-7190			OTHER MAINTENANCE	Ferguson Ent 294					486.36
20-540-7190			OTHER MAINTENANCE	McConnell And Associates					47.88
20-540-7190			OTHER MAINTENANCE	Lowes 02767					6.18
20-540-7190			OTHER MAINTENANCE	Tompkins Industries Inc					19.83
20-540-7190			OTHER MAINTENANCE	Voss Lighting Kansa					480.00
20-540-7190			OTHER MAINTENANCE	Day Star Corporation					28.00
20-540-7190			OTHER MAINTENANCE	Lowes 02767					41.92
20-540-7190			OTHER MAINTENANCE	Granzow Inc					355.05
10-515-7026			ANIMAL CONTROL EXPENSE	Parkville Animal Wellnes					200.00
10-515-7026			ANIMAL CONTROL EXPENSE	Parkville Animal Wellnes					71.62
10-515-7026			ANIMAL CONTROL EXPENSE	Parkville Animal Wellnes					183.62
10-515-7026			ANIMAL CONTROL EXPENSE	Parkville Animal Wellnes					191.12
10-515-7026			ANIMAL CONTROL EXPENSE	Parkville Animal Wellnes					10.00
10-515-7210			MINOR EQUIPMENT	Lowes 02767					529.00
10-515-7140			VEHICLE MAINTENANCE	Mo Dmv					12.25
10-515-7140			VEHICLE MAINTENANCE	Bosserts					44.30
10-515-6324			BOARDS EXPENSE	Identogo Mo Fingerprint					41.75
10-515-6324			BOARDS EXPENSE	Identogo Mo Fingerprint					41.75
10-515-7025			CANINE UNIT EXPENSE	Eagle Animal Hospital					326.04
10-515-7028			TACTICAL/AMMUNITION	Conrad Fire Equipment					454.57
10-515-6050			PUBLIC RELATIONS	River City Ts					194.16
10-515-6050			PUBLIC RELATIONS	Lids 5592					25.00
10-515-7028			TACTICAL/AMMUNITION	Qt 153 02001535					7.98
10-515-5426			TRAINING/TRAVEL APPOINTED	Kcpd Alarms Legal					-300.00
10-515-7001			OFFICE SUPPLIES	The Ups Store 3144					42.13
10-515-7001			OFFICE SUPPLIES	Amzn Mktp Us					48.02
10-515-7140			VEHICLE MAINTENANCE	Harbor Freight Tools 388					39.96
10-515-7140			VEHICLE MAINTENANCE	Menards 3342					15.46
10-515-7028			TACTICAL/AMMUNITION	Sq james T Kerr					244.00
25-535-8750			EQUIPMENT	The Home Depot 3008	9371				63.55
21-550-7325			ADULT PROGRAMMING	Joann Stores 2091					16.74
10-526-6347			ADVERTISING	Tst Hawg Jaw Que Brew					348.96
10-526-5426			TRAINING/TRAVEL APPOINTED	Holiday Inn Executive Ce					117.40
10-526-7001			OFFICE SUPPLIES	Amazon Com mn85z6w81 Amzn					59.40
10-505-6220			DUES & MEMBERSHIPS	Shrm member601044260					189.00
10-505-6220			DUES & MEMBERSHIPS	Sq ipma Hr Kansas					150.00
10-505-5426			TRAINING/TRAVEL APPOINTED	Ipma Hr					669.00
10-505-5426			TRAINING/TRAVEL APPOINTED	Delta Air					482.00
10-533-6327			SAFETY COMMITTEE	Positive Promotions					183.45
10-505-5426			TRAINING/TRAVEL APPOINTED	Zombie Dogz					8.58
10-505-5427			TRAINING & TRAVEL - ELECTED	Uber Trip					10.31
10-505-5427			TRAINING & TRAVEL - ELECTED	Uber Trip					24.03
10-505-5427			TRAINING & TRAVEL - ELECTED	Uber Trip					22.86
10-525-7140			VEHICLE MAINTENANCE	Sq kevins Fast Lu					42.49
10-525-7090			OTHER SUPPLIES	The Home Depot 3008					143.88
10-505-5426			TRAINING/TRAVEL APPOINTED	McDonalds F36646					10.59
10-505-5426			TRAINING/TRAVEL APPOINTED	Camden On The Lake Irm					-173.30

Journal Entry Register

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Account	Account Name	Description	Project Account Key	IFT	Amount
10-505-5426	TRAINING/TRAVEL APPOINTED	Camden On The Lake Irm			-217.50
10-505-5426	TRAINING/TRAVEL APPOINTED	Holiday Inn Executive Ce			117.40
10-505-5427	TRAINING & TRAVEL - ELECTED	Act kansas City Ymca			50.00
10-505-5426	TRAINING/TRAVEL APPOINTED	Marc			50.00
10-505-5426	TRAINING/TRAVEL APPOINTED	Camden On The Lake Irm			-20.20
10-505-7001	OFFICE SUPPLIES	Wm Supercenter 325			22.79
22-580-7183	STREET REPAIR MATERIALS	Diamond Vogel Paint 401			627.20
10-521-7110	BUILDING MAINTENANCE	Key Refrigeration Spy 6			58.10
10-521-7110	BUILDING MAINTENANCE	Key Refrigeration Spy 6			92.60
22-580-7120	EQUIPMENT MAINTENANCE	Sherwin Williams 707484			360.00
10-521-7160	DOWNTOWN MAINTENANCE	Lowes 02767			237.90
10-521-7160	DOWNTOWN MAINTENANCE	Siteone Landscape Supply			165.94
10-521-7160	DOWNTOWN MAINTENANCE	Lowes 02767			37.34
10-521-7160	DOWNTOWN MAINTENANCE	Siteone Landscape Supply			141.51
10-521-7140	VEHICLE MAINTENANCE	Glen Jims Discount Tire			584.66
10-521-7120	EQUIPMENT MAINTENANCE	Praxair Dist Inc 70304			9.87
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			158.95
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			50.86
21-550-7320	CHILDREN'S PROGRAMS	Party City 1107			41.19
21-550-7320	CHILDREN'S PROGRAMS	Amzn Mktp Us			9.98
21-550-7320	CHILDREN'S PROGRAMS	Hy Vee 1321			22.22
21-550-7320	CHILDREN'S PROGRAMS	The Home Depot 3008			10.96
10-515-5426	TRAINING/TRAVEL APPOINTED	Hilton Restaurant And Bar			40.77
10-515-5426	TRAINING/TRAVEL APPOINTED	Sheraton			574.30
10-515-5426	TRAINING/TRAVEL APPOINTED	Kci Airport			45.00
10-515-5426	TRAINING/TRAVEL APPOINTED	Uber Trip			3.00
10-515-5426	TRAINING/TRAVEL APPOINTED	Uber Trip			28.53
10-515-5426	TRAINING/TRAVEL APPOINTED	Pocahontas Pancakes			19.89
10-515-5426	TRAINING/TRAVEL APPOINTED	Paypal			360.00
10-515-6050	PUBLIC RELATIONS	Fond Memories Engraving C			24.00
10-515-6050	PUBLIC RELATIONS	Hy Vee 1321			76.08
10-515-6050	PUBLIC RELATIONS	Hy Vee 1321			43.98
10-3020	JUDICIAL EDUCATION RESERVE	Sq wok N Roll Llc			27.85
10-3020	JUDICIAL EDUCATION RESERVE	Touch Of Asia			15.77
10-3020	JUDICIAL EDUCATION RESERVE	McDonalds F6264			4.74
10-3020	JUDICIAL EDUCATION RESERVE	Lodge Of Four Seasons Acc			210.12
10-3020	JUDICIAL EDUCATION RESERVE	McDonalds F17554			15.01
61-570-7023	SAFETY SUPPLIES	American Textile Mills			181.44
61-570-7110	BUILDING MAINTENANCE	Family Tree Nursery Liber			372.50
61-570-7060	LABORATORY SUPPLIES	Amzn Mktp Us			145.47
61-570-7110	BUILDING MAINTENANCE	Amazon Com mn7wu4t01 Amzn			70.04
61-570-7110	BUILDING MAINTENANCE	Family Tree Nursery Liber			187.69
61-570-7060	LABORATORY SUPPLIES	Amazon Com mn6be8vs1 Amzn			41.99
61-570-7140	VEHICLE MAINTENANCE	Amzn Mktp Us			31.98
61-570-7140	VEHICLE MAINTENANCE	Amzn Mktp Us			19.50
61-570-7023	SAFETY SUPPLIES	Amzn Mktp Us			8.98
61-570-7060	LABORATORY SUPPLIES	Amzn Mktp Us			29.90
10-515-7050	UNIFORMS	Galls			68.78
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			16.99
10-515-7140	VEHICLE MAINTENANCE	Northtowne Lincoln Mercur			242.42
22-580-7140	VEHICLE MAINTENANCE	Heartland Tires tread Kc			40.00
22-580-7183	STREET REPAIR MATERIALS	Diamond Vogel Paint 401			695.25
10-510-6050	PUBLIC RELATIONS	Edible Arrangements 1442			64.98
10-515-5426	TRAINING/TRAVEL APPOINTED	Mo Police Chiefs Charitab			283.25
10-510-7140	VEHICLE MAINTENANCE	Best Batteries Llc			284.86
10-510-5426	TRAINING/TRAVEL APPOINTED	Disaster Mngmnt Sys			104.94
10-521-7210	MINOR EQUIPMENT	Aaa Lawnmower Sales Ser			599.00
10-521-7160	DOWNTOWN MAINTENANCE	Grass Pad Barry Road			111.30
10-521-7160	DOWNTOWN MAINTENANCE	Grass Pad Barry Road			79.50
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			290.27
10-515-7140	VEHICLE MAINTENANCE	Northtowne Lincoln Mercur			63.24

Journal Entry Register

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Account	Account Name	Description	Project Account Key	IFT	Amount
10-515-7140	VEHICLE MAINTENANCE	Mo Dmv			60.61
10-515-5426	TRAINING/TRAVEL APPOINTED	Hilton Restaurant And Bar			33.45
10-515-5426	TRAINING/TRAVEL APPOINTED	Delta Air			30.00
10-515-5426	TRAINING/TRAVEL APPOINTED	Sheraton			459.44
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			52.45
10-515-7140	VEHICLE MAINTENANCE	Oreilly Auto 1661			5.62
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			12.00
60-560-7060	LABORATORY SUPPLIES	Hach Company			136.11
60-560-7060	LABORATORY SUPPLIES	Hach Company			416.62
21-550-7360	CATALOGING & PROCESSING	Demco Inc			152.49
21-550-7090	OTHER SUPPLIES	Amzn Mktp Us			147.70
21-550-7090	OTHER SUPPLIES	Amzn Mktp Us			13.89
21-550-7320	CHILDREN'S PROGRAMS	Menards 3335			73.66
21-550-7009	POSTAGE & METER EXPENSE	Nextpage Inc			463.06
21-550-6455	AUTOMATION SERVICES	Newmind Group			216.00
21-550-7090	OTHER SUPPLIES	Ranger Trophies Llc			129.00
21-550-7320	CHILDREN'S PROGRAMS	Lowes 02767			11.36
21-550-7330	JOURNALS & PERIODICALS	Amz			275.00
21-550-5426	TRAINING/TRAVEL APPOINTED	Costco Whse 0373			30.67
21-550-6455	AUTOMATION SERVICES	Directnic Com			20.18
21-550-7320	CHILDREN'S PROGRAMS	Menards 3335			21.70
21-550-6455	AUTOMATION SERVICES	Directnic Com			20.18
21-550-7325	ADULT PROGRAMMING	Amzn Mktp Us			9.99
21-550-6455	AUTOMATION SERVICES	Eig			90.25
21-550-7360	CATALOGING & PROCESSING	Showcases			46.75
21-550-7360	CATALOGING & PROCESSING	Reliance Barcode Solut			425.08
21-550-6455	AUTOMATION SERVICES	Newmind Group			11.23
10-510-7140	VEHICLE MAINTENANCE	Advance Auto Parts 7562			27.96
21-550-7310	LIBRARY SUPPLIES	Amzn Mktp Us			118.92
21-550-7320	CHILDREN'S PROGRAMS	Demco Inc			75.25
21-550-7320	CHILDREN'S PROGRAMS	Demco Inc			318.96
21-550-7310	LIBRARY SUPPLIES	Amzn Mktp Us			99.96
20-540-6630	SENIOR TRIPS	Hy Vee 1033			40.08
20-540-6630	SENIOR TRIPS	Price Chopper 11			159.47
20-540-6630	SENIOR TRIPS	Wm Supercenter 184			89.19
20-540-6630	SENIOR TRIPS	Little Store Cafe			292.10
20-540-5426	TRAINING/TRAVEL APPOINTED	Hy Vee 1033			90.99
22-580-7120	EQUIPMENT MAINTENANCE	Berry Tractor			266.94
22-580-7140	VEHICLE MAINTENANCE	Crane Sales And Service			140.48
60-560-7210	MINOR EQUIPMENT	Praxair Dist Inc 70304			36.60
60-560-7150	DISTRIBUTION MAINTENANCE	Hd Supply White Cap 125			14.69
60-560-7110	PLANT MAINTENANCE	Grainger			150.54
60-560-7110	PLANT MAINTENANCE	Grainger			35.70
60-560-7110	PLANT MAINTENANCE	Grainger			57.56
60-560-7110	PLANT MAINTENANCE	Lowes 02767			36.22
60-560-7110	PLANT MAINTENANCE	Harbor Freight Tools 388			72.95
60-560-7140	VEHICLE MAINTENANCE	Oreilly Auto 1661			113.49
10-533-6328	EMPLOYEE WELLNESS PROGRAM	Hy Vee 1321			60.00
10-525-5426	TRAINING/TRAVEL APPOINTED	Dollar Tree			21.00
10-525-5426	TRAINING/TRAVEL APPOINTED	Little Store Cafe			175.00
22-580-7181	TREE MAINTENANCE	Davey Resource			500.00
60-560-7023	SAFETY SUPPLIES	Usa Blue Book			219.81
10-505-5426	TRAINING/TRAVEL APPOINTED	Bizjtxseizing The Op			39.00
10-505-5426	TRAINING/TRAVEL APPOINTED	Eb National Girlfrien			22.85
10-505-5426	TRAINING/TRAVEL APPOINTED	Eb National Girlfrien			22.85
10-505-7001	OFFICE SUPPLIES	123rf Com			21.00
10-505-5426	TRAINING/TRAVEL APPOINTED	Chappells Restaurant			25.50
22-580-7120	EQUIPMENT MAINTENANCE	Kearney Lawn			62.55
22-580-7183	STREET REPAIR MATERIALS	Mmm Randolph Mine			165.34
22-580-7183	STREET REPAIR MATERIALS	Lowes 02767			71.52
22-580-7110	BUILDING MAINTENANCE	Lowes 02767			16.98

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Account	Account Name	Description	Project Account Key	IFT	Amount
22-580-7183	STREET REPAIR MATERIALS	McConnell And Associates			629.82
22-580-7140	VEHICLE MAINTENANCE	Knapheide Kansas City			389.06
22-580-7120	EQUIPMENT MAINTENANCE	Lowes 02767			227.88
22-580-7185	STREET SIGN REPLACEMENT	Fastenal Company 01mokc1			11.04
10-3020	JUDICIAL EDUCATION RESERVE	Redhead Lakeside Grill			20.00
10-3020	JUDICIAL EDUCATION RESERVE	Wendys 0021			10.34
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Frank Lola			13.57
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Chill Cofe			5.51
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Landshark			26.00
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Chill Cofe			3.50
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Chill Cofe			4.01
10-3020	JUDICIAL EDUCATION RESERVE	Phillips 66 Kwikstop			4.54
10-3020	JUDICIAL EDUCATION RESERVE	Margaritville Resort			440.24
10-3020	JUDICIAL EDUCATION RESERVE	Margaritvil Landshark			26.00
22-580-7110	BUILDING MAINTENANCE	Voss Lighting Kansa			33.00
22-580-7110	BUILDING MAINTENANCE	McGuire Lock Safe Llc			72.99
22-580-7110	BUILDING MAINTENANCE	Lowes 02767			6.58
22-580-7110	BUILDING MAINTENANCE	McGuire Lock Safe Llc			-52.78
22-580-7110	BUILDING MAINTENANCE	McGuire Lock Safe Llc			68.40
22-580-7110	BUILDING MAINTENANCE	McGuire Lock Safe Llc			24.33
22-580-7110	BUILDING MAINTENANCE	Lowes 02767			8.78
22-580-7090	OTHER SUPPLIES	Massco N Kansas Ci			200.59
10-510-7050	UNIFORMS	Feldmans Farm And Home			-85.99
10-510-7050	UNIFORMS	Usps Po 2842340116			7.85
10-510-7014	QUARTERS MAINTENANCE	Advance Auto Parts 7562			20.97
10-510-7050	UNIFORMS	Amzn Mktp Us			71.91
10-510-7050	UNIFORMS	Amazon Com mn24k6gr0 Amzn			149.94
10-510-7013	FIRE PREVENTION	Lowes 02767			121.78
25-535-8750	EQUIPMENT	Lowes 02767	2252		71.98
10-510-7050	UNIFORMS	The Ups Store 3144			3.00
20-540-7120	EQUIPMENT MAINTENANCE	Cdw Govt sct3470			319.95
20-540-7120	EQUIPMENT MAINTENANCE	Amazon Com Amzn Com bill			-249.00
10-533-6115	SOFTWARE MAINT & SERVICE	Logmein			176.99
25-535-8760	INFORMATION TECHNOLOGY	Amzn Mktp Us	6551		14.99
25-535-8760	INFORMATION TECHNOLOGY	Target 00013888	6551		7.99
10-533-6115	SOFTWARE MAINT & SERVICE	Apl Itunes Com/bill			4.99
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			59.95
20-540-7090	OTHER SUPPLIES	Beacon Athletics			220.40
20-540-7090	OTHER SUPPLIES	Crown Awards Inc			2.75
20-540-7090	OTHER SUPPLIES	Wal Mart 1120			318.76
61-570-7140	VEHICLE MAINTENANCE	Allied Oil Tire Kc			347.57
61-570-7140	VEHICLE MAINTENANCE	Burlington Auto Repair			258.95
61-570-7090	OTHER SUPPLIES	Lowes 02767			51.70
61-570-7140	VEHICLE MAINTENANCE	Advance Auto Parts 7562			92.97
61-570-7140	VEHICLE MAINTENANCE	Allied Oil Tire Kc			368.95
61-570-7140	VEHICLE MAINTENANCE	Advance Auto Parts 7562			9.99
61-570-7001	OFFICE SUPPLIES	Officemax/Depot 6306			53.10
10-510-7050	UNIFORMS	Adidas 6162			29.99
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			47.70
10-515-7120	EQUIPMENT MAINTENANCE	A N Hdwe			8.70
10-505-7001	OFFICE SUPPLIES	Amzn Mktp Us			11.90
20-540-7001	OFFICE SUPPLIES	Amzn Mktp Us			39.98
10-515-7018	INVESTIGATIVE OPERATIONS	Officemax Depot 6306			25.37
25-535-8760	INFORMATION TECHNOLOGY	Officemax Officedept 6874	6551		249.99
10-533-6327	SAFETY COMMITTEE	Amzn Mktp Us			17.48
10-533-6327	SAFETY COMMITTEE	Amzn Mktp Us			44.02
25-535-8760	INFORMATION TECHNOLOGY	Amazon Com mn63y1280 Amzn	6551		217.96
25-535-8760	INFORMATION TECHNOLOGY	Amzn Mktp Us	6551		9.95
20-540-7001	OFFICE SUPPLIES	Amzn Mktp Us			12.95
25-535-8750	EQUIPMENT	In truck Trailer And Hit	9371		211.30
25-535-8750	EQUIPMENT	Massdrop 3977009	9371		240.00

Journal Entry Register

Packet: GLPKT03927 - May 2019 Visa Import

Account	Account Name	Description	Project Account Key	IFT	Amount
10-515-7018	INVESTIGATIVE OPERATIONS	In arrowhead Scientific			9.50
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			98.56
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			36.72
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			10.59
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			72.48
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			14.04
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			79.49
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			194.76
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			90.67
10-515-7001	OFFICE SUPPLIES	Officemax/Officedept 6874			134.13
10-515-7140	VEHICLE MAINTENANCE	Goodyear Auto Svs Ct 4352			697.66
10-510-7120	EQUIPMENT MAINTENANCE	Westlake Hardware 011			149.38
25-535-8750	EQUIPMENT	Diamond Mfg Hot Fire	2252		38.00
10-515-7001	OFFICE SUPPLIES	Overnightprints			28.37
22-580-7090	OTHER SUPPLIES	Lowes 02767			325.00
20-540-7190	OTHER MAINTENANCE	Coleman Equipment Inc			95.10
22-580-7183	STREET REPAIR MATERIALS	Vance Brothers Kc Hot Mx			140.00
22-580-7140	VEHICLE MAINTENANCE	Knapheide Kansas City			112.00
20-540-7190	OTHER MAINTENANCE	Coleman Equipment Inc			355.69
20-540-7190	OTHER MAINTENANCE	Coleman Equipment Inc			-180.54
20-540-7110	BUILDING MAINTENANCE	Netflix Com			12.99
20-540-7110	BUILDING MAINTENANCE	Directv*now			40.00
20-540-7190	OTHER MAINTENANCE	Coleman Equipment Inc			350.30
20-540-7190	OTHER MAINTENANCE	Coleman Equipment Inc			525.45
20-540-5426	TRAINING/TRAVEL APPOINTED	Nrpa Congress			595.00
20-540-5426	TRAINING/TRAVEL APPOINTED	Party City 1107			34.68
20-540-6630	SENIOR TRIPS	The New Theatre Company			1,066.00
20-540-6630	SENIOR TRIPS	The New Theatre Company			101.00
20-540-5426	TRAINING/TRAVEL APPOINTED	Price Chopper 171			62.15
20-540-5426	TRAINING/TRAVEL APPOINTED	Price Chopper 171			58.99
20-540-5426	TRAINING/TRAVEL APPOINTED	Price Chopper 171			-62.15
20-540-6630	SENIOR TRIPS	The New Theatre Company			125.00
20-540-7006	BUSINESS FORMS	Issuu			19.00
24-524-6090	OTHER PROFESSIONAL SERVICES	Arctic Glacier Kansas			750.00
10-515-7050	UNIFORMS	Galls			44.00
10-515-7050	UNIFORMS	Galls			8.53
61-570-7060	LABORATORY SUPPLIES	Midland Scientific Inc			255.78
61-570-7060	LABORATORY SUPPLIES	Midland Scientific Inc			50.99
10-510-7090	OTHER SUPPLIES	Petsmart 3165			147.91
10-521-7110	BUILDING MAINTENANCE	Reeves Wiedeman Rivers			124.04
10-521-7110	BUILDING MAINTENANCE	Key Refrigeration Spy 6			57.41
10-521-7110	BUILDING MAINTENANCE	A N Hdwe			89.99
10-521-7110	BUILDING MAINTENANCE	Lowes 02767			10.48
10-521-7140	VEHICLE MAINTENANCE	Standard Battery 440			43.00
10-521-7110	BUILDING MAINTENANCE	Lowes 02767			28.71
10-521-7110	BUILDING MAINTENANCE	Day Star Corporation			100.14
10-521-7110	BUILDING MAINTENANCE	Key Refrigeration Spy 6			11.50
22-580-7090	OTHER SUPPLIES	Northland Feed			53.99
22-580-7023	SAFETY SUPPLIES	Grainger			93.16
22-580-7160	DOWNTOWN MAINTENANCE	Grass Pad Barry Road			34.95
22-580-7160	DOWNTOWN MAINTENANCE	Lowes 02767			8.98
22-580-7005	CHEMICALS	Leisure World Pool H			20.00
22-580-7110	BUILDING MAINTENANCE	Lowes 02767			26.96
10-1001	CASH	May 2019 Visa Import		Y	-14,571.22
20-1001	CASH	May 2019 Visa Import		Y	-6,266.00
21-1001	CASH	May 2019 Visa Import		Y	-2,872.37
22-1001	CASH	May 2019 Visa Import		Y	-5,380.99
24-1001	CASH	May 2019 Visa Import		Y	-750.00
25-1001	CASH	May 2019 Visa Import		Y	-1,125.71
60-1001	CASH	May 2019 Visa Import		Y	-1,290.29
61-1001	CASH	May 2019 Visa Import		Y	-2,579.49

Journal Entry Register**Packet: GLPKT03927 - May 2019 Visa Import**

Account	Account Name	Description	Project Account Key	IFT	Amount
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	750.00
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	1,125.71
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	1,290.29
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	2,579.49
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	2,872.37
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	5,380.99
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	6,266.00
99-2999	DUE TO OTHER FUNDS	May 2019 Visa Import		Y	14,571.22

Account Summary

Account	Account Name	Debits	Credits	Amount
10-1001	CASH	0.00	14,571.22	-14,571.22
10-3020	JUDICIAL EDUCATION RESERVE	827.20	0.00	827.20
10-505-5426	TRAINING/TRAVEL APPOINTED	1,447.77	411.00	1,036.77
10-505-5427	TRAINING & TRAVEL - ELECTED	107.20	0.00	107.20
10-505-6220	DUES & MEMBERSHIPS	339.00	0.00	339.00
10-505-7001	OFFICE SUPPLIES	55.69	0.00	55.69
10-510-5426	TRAINING/TRAVEL APPOINTED	104.94	0.00	104.94
10-510-6050	PUBLIC RELATIONS	64.98	0.00	64.98
10-510-7013	FIRE PREVENTION	121.78	0.00	121.78
10-510-7014	QUARTERS MAINTENANCE	20.97	0.00	20.97
10-510-7050	UNIFORMS	262.69	85.99	176.70
10-510-7090	OTHER SUPPLIES	147.91	0.00	147.91
10-510-7120	EQUIPMENT MAINTENANCE	149.38	0.00	149.38
10-510-7140	VEHICLE MAINTENANCE	312.82	0.00	312.82
10-515-5426	TRAINING/TRAVEL APPOINTED	1,877.63	300.00	1,577.63
10-515-6050	PUBLIC RELATIONS	363.22	0.00	363.22
10-515-6324	BOARDS EXPENSE	83.50	0.00	83.50
10-515-7001	OFFICE SUPPLIES	849.96	0.00	849.96
10-515-7018	INVESTIGATIVE OPERATIONS	34.87	0.00	34.87
10-515-7025	CANINE UNIT EXPENSE	326.04	0.00	326.04
10-515-7026	ANIMAL CONTROL EXPENSE	656.36	0.00	656.36
10-515-7028	TACTICAL/AMMUNITION	706.55	0.00	706.55
10-515-7050	UNIFORMS	121.31	0.00	121.31
10-515-7120	EQUIPMENT MAINTENANCE	8.70	0.00	8.70
10-515-7140	VEHICLE MAINTENANCE	1,870.69	0.00	1,870.69
10-515-7210	MINOR EQUIPMENT	529.00	0.00	529.00
10-521-7110	BUILDING MAINTENANCE	572.97	0.00	572.97
10-521-7120	EQUIPMENT MAINTENANCE	9.87	0.00	9.87
10-521-7140	VEHICLE MAINTENANCE	627.66	0.00	627.66
10-521-7160	DOWNTOWN MAINTENANCE	773.49	0.00	773.49
10-521-7210	MINOR EQUIPMENT	599.00	0.00	599.00
10-525-5426	TRAINING/TRAVEL APPOINTED	196.00	0.00	196.00
10-525-7090	OTHER SUPPLIES	143.88	0.00	143.88
10-525-7140	VEHICLE MAINTENANCE	42.49	0.00	42.49
10-526-5426	TRAINING/TRAVEL APPOINTED	117.40	0.00	117.40
10-526-6347	ADVERTISING	348.96	0.00	348.96
10-526-7001	OFFICE SUPPLIES	59.40	0.00	59.40
10-533-6115	SOFTWARE MAINT & SERVICE	181.98	0.00	181.98
10-533-6327	SAFETY COMMITTEE	244.95	0.00	244.95
10-533-6328	EMPLOYEE WELLNESS PROGRAM	60.00	0.00	60.00
20-1001	CASH	0.00	6,266.00	-6,266.00
20-540-5426	TRAINING/TRAVEL APPOINTED	841.81	62.15	779.66
20-540-6630	SENIOR TRIPS	1,872.84	0.00	1,872.84
20-540-7001	OFFICE SUPPLIES	52.93	0.00	52.93
20-540-7006	BUSINESS FORMS	19.00	0.00	19.00
20-540-7090	OTHER SUPPLIES	541.91	0.00	541.91
20-540-7110	BUILDING MAINTENANCE	52.99	0.00	52.99
20-540-7120	EQUIPMENT MAINTENANCE	319.95	249.00	70.95
20-540-7190	OTHER MAINTENANCE	3,056.26	180.54	2,875.72
21-1001	CASH	0.00	2,872.37	-2,872.37
21-550-5426	TRAINING/TRAVEL APPOINTED	30.67	0.00	30.67
21-550-6455	AUTOMATION SERVICES	357.84	0.00	357.84
21-550-7009	POSTAGE & METER EXPENSE	463.06	0.00	463.06
21-550-7090	OTHER SUPPLIES	290.59	0.00	290.59
21-550-7310	LIBRARY SUPPLIES	218.88	0.00	218.88
21-550-7320	CHILDREN'S PROGRAMS	585.28	0.00	585.28
21-550-7325	ADULT PROGRAMMING	26.73	0.00	26.73
21-550-7330	JOURNALS & PERIODICALS	275.00	0.00	275.00
21-550-7360	CATALOGING & PROCESSING	624.32	0.00	624.32

Journal Entry Register

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Account	Account Name	Debits	Credits	Amount
22-1001	CASH	0.00	5,380.99	-5,380.99
22-580-7005	CHEMICALS	20.00	0.00	20.00
22-580-7023	SAFETY SUPPLIES	93.16	0.00	93.16
22-580-7090	OTHER SUPPLIES	579.58	0.00	579.58
22-580-7110	BUILDING MAINTENANCE	258.02	52.78	205.24
22-580-7120	EQUIPMENT MAINTENANCE	917.37	0.00	917.37
22-580-7140	VEHICLE MAINTENANCE	681.54	0.00	681.54
22-580-7160	DOWNTOWN MAINTENANCE	43.93	0.00	43.93
22-580-7181	TREE MAINTENANCE	500.00	0.00	500.00
22-580-7183	STREET REPAIR MATERIALS	2,329.13	0.00	2,329.13
22-580-7185	STREET SIGN REPLACEMENT	11.04	0.00	11.04
24-1001	CASH	0.00	750.00	-750.00
24-524-6090	OTHER PROFESSIONAL SERVICES	750.00	0.00	750.00
25-1001	CASH	0.00	1,125.71	-1,125.71
25-535-8750	EQUIPMENT	624.83	0.00	624.83
25-535-8760	INFORMATION TECHNOLOGY	500.88	0.00	500.88
60-1001	CASH	0.00	1,290.29	-1,290.29
60-560-7023	SAFETY SUPPLIES	219.81	0.00	219.81
60-560-7060	LABORATORY SUPPLIES	552.73	0.00	552.73
60-560-7110	PLANT MAINTENANCE	352.97	0.00	352.97
60-560-7140	VEHICLE MAINTENANCE	113.49	0.00	113.49
60-560-7150	DISTRIBUTION MAINTENANCE	14.69	0.00	14.69
60-560-7210	MINOR EQUIPMENT	36.60	0.00	36.60
61-1001	CASH	0.00	2,579.49	-2,579.49
61-570-7001	OFFICE SUPPLIES	53.10	0.00	53.10
61-570-7023	SAFETY SUPPLIES	190.42	0.00	190.42
61-570-7060	LABORATORY SUPPLIES	524.13	0.00	524.13
61-570-7090	OTHER SUPPLIES	51.70	0.00	51.70
61-570-7110	BUILDING MAINTENANCE	630.23	0.00	630.23
61-570-7140	VEHICLE MAINTENANCE	1,129.91	0.00	1,129.91
99-1001	CONSOLIDATED CASH	0.00	34,836.07	-34,836.07
99-2999	DUE TO OTHER FUNDS	34,836.07	0.00	34,836.07

Journal Summary

Journal Count:	1
Entry Count:	303
Debits:	71,013.60
Credits:	-71,013.60

Project Account Summary

Account Key	Debits	Credits	Amount
2252	109.98	0.00	109.98
6551	500.88	0.00	500.88
9371	514.85	0.00	514.85
Total Project Account Distribution:	1,125.71	0.00	1,125.71



North Kansas City, MO

Expense Approval Report

By Segment (Select Below)

Payment Dates 06/19/2019 - 07/03/2019

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Raschelle Perry	116215	05/24/2019	2019 MACA CONFERENCE 5/20...	10-3020	141.27
STEVEN R FULLER	116218	05/24/2019	2019 MMACIA 5/23/19-5/24/19...	10-3020	200.68
Marion Martinez	116292	06/12/2019	Refund for Adult Summer Softb...	20-4663	350.00
DHDB PROPERTY MANAGMENT...	116185	06/13/2019	DHDB PROPERTY MANAGMENT...	10-2427	11.25
EXCELSIOR SPRINGS MUNICIPAL...	116194	06/17/2019	Shelley, Kayla L W10020687	10-2101	300.00
GLADSTONE MUNICIPAL COURT	116196	06/17/2019	Henderson, Jalisa R GL19-0585	10-2101	250.00
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	COBRA DENTAL	10-1106	78.14
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	10-2245	1,605.28
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	20-2245	51.52
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	21-2245	63.40
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	22-2245	69.72
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	60-2245	91.62
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	EE DENTAL	61-2245	71.50
Carl Johnson	116191	06/18/2019	Shelter #3 Deposit Refund	20-4661	50.00
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	COBRA PREMIUM	10-1106	15.84
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	10-2255	2,385.34
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	20-2255	31.68
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	21-2255	67.05
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	22-2255	108.23
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	60-2255	156.28
VISION SERVICE PLAN INSURAN...	116221	06/18/2019	VSP PREMIUM	61-2255	98.73
DAVID G A BECKER	116193	06/20/2019	Beraiah, Elisha B 190082656	10-3020	175.00
PARKERS ELECTRIC INC	116246	06/21/2019	PARKERS ELECTRIC INC	10-2427	9.00
ENCOMPAS INSTALLATION CO L...	116245	06/21/2019	ENCOMPAS INSTALLATION CO L...	10-2427	32.68
Christy Williams	116228	06/22/2019	Shelter #2 Deposit Refund	20-4661	50.00
Arafa Anglo	116225	06/22/2019	Shelter #4 Deposit Refund	20-4661	50.00
GARY BIGLEY	116231	06/24/2019	Shelter 3 cancellation due to p...	20-4661	80.00
CLAY COUNTY CIRCUIT COURT D...	116229	06/25/2019	GELE, SIMON P 18CYFTA2096, 1...	10-2101	500.00
KANSAS CITY MUNICIPAL COURT	116236	06/25/2019	JACK, IVORY D KC835001385-8	10-2101	200.00
ST JOSEPH MUNICIPAL COURT	116241	06/25/2019	JACK, IVORY D 160310309	10-2101	100.00
Misty Phipps	116240	06/25/2019	Shelter 2 Cancellation due to p...	20-4661	120.00
Tamrah L Conway	116242	06/26/2019	Over Payment of Fines	10-4710	15.00
CHAPPELL'S	116244	06/26/2019	CHAPPELL'S	10-2427	34.20
HEATHER SCHLECTA	116279	06/26/2019	NSF Mistle Toe Market	10-2430	-739.57
HEATHER SCHLECTA	116279	06/26/2019	NSF Mistle Toe Market	10-4790	-10.00
MISSOURI DEPT OF REVENUE	116297	06/27/2019	CRIME VICTIM MAY 2019	10-2410	896.25
CLAY COUNTY TREASURER	116259	06/27/2019	DOMESTIC VIOLENCE MAY 2019	10-2415	482.00
MISSOURI STATE TREASURER	116300	06/27/2019	PEACE OFFICER MAY 2019	10-2418	127.00
MISSOURI SHERIFF'S RETIREME...	116299	06/27/2019	SHERIFF'S FUND MAY 2019	10-2412	366.74
					8,685.83

Department: 505 - ADMINISTRATION

ANTHONY BOLOGNA	116186	05/22/2019	2019 MMACIA 05/22/19-05/24...	10-505-5426	785.80
RITA PEARCE	116216	06/06/2019	MML Newly Elected Officials Tra..	10-505-5427	145.87
Jesse Smith	116202	06/06/2019	MML Newly Elected Officials Tra..	10-505-5427	163.76
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-505-6735	354.56
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	10-505-5310	1,018.22
BLUE CROSS BLUE SHIELD OF K...	116190	06/17/2019	PCA INVOICE	10-505-5310	109.19
MUNICIPAL CODE CORP	116302	06/18/2019	ADMINISTRATIVE FEE 6/1/2019 ...	10-505-6321	250.00
MUNICIPAL CODE CORP	116302	06/18/2019	ORDINANCE CODIFICATION SU...	10-505-6321	1,125.30
MISSOURI MUNICIPAL LEAGUE	116298	06/18/2019	ANNUAL CONFERENCE -- BERLIN..	10-505-5426	1,269.00
MISSOURI MUNICIPAL LEAGUE	116298	06/18/2019	ANNUAL CONF - DELONG, STEF...	10-505-5427	1,600.00
MISSOURI MUNICIPAL LEAGUE	116298	06/18/2019	2019 ELECTED OFFICIALS CONF -...	10-505-5427	130.00
WEST PUBLISHING CORP	116326	06/18/2019	ENCUMBER FUNDS -- MONTHLY...	10-505-6030	135.10
NECCO COFFEE INC	116303	06/18/2019	COFFEE FOR ADMINISTRATION	10-505-7001	154.45

Expense Approval Report

Payment Dates: 06/19/2019 - 07/03/2019

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
NKC BREAKFAST CLUB INC	116305	06/26/2019	MAYORS BREAKFAST CLUB DUE...	10-505-5427	60.00
GALLAGHER BENEFIT SERVICES ...	116274	06/26/2019	COMPENSATION STUDY	10-505-6090	2,362.50
CUNNINGHAM VOGEL & ROST ...	116262	06/26/2019	RIGHT OF WAY -- LEGAL EXPEN...	10-505-6090	540.00
CUNNINGHAM VOGEL & ROST ...	116262	06/26/2019	RIGHT OF WAY -- LEGAL EXPEN...	10-505-6090	180.00
CUNNINGHAM VOGEL & ROST ...	116262	06/26/2019	RIGHT OF WAY -- LEGAL EXPEN...	10-505-6090	585.00
ENGAGING LOCAL GOVERNME...	116270	06/26/2019	ONE YEAR RENEWAL -- KIM NA...	10-505-6220	30.00
Department 505 - ADMINISTRATION Total:					10,998.75
Department: 506 - MUNICIPAL COURT					
NECCO COFFEE INC	116303	06/18/2019	COFFEE	10-506-7001	79.30
Department 506 - MUNICIPAL COURT Total:					79.30
Department: 507 - ECONOMIC DEVELOPMENT					
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	GROCERY STORE	10-507-6090	1,482.25
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	18TH AND SWIFT REDEV PROP...	10-507-6090	2,772.00
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	GROCERY STORE	10-507-6090	1,809.50
Department 507 - ECONOMIC DEVELOPMENT Total:					6,063.75
Department: 510 - FIRE					
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-510-6735	42.95
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-510-7125	320.08
THE GUARDIAN LIFE INSURANCE...	116219	06/17/2019	4422.26ER DENTAL	10-510-5310	4,010.64
MERITAS HEALTH CORP	116214	06/17/2019	FD ANNUAL PHYSICALS	10-510-5440	350.00
BLUE CROSS BLUE SHIELD OF K...	116190	06/17/2019	PCA INVOICE	10-510-5310	63.39
DR STEVEN L RUSSELL	116267	06/18/2019	SERVICES OF MEDICAL DIRECT...	10-510-5480	1,000.00
ELECTRONIC CONTRACTING C...	116269	06/20/2019	Fire alam panel troubles	10-510-7014	155.00
KELLER FIRE & SAFETY INC	116287	06/20/2019	HD Fire Suppression system ma...	10-510-7014	208.98
KELLER FIRE & SAFETY INC	116287	06/20/2019	Fire Extinguisher inspection on s...	10-510-7014	1,232.35
SAM'S CLUB	116316	06/20/2019	Bottled water, detergent, coffee,	10-510-7014	121.56
CONRAD FIRE EQUIPMENT INC.	116260	06/20/2019	905 Lower lights not working	10-510-7140	434.78
CONRAD FIRE EQUIPMENT INC.	116260	06/20/2019	Truck 905 brakes - inactive code	10-510-7140	1,108.05
MCKESSON MEDICAL-SURGICAL...	116293	06/20/2019	Bandages, IV start Kit, eye wash	10-510-7011	164.72
MCKESSON MEDICAL-SURGICAL...	116293	06/20/2019	EXT set STD injury, Tri Bandaged	10-510-7011	971.22
GALLS LLC	116275	06/20/2019	Winfrey Boots	10-510-7050	128.09
Office Essentials Inc	116310	06/20/2019	Towels for Automatic Dispensers	10-510-7014	89.98
Office Essentials Inc	116310	06/20/2019	Kitchen paper towels	10-510-7014	45.98
Office Essentials Inc	116310	06/20/2019	Credit Memo	10-510-7014	-44.99
ZOLL MEDICAL CORP	116327	06/24/2019	Paper, thermal 80mm	10-510-7011	59.04
ZOLL MEDICAL CORP	116327	06/24/2019	Cable, Limb lead ECG	10-510-7011	140.25
OFFICE DEPOT INC	116309	06/24/2019	I-Pad charger	10-510-7001	65.61
OFFICE DEPOT INC	116309	06/24/2019	Clipboards, paper, screnn clean...	10-510-7001	70.69
ED M FELD EQUIPMENT CO INC	116268	06/24/2019	Truck 905	10-510-7140	160.00
ED M FELD EQUIPMENT CO INC	116268	06/24/2019	Batteries wont hold charge 906	10-510-7140	130.00
ED M FELD EQUIPMENT CO INC	116268	06/24/2019	907 Replaced left tail light assy	10-510-7140	792.30
ADVANCED DATA PROCESSING ...	116250	06/24/2019	Ambulance billing Collections	10-510-6305	2,225.26
Department 510 - FIRE Total:					14,045.93
Department: 515 - POLICE					
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-515-6060	520.13
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-515-6735	552.33
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-515-7018	40.01
THE GUARDIAN LIFE INSURANCE...	116219	06/17/2019	ER DENTAL	10-515-5310	3,722.04
MERITAS HEALTH CORP	116214	06/17/2019	MERITAS HEALTH CORP	10-515-5440	696.00
BLUE CROSS BLUE SHIELD OF K...	116190	06/17/2019	PCA INVOICE	10-515-5310	184.05
STRAHM AUTOMATION	116322	06/18/2019	BUSINESS LETTERS PLUS POSTA...	10-515-7001	577.04
GW SAFETY SIGNAL LLC	116276	06/18/2019	30 MIN RED FLARES	10-515-7210	417.20
NECCO COFFEE INC	116303	06/18/2019	COFFEE ORDER	10-515-6395	31.50
911 CUSTOM LLC	116249	06/19/2019	PD - Flashlights	10-515-7210	308.85
NORTHTOWNE LINCOLN MERC...	116307	06/19/2019	AC REPAIRS UNIT 615	10-515-7140	3,855.73
NKC AUTO TRIM INC	116304	06/24/2019	SEAT REBUILD UNIT 615	10-515-7140	225.00
SOLI'S PRINTING INC	116321	06/24/2019	RECOVERED PROPERTY TAGS	10-515-7018	429.00
SOLI'S PRINTING INC	116321	06/24/2019	POLICE TOW LABELS	10-515-7001	188.00
SOLI'S PRINTING INC	116321	06/24/2019	PRISONERS PERSONAL PROPER...	10-515-7020	191.00

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Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
REJIS COMMISSION	116315	06/24/2019	REJIS FEES JUNE 2019	10-515-6060	946.58
				Department 515 - POLICE Total:	12,884.46

Department: 521 - BUILDINGS & GROUNDS

VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-521-6735	85.90
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	10-521-5310	447.04
MO DEPT OF PUBLIC SAFETY	116301	06/26/2019	Elevator certificates for PD and ...	10-521-7110	25.00
MO DEPT OF PUBLIC SAFETY	116301	06/26/2019	Elevator certificates for PD and ...	10-521-7110	25.00
AIRTRONICS INTERNATIONAL I...	116251	06/26/2019	monthly freshner \$14/mo	10-521-7110	15.00
WALKER TOWEL & UNIFORM C...	116325	06/26/2019	biweekly service ranges from \$...	10-521-7110	57.15
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	549.89
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	149.97
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	399.92
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	695.50
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	149.97
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	40.00
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	3.00
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	24.00
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	13.50
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Downtown and city flower beds	10-521-7160	2,127.50
HI-GENE'S JANITORIAL SVC INC	116281	06/26/2019	cleaning and supplies for CH & ...	10-521-6330	1,175.00
HI-GENE'S JANITORIAL SVC INC	116281	06/26/2019	supplies ordered for CH & PD	10-521-7006	378.00
HI-GENE'S JANITORIAL SVC INC	116281	06/26/2019	cleaning and supplies for CH & ...	10-521-6330	585.00
HI-GENE'S JANITORIAL SVC INC	116281	06/26/2019	supplies ordered for CH & PD	10-521-7006	190.05
MINNESOTA ELEVATOR INC	116295	06/26/2019	PD elevator service call	10-521-7110	529.50
CARRIER CORPORATION	116255	06/26/2019	Fire Station cleaned coils & PD ...	10-521-7110	165.00
CARRIER CORPORATION	116255	06/26/2019	Fire Station cleaned coils & PD ...	10-521-7110	780.22
JOHNSON CO COMM COLLEGE	116286	06/26/2019	welding fundamentals class for...	10-521-5426	1,150.00
DH PACE COMPANY INC	116266	06/26/2019	PD garage door repairs	10-521-7110	5,198.72
				Department 521 - BUILDINGS & GROUNDS Total:	14,959.83

Department: 524 - CONVENTION & TOURISM

Kevin Michael Zubeck	116210	06/15/2019	Security for Arts in the Park on ...	24-524-6090	420.00
Trenton Lee Wilson	116220	06/15/2019	Security for Arts in the Park on ...	24-524-6090	420.00
JEREMY COCAYNE	116201	06/15/2019	Security for Arts in the Park on ...	24-524-6090	260.00
MEGAN COCAYNE	116213	06/15/2019	Security for Arts in the Park on ...	24-524-6090	260.00
CRAIG A GRECO	116192	06/15/2019	Security for Arts in the Park on ...	24-524-6090	80.00
JASON MARK BARDEN	116200	06/15/2019	Security for Arts in the Park on ...	24-524-6090	160.00
LARRY W REEVES JR	116212	06/15/2019	Security for Arts in the Park on ...	24-524-6090	160.00
Gregory K Callahan	116197	06/15/2019	2019 Arts in the Park Planning/...	24-524-6090	1,200.00
Jason Anthony Garcia	116199	06/18/2019	Security for Arts in the Park	24-524-6090	240.00
KENNETH A REMMERT	116288	06/18/2019	FRIDAY IN THE PARK MUSIC CO...	24-524-6090	600.00
HEATHER SCHLECTA	116279	06/19/2019	Arts in the Park art direction fee	24-524-6090	1,200.00
DEBBIE ROMMEL	116230	06/24/2019	July 12, 2019 Friday in the Park ...	24-524-6090	300.00
GARY RICHMOND	116232	06/24/2019	July 5, 2019 Friday in the Park P...	24-524-6090	767.00
5 STAR JAZZ BAND	116223	06/24/2019	July 19, 2019 Friday in the Park ...	24-524-6090	300.00
SIGN-CRAFT INC	116320	06/25/2019	Signs for Arts in the Park	24-524-6090	362.04
IDENTITY MARKETING GROUP	116284	06/25/2019	Arts in the Park Staff T-Shirts	24-524-6090	1,199.71
IDENTITY MARKETING GROUP	116284	06/25/2019	Arts in the Park Copper Lined W...	24-524-6090	1,103.62
KENTON L RAUSCH	116239	06/25/2019	July 26, 2019 Friday in the Park ...	24-524-6090	712.00
JEFFREY CROUCH	116234	06/26/2019	Sound for Summer Concert and ...	24-524-6090	1,400.00
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	RABBIT HOLE PARKING LOT LEA...	24-524-8770	96.25
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	RABBIT HOLE PARKING LOT LEA...	24-524-8770	4,716.25
CARNIVAL TIMES INC	116227	06/26/2019	Generator for Art in the Park	24-524-6090	200.00
				Department 524 - CONVENTION & TOURISM Total:	16,156.87

Department: 525 - PUBLIC WORKS ADMIN

VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-525-6735	138.85
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	10-525-5310	181.89
OFFICE DEPOT INC	116309	06/24/2019	Office Supplies	10-525-7001	64.64
				Department 525 - PUBLIC WORKS ADMIN Total:	385.38

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Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Department: 526 - COMMUNITY DEVELOPMENT					
SPRINT SPECTRUM LP	116217	06/10/2019	05/07-06/06/19 Services Acct #...	10-526-6735	99.98
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	10-526-6735	314.04
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	10-526-5310	475.54
M.A.R.C.	116290	06/24/2019	Transportation Project Fees	10-526-6045	290.00
CYPRESS MEDIA, LLC	116265	06/24/2019	Public Notice for 6/6/19 PC	10-526-6347	261.50
OFFICE DEPOT INC	116309	06/24/2019	Office Supplies	10-526-7001	66.18
OFFICE DEPOT INC	116309	06/24/2019	Office Supplies	10-526-7001	97.01
SAM'S CLUB	116316	06/24/2019	Office Supplies	10-526-7001	35.94
SAM'S CLUB	116316	06/24/2019	Public Meeting Supplies	10-526-6347	46.48
Office Essentials Inc	116310	06/24/2019	Office Supplies	10-526-7001	87.24
Department 526 - COMMUNITY DEVELOPMENT Total:					1,773.91
Department: 533 - INTERDEPARTMENTAL					
Kim Nakahodo	116211	05/01/2019	PUAD 836 to Quantitative Met...	10-533-5420	1,643.25
WINDSTREAM CORPORATION	116222	06/08/2019	5/7/19-6/7/19 Services ACCT #...	10-533-6730	680.43
KCPL	116205	06/10/2019	5/9/19-6/10/19 Services See at...	10-533-6710	14,594.75
KCPL	116204	06/10/2019	5/9/19-6/10/19 Services See at...	10-533-6710	173.30
KCPL	116207	06/10/2019	5/9/19-6/10/19 Services 61788...	10-533-6710	103.15
KCPL	116209	06/12/2019	5/13/19-6/12/19 Services See a...	10-533-6710	750.00
AT&T	116226	06/13/2019	6/13/19-7/12/19 Services Acct ...	10-533-6730	87.14
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for David Harris	10-533-7120	172.48
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for Tom Barzee	10-533-7120	583.73
HEWLETT PACKARD ENTERPRISE..	116280	06/14/2019	SAR - CITYOFNORT5335640958	10-533-6110	3,373.92
MERITAS HEALTH CORP	116214	06/17/2019	Drug Screen	10-533-5440	34.00
SHI INTERNATIONAL CORP	116318	06/18/2019	ADOBE CREATIVE CLOUD - DAK...	10-533-6115	235.57
127 SWIFT LLC	116248	06/18/2019	18TH & ARMOUR PARKING LOT...	10-533-6130	350.00
NORTH KANSAS CITY HOSPITAL	116306	06/18/2019	WELLNESS SERVICES AGREEME...	10-533-6328	1,368.00
TYLER TECHNOLOGIES INC	116324	06/24/2019	CONTACT & PROPERTY MGMT ...	10-533-6115	1,576.14
TRUSS LLC	116323	06/26/2019	ADDING TACTILE ROBOT TO IN...	10-533-6310	747.00
ANESSA DELONG	116224	06/27/2019	Block Party Reimbursement	10-533-7390	200.00
Department 533 - INTERDEPARTMENTAL Total:					26,672.86
Department: 535 - GAMING					
TYLER TECHNOLOGIES INC	116324	06/13/2019	EMAIL BILLS AND PO	25-535-8760	575.00
TYLER TECHNOLOGIES INC	116324	06/13/2019	EMAIL BILLS AND PO	25-535-8760	5,500.00
TYLER TECHNOLOGIES INC	116324	06/13/2019	EMAIL BILLS AND PO	25-535-8760	62.50
TYLER TECHNOLOGIES INC	116324	06/13/2019	EMAIL BILLS AND PO	25-535-8760	125.00
OLSSON ASSOCIATES	116311	06/24/2019	Owrk Order 6	25-535-8700	429.04
HARVEST PRODUCTIONS INC	116277	06/24/2019	LABOR	25-535-8760	95.00
NUBYCOR LLC	116308	06/24/2019	Batteries for flashlights	25-535-8750	86.40
HP INC	116282	06/25/2019	MFG PART #FG21ZDTA1GXX	25-535-8750	2,710.80
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	OLD CHICAGO REST -- COMPON...	25-535-8700	9,894.50
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	GOLF ENTERTAINMENT COMP...	25-535-8700	481.25
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	BURGER KING REAL ESTATE MA...	25-535-8700	4,254.25
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	ARRA -- MASTER DEVELOPMENT...	25-535-8700	192.50
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	BURGER KING REAL ESTATE MA...	25-535-8700	6,448.75
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	ARRA -- MASTER DEVELOPMENT...	25-535-8700	365.75
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	GOLF ENTERTAINMENT COMP...	25-535-8700	539.00
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	BROWNFIELD DVP -- INDUSTRIA...	25-535-8700	365.75
OLSSON ASSOCIATES	116311	06/26/2019	PROFESSIONAL SERVICES - NEW...	25-535-8700	4,600.00
Department 535 - GAMING Total:					36,725.49
Department: 536 - NORTHGATE					
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	NORTHGATE REDEV -- HUNT M...	44-536-6090	2,464.00
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	NORTHGATE REDEV -- HUNT M...	44-536-6090	500.50
BRYAN CAVE LEIGHTON PAISNE...	116253	06/26/2019	NORTHGATE REDEV -- TIF MAT...	44-536-6090	3,118.50
Department 536 - NORTHGATE Total:					6,083.00
Department: 540 - PARKS & RECREATION					
WINDSTREAM CORPORATION	116222	06/08/2019	5/7/19-6/7/19 Services ACCT #...	20-540-6730	25.92
KCPL	116205	06/10/2019	5/9/19-6/10/19 Services See at...	20-540-6710	4,924.87
KCPL	116204	06/10/2019	5/9/19-6/10/19 Services See at...	20-540-6710	67.89

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Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
AT&T	116187	06/11/2019	06/11-07/10/19 Services Acct #...	20-540-6730	190.56
KCPL	116209	06/12/2019	5/13/19-6/12/19 Services See a...	20-540-6710	18.18
JOSEPH SMITH	116203	06/13/2019	Referees for 4 games	20-540-7090	100.00
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	20-540-6735	320.38
KCPL	116208	06/17/2019	5/16/19-6/17/19 Services Acct ...	20-540-6710	165.68
GEORGE L ROATH III	116195	06/17/2019	Umpires for 11 Baseball Games	20-540-7090	674.00
THE GUARDIAN LIFE INSURANCE...	116219	06/17/2019	ER DENTAL	20-540-5310	316.21
BLUE CROSS BLUE SHIELD OF K...	116190	06/17/2019	PCA INVOICE	20-540-5310	169.82
HEARTLAND HEMA LLC	116198	06/19/2019	HEMA Classes for April thru June	20-540-7090	560.00
HEATHER SCHLECTA	116279	06/19/2019	Youth Classes	20-540-7090	548.00
JOSEPH SMITH	116235	06/20/2019	UMPIRES FOR 4 SOFTBALL GAM...	20-540-7090	100.00
FOUNTAIN PEOPLE INC	116272	06/25/2019	Nozzle Insert Assembly, Water	20-540-7190	368.00
SOLI'S PRINTING INC	116321	06/25/2019	Shelter Park Rules 3-part forms	20-540-7001	107.00
MAC'S SCREENPRINTING & SPO...	116291	06/25/2019	Youth Baseball Shirts and Caps	20-540-7090	119.00
FRY & ASSOCIATES, INC	116273	06/25/2019	6' Memorial Bench and Plaque ...	20-540-7190	1,230.75
IDENTITY MARKETING GROUP	116284	06/25/2019	Reorder of Fire Truck Hot/ Cold...	20-540-6620	184.45
Office Essentials Inc	116310	06/25/2019	Cleaner for Parks	20-540-7190	57.89
Office Essentials Inc	116310	06/25/2019	Plates, fork, spoons for Senior P...	20-540-6630	73.59
Office Essentials Inc	116310	06/25/2019	Plates, forks, cups for senior pr...	20-540-6630	-63.48
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Park flower beds	20-540-7190	845.50
OVERLAND PARK GARDEN CEN...	116312	06/26/2019	Park flower beds	20-540-7190	149.97
Janet R Canseco	116233	06/26/2019	Hot Dog Vendor for Night Out	20-540-6620	200.00
CARNIVAL TIMES INC	116227	06/26/2019	Night Out	20-540-6620	730.00
Office Essentials Inc	116310	06/26/2019	Duplicate payment	20-540-7190	-48.00
Department 540 - PARKS & RECREATION Total:					12,136.18

Department: 550 - LIBRARY

KIM BITNER DROTTZ	116289	05/14/2019	ADULT PROGRAM	21-550-7325	200.00
KCPL	116205	06/10/2019	5/9/19-6/10/19 Services See at...	21-550-6710	6,811.11
AT&T	116188	06/11/2019	06/11/19-07/10/19 Services Acc...	21-550-6730	158.96
AT&T	116189	06/11/2019	06/11-07/10/19 Services Acct #...	21-550-6730	190.56
KIM BITNER DROTTZ	116289	06/11/2019	ADULT PROGRAM	21-550-7325	200.00
RECORDED BOOKS LLC	116314	06/14/2019	credit for overpayment	21-550-7340	-104.92
RECORDED BOOKS LLC	116314	06/14/2019	Credit for overpayment	21-550-7340	-43.33
RECORDED BOOKS LLC	116314	06/14/2019	credit for overpayment	21-550-7340	-91.90
THE GUARDIAN LIFE INSURANCE...	116219	06/17/2019	ER DENTAL	21-550-5310	389.29
COPY CARD CONTROL SYSTEMS ...	116261	06/18/2019	MAINT AGREEMENT	21-550-6110	42.92
INGRAM LIBRARY SERVICES	116285	06/18/2019	BOOKS	21-550-7370	568.61
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	196.22
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	65.07
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	114.75
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	44.08
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	22.39
CENGAGE LEARNING INC	116256	06/18/2019	BOOKS	21-550-7370	34.98
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	289.84
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	51.29
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	33.93
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	138.08
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	144.00
RECORDED BOOKS LLC	116314	06/18/2019	AUDIOVISUAL	21-550-7340	162.44
MIDWEST TAPE LLC	116294	06/18/2019	AUDIOVISUAL	21-550-7340	18.74
MIDWEST TAPE LLC	116294	06/18/2019	AUDIOVISUAL	21-550-7340	67.47
MIDWEST TAPE LLC	116294	06/18/2019	AUDIOVISUAL	21-550-7340	17.24
BIBLIOTHECA ITG LLC	116252	06/18/2019	AUTOMATION SERVICES	21-550-6455	5,243.14
INGRAM LIBRARY SERVICES	116285	06/25/2019	BOOKS	21-550-7370	634.95
INGRAM LIBRARY SERVICES	116285	06/25/2019	BOOKS	21-550-7370	463.93
SECURITY EQUIP INC	116317	06/25/2019	MINOR EQUIPMENT	21-550-7210	1,141.50
HI-GENE'S JANITORIAL SVC INC	116281	06/25/2019	CUSTODIAL	21-550-6330	1,335.00
HI-GENE'S JANITORIAL SVC INC	116281	06/25/2019	CUSTODIAL	21-550-7110	604.80
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	56.53
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	63.67

Expense Approval Report

Payment Dates: 06/19/2019 - 07/03/2019

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	44.08
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	138.54
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	46.48
CENGAGE LEARNING INC	116256	06/25/2019	BOOKS	21-550-7370	39.73
RECORDED BOOKS LLC	116314	06/25/2019	AUDIOVISUAL	21-550-7340	72.97
SHRED-IT US JV LLC	116319	06/25/2019	SERVICES	21-550-6355	56.50
MIDWEST TAPE LLC	116294	06/25/2019	AUDIOVISUAL	21-550-7340	22.49
MIDWEST TAPE LLC	116294	06/25/2019	AUDIOVISUAL	21-550-7340	22.49

Department 550 - LIBRARY Total: 19,708.62

Department: 560 - WATER

WINDSTREAM CORPORATION	116222	06/08/2019	5/7/19-6/7/19 Services ACCT #...	60-560-6730	51.84
KCPL	116205	06/10/2019	5/9/19-6/10/19 Services See at...	60-560-6710	18,377.95
KCPL	116209	06/12/2019	5/13/19-6/12/19 Services See a...	60-560-6710	1,383.48
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	60-560-6735	519.77
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for Tyler Manley	60-560-7210	50.00
MISSISSIPPI LIME CO	116296	06/17/2019	lime for water plant 3 loads	60-560-7005	5,145.51
MISSISSIPPI LIME CO	116296	06/17/2019	lime for water plant 3 loads	60-560-7005	5,108.14
MISSISSIPPI LIME CO	116296	06/17/2019	lime for water plant 3 loads	60-560-7005	4,985.17
MISSISSIPPI LIME CO	116296	06/17/2019	lime for water plant 3 loads	60-560-7005	189.80
CHEMCO SYSTEMS LP	116257	06/17/2019	New heater for north slaker	60-560-7110	747.08
HAWKINS INC	116278	06/17/2019	CL2 for water plant	60-560-7005	1,296.00
PRAXAIR DISTRIBUTORS INC	116313	06/17/2019	CO2 for water plant	60-560-7005	3,155.59
FOLEY EQUIPMENT COMPANY	116271	06/17/2019	coolant conditioner for water pl...	60-560-7110	596.31
FOLEY EQUIPMENT COMPANY	116271	06/17/2019	Water plant generator battery,a...	60-560-7110	2,967.47
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	60-560-5310	562.29
BLUE CROSS BLUE SHIELD OF K...	116190	06/17/2019	PCA INVOICE	60-560-5310	143.75
KCPL	116206	06/18/2019	05/19/19-06/18/19 Services 75...	60-560-6710	76.46
KCPL	116238	06/18/2019	5/19/19-6/18/19 Services Acct ...	60-560-6710	8.46
TYLER TECHNOLOGIES INC	116324	06/24/2019	UTILITY SOFTWARE MAINTEN...	60-560-6115	3,938.83

Department 560 - WATER Total: 49,303.90

Department: 570 - WATER POLLUTION CONTROL

WINDSTREAM CORPORATION	116222	06/08/2019	5/7/19-6/7/19 Services ACCT #...	61-570-6730	19.44
KCPL	116204	06/10/2019	5/9/19-6/10/19 Services See at...	61-570-6710	2,579.80
KCPL	116207	06/10/2019	5/9/19-6/10/19 Services 61788...	61-570-6710	7,708.69
KCPL	116209	06/12/2019	5/13/19-6/12/19 Services See a...	61-570-6710	16,717.10
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	61-570-6735	42.95
KCPL	116237	06/17/2019	05/19-06/17/19 Services Acct 0...	61-570-6710	7,683.57
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	61-570-5310	439.00
KCPL	116206	06/18/2019	05/19/19-06/18/19 Services 39...	61-570-6710	1,503.86
TYLER TECHNOLOGIES INC	116324	06/24/2019	UTILITY SOFTWARE MAINTENA...	61-570-6115	3,938.83
Chris Richards	116258	06/26/2019	pipe replacement for city	61-570-7157	1,500.00
CARRIER CORPORATION	116255	06/26/2019	WPC replaced fuses	61-570-7110	294.96

Department 570 - WATER POLLUTION CONTROL Total: 42,428.20

Department: 580 - TRANSPORTATION

WINDSTREAM CORPORATION	116222	06/08/2019	5/7/19-6/7/19 Services ACCT #...	22-580-6730	25.92
KCPL	116205	06/10/2019	5/9/19-6/10/19 Services See at...	22-580-6710	1,464.60
KCPL	116209	06/12/2019	5/13/19-6/12/19 Services See a...	22-580-6710	103.27
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	5/14/19-6/13/19 Services Acct ...	22-580-6735	353.60
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for Duane Marusarz	22-580-7210	198.72
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for Robert Maness	22-580-7210	109.98
VERIZON WIRELESS SVCS LLC	116243	06/13/2019	Equipment for Jack Veraguth	22-580-7210	179.98
THE GUARDIAN LIFE INSURANCE..	116219	06/17/2019	ER DENTAL	22-580-5310	427.97
101 LAND HOLDINGS LLC	116247	06/18/2019	SALT BARN RENT	22-580-6130	420.20
CUSTOM TREE CARE INC	116264	06/26/2019	tree trimming and removals	22-580-7181	6,840.00
I T VERDIN CO INC	116283	06/26/2019	downtown clock repair	22-580-7160	727.50
CUSTOM LIGHTING SERVICES LLC	116263	06/26/2019	Bore new feed signal wire at A...	22-580-7184	11,475.03
CUSTOM LIGHTING SERVICES LLC	116263	06/26/2019	street light repairs on swift & 21...	22-580-7184	174.96

Expense Approval Report

Payment Dates: 06/19/2019 - 07/03/2019

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
CUSTOM LIGHTING SERVICES LLC	116263	06/26/2019	street light repairs on swift & 21..22-580-7184		1,459.70
			Department 580 - TRANSPORTATION Total:		23,961.43
			Grand Total:		303,053.69

Report Summary

Fund Summary

Fund	Payment Amount
10 - GENERAL FUND	95,040.27
20 - PARKS & RECREATION	12,919.38
21 - LIBRARY	19,839.07
22 - TRANSPORTATION	24,139.38
24 - CONVENTION & TOURISM	16,156.87
25 - GAMING	36,725.49
44 - NORTHGATE PROJECT	6,083.00
60 - WATER FUND	49,551.80
61 - WATER POLLUTION CONTROL	42,598.43
Grand Total:	303,053.69

Account Summary

Account Number	Account Name	Payment Amount
10-1106	RETIREE BC/BS RECEIVAB...	93.98
10-2101	MUNICIPAL COURT BOND...	1,350.00
10-2245	DENTAL PRETAX	1,605.28
10-2255	VISION DEDUCTION	2,385.34
10-2410	CRIME VICTIMS COMP PA...	896.25
10-2412	SHERRIFF'S & INMATE'S F...	366.74
10-2415	SAFEHAVEN COURT FEES ...	482.00
10-2418	POST OFFICER TRAINING ...	127.00
10-2427	BUSINESS LICENSE REFUN...	87.13
10-2430	CLEARING	-739.57
10-3020	JUDICIAL EDUCATION RES...	516.95
10-4710	MUNICIPAL COURT FINES	15.00
10-4790	MISCELLANEOUS REVENUE	-10.00
10-505-5310	HEALTH, DENTAL & LIFE I...	1,127.41
10-505-5426	TRAINING/TRAVEL APPOI...	2,054.80
10-505-5427	TRAINING & TRAVEL - ELE...	2,099.63
10-505-6030	OTHER LEGAL COSTS	135.10
10-505-6090	OTHER PROFESSIONAL SE...	3,667.50
10-505-6220	DUES & MEMBERSHIPS	30.00
10-505-6321	ORDINANCE CODIFICATI...	1,375.30
10-505-6735	PAGERS & CELL PHONES	354.56
10-505-7001	OFFICE SUPPLIES	154.45
10-506-7001	OFFICE SUPPLIES	79.30
10-507-6090	OTHER PROFESSIONAL SE...	6,063.75
10-510-5310	HEALTH, DENTAL & LIFE I...	4,074.03
10-510-5440	PHYSICALS & DRUG TESTI...	350.00
10-510-5480	PHYSICIAN FEES	1,000.00
10-510-6305	AMBULANCE BILLING COL...	2,225.26
10-510-6735	PAGERS & CELL PHONES	42.95
10-510-7001	OFFICE SUPPLIES	136.30
10-510-7011	FIRST AID SUPPLIES	1,335.23
10-510-7014	QUARTERS MAINTENANCE	1,808.86
10-510-7050	UNIFORMS	128.09
10-510-7125	SOFTWARE MAINT & SERV..	320.08
10-510-7140	VEHICLE MAINTENANCE	2,625.13
10-515-5310	HEALTH, DENTAL & LIFE I...	3,906.09
10-515-5440	PHYSICALS & DRUG TESTI...	696.00
10-515-6060	COMPUTER OPERATIONS	1,466.71
10-515-6395	OTHER SERVICES	31.50
10-515-6735	PAGERS & CELL PHONES	552.33
10-515-7001	OFFICE SUPPLIES	765.04
10-515-7018	INVESTIGATIVE OPERATI...	469.01
10-515-7020	DETENTION SUPPLIES	191.00
10-515-7140	VEHICLE MAINTENANCE	4,080.73

Account Summary

Account Number	Account Name	Payment Amount
10-515-7210	MINOR EQUIPMENT	726.05
10-521-5310	HEALTH, DENTAL & LIFE I...	447.04
10-521-5426	TRAINING/TRAVEL APPOI...	1,150.00
10-521-6330	CUSTODIAL SERVICES	1,760.00
10-521-6735	PAGERS & CELL PHONES	85.90
10-521-7006	CUSTODIAL SUPPLIES	568.05
10-521-7110	BUILDING MAINTENANCE	6,795.59
10-521-7160	DOWNTOWN MAINTENA...	4,153.25
10-525-5310	HEALTH, DENTAL & LIFE I...	181.89
10-525-6735	PAGERS & CELL PHONES	138.85
10-525-7001	OFFICE SUPPLIES	64.64
10-526-5310	HEALTH, DENTAL & LIFE I...	475.54
10-526-6045	PLANNING/ZONING	290.00
10-526-6347	ADVERTISING	307.98
10-526-6735	PAGERS & CELL PHONES	414.02
10-526-7001	OFFICE SUPPLIES	286.37
10-533-5420	TUITION REIMBURSEMENT	1,643.25
10-533-5440	PHYSICALS & DRUG TESTI...	34.00
10-533-6110	MAINTENANCE AGREEM...	3,373.92
10-533-6115	SOFTWARE MAINT & SERV..	1,811.71
10-533-6130	RENTAL - PARKING 2011 ...	350.00
10-533-6310	GENERAL LIABILITY INSUR...	747.00
10-533-6328	EMPLOYEE WELLNESS PR...	1,368.00
10-533-6710	ELECTRICITY	15,621.20
10-533-6730	TELEPHONE	767.57
10-533-7120	MINOR EQUIPMENT	756.21
10-533-7390	CONTINGENCIES	200.00
20-2245	DENTAL PRETAX	51.52
20-2255	VISION DEDUCTION	31.68
20-4661	FACILITY USE FEES	350.00
20-4663	PROGRAM FEES	350.00
20-540-5310	HEALTH, DENTAL & LIFE I...	486.03
20-540-6620	SPECIAL PARK EVENTS	1,114.45
20-540-6630	SENIOR TRIPS	10.11
20-540-6710	ELECTRICITY	5,176.62
20-540-6730	TELEPHONE	216.48
20-540-6735	PAGERS & CELL PHONES	320.38
20-540-7001	OFFICE SUPPLIES	107.00
20-540-7090	OTHER SUPPLIES	2,101.00
20-540-7190	OTHER MAINTENANCE	2,604.11
21-2245	DENTAL PRETAX	63.40
21-2255	VISION DEDUCTION	67.05
21-550-5310	HEALTH, DENTAL & LIFE I...	389.29
21-550-6110	MAINTENANCE AGREEM...	42.92
21-550-6330	CUSTODIAL SERVICES	1,335.00
21-550-6355	OTHER SERVICES	56.50
21-550-6455	AUTOMATION SERVICES	5,243.14
21-550-6710	ELECTRICITY	6,811.11
21-550-6730	TELEPHONE	349.52
21-550-7110	BUILDING MAINTENANCE	604.80
21-550-7210	MINOR EQUIPMENT	1,141.50
21-550-7325	ADULT PROGRAMMING	400.00
21-550-7340	AUDIOVISUAL	800.83
21-550-7370	BOOKS	2,534.01
22-2245	DENTAL PRETAX	69.72
22-2255	VISION DEDUCTION	108.23
22-580-5310	HEALTH, DENTAL & LIFE I...	427.97
22-580-6130	LEASE/RENTAL AGREEME...	420.20

Account Summary

Account Number	Account Name	Payment Amount
22-580-6710	ELECTRICITY	1,567.87
22-580-6730	TELEPHONE	25.92
22-580-6735	PAGERS & CELL PHONES	353.60
22-580-7160	DOWNTOWN MAINTENA...	727.50
22-580-7181	TREE MAINTENANCE	6,840.00
22-580-7184	TRAFFIC SIGNAL/STREETL...	13,109.69
22-580-7210	MINOR EQUIPMENT	488.68
24-524-6090	OTHER PROFESSIONAL SE...	11,344.37
24-524-8770	INFRASTRUCTURE	4,812.50
25-535-8700	LAND ACQUISITION	27,570.79
25-535-8750	EQUIPMENT	2,797.20
25-535-8760	INFORMATION TECHNOL...	6,357.50
44-536-6090	OTHER PROFESSIONAL SE...	6,083.00
60-2245	DENTAL PRETAX	91.62
60-2255	VISION DEDUCTION	156.28
60-560-5310	HEALTH, DENTAL & LIFE I...	706.04
60-560-6115	SOFTWARE MAINT & SERV..	3,938.83
60-560-6710	ELECTRICITY	19,846.35
60-560-6730	TELEPHONE	51.84
60-560-6735	PAGERS & CELL PHONES	519.77
60-560-7005	CHEMICALS	19,880.21
60-560-7110	PLANT MAINTENANCE	4,310.86
60-560-7210	MINOR EQUIPMENT	50.00
61-2245	DENTAL PRETAX	71.50
61-2255	VISION DEDUCTION	98.73
61-570-5310	HEALTH, DENTAL & LIFE I...	439.00
61-570-6115	SOFTWARE MAINT & SERV..	3,938.83
61-570-6710	ELECTRICITY	36,193.02
61-570-6730	TELEPHONE	19.44
61-570-6735	PAGERS & CELL PHONES	42.95
61-570-7110	BUILDING MAINTENANCE	294.96
61-570-7157	SANITARY SEWER MAINT...	1,500.00
	Grand Total:	303,053.69

Project Account Summary

Project Account Key	Payment Amount	
None	261,515.70	
1475	6,262.50	
2252	2,710.80	
6551	95.00	
7651	27,570.79	
9211	86.40	
9511	4,812.50	
	Grand Total:	303,053.69

Upcoming City Items of Note

Dates Below Are Subject to Change
Items in red are Parks & Recreation Events

July 12, 2019, 7:00 p.m.	Friday Night Concert, Lyin' Eyes, Macken Park
August 9, 2019, 7:00 p.m.	Friday Night Concert, Revelation, Macken Park
August 10, 2019, 6:00 p.m.	Back to School Bash, Macken Park
August 10, 2019, Dusk	Movie in the Park, Macken Park
September 7, 2019, 9:30 – 11:30 am	Bicycle Master Plan Open House, Parks & Rec Center
October 12, 2019, 1:30 p.m.	Howl-O-Ween, Waggin' Trail Park
October 18, 2019, 6:00 p.m.	Employee Banquet
October 26, 2019, 11:00 a.m.	Spooktacular, Macken Park
November 9, 2019	Veteran's Day Commemoration, Memorial Park
November 21, 2019, 7:00 p.m.	Fire Dept. Recognition Ceremony, Fire Station #1
November 22, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center
November 22, 2019, 6:00 p.m.	Mayor's Tree Lighting, City Hall
November 23, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center
November 24, 2019, 10:00 a.m.	Mistletoe Market – Parks and Recreation Center

MEMORANDUM



TO: Mayor and City Council
FROM: Eric Berlin, City Administrator
DATE: July 2, 2019
RE: YMCA May 2019 Financial Report

Highlights of the monthly report for this month include:

Income:

- Total income for the month was \$228,137.

Expense:

- Total expense for the month was \$200,018.
- The line item labeled "Intra-YMCA Expense Allocation" is where the monthly management fee paid to the YMCA of Greater Kansas City is allocated.

Surplus/Deficit:

- For the month, the facility experienced a surplus of \$28,119.

Surplus/(Deficit):

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
January	\$ 15,976	\$110,377	\$ 92,283	\$116,559
February	\$ 99,484	\$ 3,672	(\$ 3,454)	\$ 2,814
March	\$ 3,721	(\$88,612)	(\$ 76,565)	(\$ 45,442)
April	(\$53,135)	(\$ 473)	\$ 15,771	\$ 31,053
May	(\$ 7,849)	(\$16,587)	(\$ 3,794)	\$ 28,119
June	(\$27,054)	(\$14,919)	(\$ 13,162)	
July	(\$41,872)	(\$18,669)	\$ 4,911	
August	(\$61,290)	(\$36,437)	(\$ 63,620)	
September	(\$70,852)	(\$74,133)	\$ 3,007	
October	(\$ 1,734)	(\$20,267)	\$ 27,940	
November	(\$36,115)	(\$ 5,821)	\$ 5,015	
December	(\$28,977)	(\$ 59,652)	(\$ 32,282)	
Total	(\$217,139)	(\$221,521)	(\$43,282)	

YMCA of Greater Kansas City

Monthly I/S Rolled up

as of May 2019

	May	May	\$ Var	May	YTD	YTD	\$ Var	YTD
YMCA of Greater Kansas City	2019	2019	Actual	2018	May	May	YTD Act	May
As of May	Actual	Budget	to Budget	Actual	Actual	Budget	to Budget	Actual
401 Contributions	13,843	3,584	10,259	6,475	51,922	19,695	32,227	20,182
410 Government Fees & Grants								454
411 Membership Dues Income	194,614	200,407	(5,793)	199,951	951,613	990,112	(38,499)	962,152
413 Program Service Fee	10,940	12,875	(1,935)	7,573	168,313	179,443	(11,130)	166,367
414 Facilities Rental	8,739	7,375	1,364	8,417	45,293	38,525	6,768	41,469
Revenue	228,137	224,241	3,896	222,415	1,217,141	1,227,775	(10,634)	1,190,624
521 Salaries and Wages	89,977	101,019	11,043	100,232	487,530	546,333	58,803	540,246
522 Employee Benefits	9,819	11,448	1,629	10,157	54,494	59,246	4,751	53,039
523 Payroll Taxes	11,237	12,274	1,036	12,390	62,027	66,380	4,352	67,069
524 Contract Services	4,794	4,284	(510)	4,223	21,987	22,988	1,001	21,694
525 Supplies	11,769	11,583	(186)	10,186	57,889	55,984	(1,906)	50,478
526 Telecommunications	1,381	1,810	430	2,420	8,890	8,691	(199)	9,004
527 Postage and Shipping	137	150	13	543	1,223	1,066	(157)	1,304
528 Occupancy	51,704	71,614	19,910	68,279	291,066	315,013	23,947	299,913
529 Equipment Cost	1,946	1,704	(242)	1,357	12,156	8,880	(3,276)	9,326
531 Promotion and Publications	1,574	1,238	(336)	1,592	17,690	15,813	(1,877)	15,620
532 Travel and Transportation	161	512	350	550	2,538	2,558	21	1,897
533 Conferences and Meetings	1,040	822	(218)	472	4,204	3,311	(894)	4,867
535 Membership Dues Expense	1,832	1,746	(86)	1,746	9,609	9,500	(109)	9,498
539 Miscellaneous Expense	(14)	15	29	3	265	75	(190)	(12)
548 Intra-YMCA Expense Allocation	12,662	12,661	(1)	12,059	63,308	63,306	(2)	60,293
553 Capital					14,215	14,215		22,146
Expense	200,018	232,880	32,862	226,209	1,109,090	1,193,358	84,267	1,166,383
YMCA of Greater Kansas City	28,119	(8,639)	36,758	(3,794)	108,050	34,417	73,633	24,241

Status of City Projects and Purchases – July 2, 2019

Items in Black Type: Ongoing

Items in Red Type: Completed

Administration

- **Business Licensing Software** **\$35,000**

Currently the business licensing renewal, tracking and reporting process is handled through the Incode Accounting Software. EnerGov is used by the Community Development department for permitting purposes and is compatible with the Incode software. EnerGov offers on-line payment and renewal options that would be more customer friendly for the business community. In addition, this new software has better reporting functions.

Responsibility: Shirley Land

Status: The project has been priced and we are awaiting scheduling of the conversion and training from the software company.

Buildings and Grounds

- **Police Department Grinding Pump and Alarm** **\$9,000**

There is a floor drain in the Police garage that is below the elevation of the sewer main, which requires two pumps to remove the water, leaves and debris that comes from police cars. The drain clogs frequently, requiring a plumbing company to respond and clear the drain pipes. In 2018, a pump went out, and it was replaced by a grinding pump which grinds up debris before it is released to the drain pipe, much like a garbage disposal. It is now budgeted to replace the other pump, and also obtain an alarm system that will activate if the grinder pumps fail, which will prevent drains from backing up.

Responsibility: Pat Hawver

Status: The grinder pump was installed in November, and the alarm was installed in late January.

- **Replace Fire Extinguishers** **\$5,500**

This project is to replace the fire extinguishers in all City-owned buildings. The City Fire Marshal has determined that all of the City fire extinguishers are old and in non-compliance with the current Fire Code.

Responsibility: Pat Hawver

Status: Completed.

- **Replace Trash Can Lids** **\$7,500**

The City owns and empties approximately 100 55-gallon trash cans for public use throughout the City. This project would replace the lids on 55 of those trash cans. The lids to be replaced are dented, broken and/or missing pieces.

Responsibility: Pat Hawver

Status: Completed.

- **City Hall “Face Lift” – Lobby Bathrooms** **\$100,000**

The City Hall “Face Lift” is a multi-year approach to cleaning, neatening, refurbishing and upgrading the appearance of City Hall. Items include the most basic and simple tasks from simple clean-up and repairs such as painting, replacing ceiling tiles, plantings and interior signage, to consideration of larger and longer-term projects including carpet replacement, exterior signage replacement and other potential remodeling. The expenditure in FY 2019 will focus on the remodeling of the City Hall lobby restrooms.

Responsibility: Kim Nakahodo

Status: Design is complete. We will bid this project in April 2019.

- **Replace Rooftop HVAC Units** **\$108,000**

The City is in the middle of a multi-year process to replace the HVAC rooftop units (RTUs) on City buildings. The average life of an RTU is 12-15 years. All of the City’s units are reaching the end of their useful lives. In FY 2019, the units to be

replaced are in the area serving Information Technology and at the North Kansas City Library (one large unit).

Responsibility: Pat Hawver

Status: Completed

• **Replace Diesel Truck** **\$68,000**

The current 4-door, ¾ ton diesel truck is old, unreliable, has ongoing transmission problems and is rusting. The truck is used for hauling asphalt, street striping and pulling the leaf vacuum machine. The new truck will be used for similar purposes as the old one, but it will have a lift gate.

Responsibility: Pat Hawver

Status: Completed.

• **Van Replacement** **\$40,000**

There are multiple mechanical problems with the current 1997 van used for building maintenance. The transmission is slipping, the front-end suspension is in bad condition, the power steering pump needs to be replaced, and the engine leaks oil.

Responsibility: Pat Hawver

Status: Completed.

• **Replace City Hall Concrete Drives** **\$117,000**

The concrete driveways along the west side of the Police Station and the parking area on the north side were built during the construction of the Police Department in 2006. The 8” reinforced concrete in both areas has deteriorated significantly in recent years, and needs to be removed and replaced.

Responsibility: Pat Hawver

Status: To reduce the chances of rainy weather during construction, this project is scheduled to begin in July.

Community Development

- **Burlington Corridor Improvements Phase 1 (FY 2017)** **\$1,389,000**

In FY 2016, the City Council adopted the Burlington Corridor Complete Street Plan. This plan recommends a variety of improvements to Burlington to make it a more attractive, green and complete street, with improved pedestrian and bicycle facilities and new medians designed to better handle stormwater runoff. Implementation of this plan is projected over a multi-year period. In FY 2017, the City engaged Olsson Associates to develop preliminary plans for the entire corridor and construction documents for the first phase of construction. The City is programmed to receive \$3.8 million in federal transportation funds to assist with the cost of phase one improvements in FY 2020.

Responsibility: Sara Copeland

Status: Olsson has completed preliminary plans, which were presented to the City Council in a work session on October 23, 2018. Staff and consultants continue to work with MoDOT on developing final plans for the first phase of construction, which is expected to occur in FY 2020.

- **ARRA - Railroad Avenue Construction (FY 2017)** **\$269,162**

This project is to construct a new Railroad Avenue from the intersection of Vernon/Mill/Railroad east to Armour Road. The beginning of development within the Armour Road Redevelopment Area (ARRA) necessitates the construction of public improvements required to serve the new development. The new Railroad Avenue will replace the existing road, which will be removed during the final environmental remediation of the former Habco site. The new street will have an improved intersection with Armour Road, as well as a new intersection with Vernon and Mill Streets. The street will maintain access to the Norfolk Southern railyard.

Responsibility: Sara Copeland

Status: This project was incorporated into the Vernon & Mill Street improvements (see below).

- **ARRA – Vernon & Mill Street Improvements (FY 2017)** **\$2,585,088**

This project is for the extension of Vernon Street south of Armour Road and extension of Mill Street east from Taney. The beginning of development within the

Armour Road Redevelopment Area (ARRA) necessitates the construction of public improvements required to serve new development. Interior street improvements within the ARRA will eventually include the extension of Vernon Road south from the existing intersection with Armour and an extension of the interior main street to connect to Vernon.

Responsibility: Sara Copeland

Status: Construction is complete.

- **ARRA – Mill Street Extension (FY 2017) \$192,720**

This project is for the extension of Mill Street south to complete the interior street connection to 16th Avenue. The development agreement with North Kansas City Destination Developers, LLC provides that the City will reimburse the developer for the cost of road construction. Costs in FY 2017 are associated with road design and preparation of construction documents.

Responsibility: Sara Copeland

Status: The design work for this street extension is being performed by the engineer for NKC Destination Developers LLC, the master developer for the ARRA, as part of the development agreement for the ARRA. Construction is nearing completion. Staff is working with the contractor on punch list items.

- **Armour Road Complete Street Phase I**

FY 2018 Budgeted Amount:	\$ 480,000
Less: Design Costs	(\$113,850)
Remaining FY 2018 Amount (unencumbered/unspent):	\$ 366,150
Budgeted FY 2019 Amount	\$ 73,000
Budget Amendment:	<u>\$ 369,227</u>
Total 2019 Project:	\$ 442,226

The Armour Road Complete Street Plan recommends improvements to Armour Road between Burlington and Ozark to create a corridor that is safe, serves all users, incorporates sustainable measures, is visually appealing, and is economically vibrant. Of the *Next Steps* identified in the plan, Step #1 is to make improvements to the Transition Zone and Commercial Zone, which corresponds to Fayette to Ozark Streets. This project would add parking protected and buffered bicycle lanes on Armour Road by removing a vehicular traffic lane, consistent with the City’s

adopted Armour Road Complete Street Implementation Plan. Improvements also include new pavement marking, updated traffic signals and signage, mid-block crossings for pedestrians, and decorative crosswalks at Armour & Iron.

Responsibility: Sara Copeland

Status: The City Council awarded a construction contract for these improvements to Gunter Construction on June 4. A pre-construction meeting was held on June 17 and work is expected to begin soon.

• **Zoning Ordinance Update (FY 2017)** **\$125,000**

The new Master Plan included an analysis of the City’s zoning ordinance and numerous recommendations for updating the ordinance to better align with the City’s long-term goals for development. This project entails the drafting and adoption of a new Zoning Ordinance and Official Zoning Map, and will include outreach to property owners in order to gather input and feedback. The new ordinance will include development of new zoning district regulations, modernization of existing district regulations and processes, and a shift from conventional use-based regulations to a form-based approach for downtown and the Burlington corridor, consistent with the Master Plan recommendations. Updating and modernizing the City’s regulations will streamline processes and requirements for property owners and ensure that the City is paving the way for high-quality development. The existing ordinance is outdated and has technical problems that create difficulties for City staff and applicants.

Responsibility: Sara Copeland

Status: The Planning Commission held the required public hearing on the new zoning ordinance on June 6, 2019. It is expected to be on the July 2, 2019 City Council agenda for adoption. The draft ordinance is available on the City’s website at http://www.nkc.org/departments/community_development/current_projects/zoning_ordinance_update.

• **Wayfinding Signage** **\$265,517**

Existing wayfinding signage around the city, directing people to key destinations, landmarks and public parking, is beginning to show its age and obsolescence. This project is to remove the existing signs and replace them with new ones that are

consistent with the City’s new brand standards and graphic design and will clearly direct visitors to key destinations throughout the city. The City Council adopted a plan for wayfinding signage in 2017. The wayfinding signage plan calls for phased installation of new signs over 2018 and 2019; Sign installation in 2018 is to include eight wayfinding pole signs and two parking lot monument signs.

Phase I was not accomplished in FY 2018. The staff recommendation, approved by the City Council on September 19th with adoption of the FY 2019 Budget, is to combine the FY 2018 of \$146,016 with FY 2019 funding of \$119,501 and accomplish Phases I and II (the entire project) in FY 2019.

Responsibility: Sara Copeland

Status: The City Council awarded a contract for final sign design to Star Signs on June 4, 2019.

• **GIS Updates** **\$100,000**

North Kansas City maintains a Geographic Information System of data that provides mapping, analysis, and field data used primarily by the Public Works and Community Development departments, but also by other City staff. This information was last updated in 2013 and is now out-of-date due to age and the completion of larger projects such as the new entrance into North Kansas City Hospital and the Armour Road Redevelopment Area.

Phase I of this project, budgeted in FY 2018, is an update to the City’s planimetrics, including street centerlines, curbs, bridges and bike routes. Phase II includes updating water system shapefiles, including verifying approximately 1,800 features and digitizing as-built plans. It will update water files, including verifying approximately 1,800 features and digitizing as-built plans.

Phase I of this multi-year project was not accomplished in FY 2018. The staff recommendation at the September 2018 work session on the Proposed FY 2019 Budget was to combine the FY 2018 funding (\$60,000) and the proposed funding in the FY 2019 Proposed Budget (\$40,000) and accomplish Phases I and II in FY 2019.

Responsibility: Sara Copeland

Status: Award of contract for this item was approved by the City Council on December 18, 2018 and work is underway.

- **Gateway Signage** **\$150,000**

The City Council adopted a Signage Master Plan in May 2016 that established a design for new gateway signage and locations for new signage at major entrances into the city. The goal of the new gateway signage is to increase the visibility of North Kansas City. The Plan established a schedule for the phased installation of new signage. The next scheduled phase is for a sign at I-35 and Armour Road.

Responsibility: Sara Copeland

Status: Staff is working to coordinate this project with potential development near the preferred location for this sign.

- **Rabbit hOle Parking** **\$200,000**

The Rabbit hOle, the world’s first “explor-a-storium” will open in 2019 at 919 E. 14th Avenue. It will be a major new cultural institution - a visionary center for the children’s book, national in scope, that will preserve, advance and transmit the art and history of children’s literature to children, parents and educators. Its mission is to create a living culture around literature that will nourish, empower and inspire the reading lives of children. It will be a new kind of museum experience where children’s books come to life and visitors become explorers in a multi-sensory narrative landscape filled with radically immersive, discoverable environments. In 2017, the City applied for, and received, \$2 million in tax credits through the Missouri Development Finance Board (MDFB) to assist the Rabbit hOle in raising the funding to locate in North Kansas City. A condition of the funding was that the City commit to some level of City assistance for the project. The City has committed to assist by funding \$200,000 in assistance for the purpose of purchasing and/or developing off-street parking for The Rabbit hOle.

Responsibility: Eric Berlin

Status: The property for the parking lot has been purchased. This property is currently gravel, and will need to be improved to City parking lot standards. This is expected to result in the construction of approximately 50 off-street parking spaces. The bid for construction of the parking lot is expected to be released in early July. Funds for the improvement of the parking lot have not yet been budgeted

and will require a future budget amendment. It is intended that the City will recover its costs to design and construct the parking lot over and above \$200,000 by means of a long-term lease-purchase arrangement with the Rabbit Hole.

16th Avenue Bicycle Lanes

\$90,000

This project is to install bicycle lanes on 16th Avenue from Diamond Parkway to Burlington Street. This will connect the Diamond Parkway cycletrack to the future Burlington corridor cycletrack as well as existing sharrow routes on Linn, Howell and Swift.

Responsibility: Sara Copeland

Status: Award of contract was deferred by the City Council on February 19, 2019 due to concerns that were expressed by members of the public about the suitability of 16th Avenue for bicycle lanes. This will be re-examined as part of the 2019 Bicycle Master Plan.

- **ARRA – Burger King Property Purchase**

\$1,286,710

On August 2, 2016, the City Council approved the sale of the former HABCO site to K.C. Beaton and the purchase of the site currently occupied by Burger King. A partial payment was made to K.C. Beaton at that time. The remainder of the amount agreed to is budgeted in FY 2019. It is due when Burger King takes possession of the HABCO site.

Responsibility: Eric Berlin

Status: The City and K.C. Beaton have closed on the real estate transfer and the contractor has obtained a permit for construction of the new Burger King store on the former HABCO site.

- **ARRA – Burger King Demolition**

\$165,000

This is for demolition of the existing Burger King building post-acquisition. Removal of the building is required to complete the redevelopment project.

Responsibility: Eric Berlin

Status: This will occur once the new Burger King is operating. Staff has begun preparatory work for soliciting demolition bids.

- **ARRA – Phase 2B Improvements** **\$250,000**

Subsequent to the acquisition of the Burger King at 1911 Armour Road, the City plans to make final infrastructure improvements that will impact that property, including construction of the median on Taney Street, water line extension, completion of the right turn lane taper, driveway removal, sidewalk extension, and landscaping. In FY 2018, the entirety of this project was budgeted in the amount of \$570,000. An estimated \$78,000 will be spent in FY 2018, primarily on design. It is now believed that this project will be accomplished for well below the originally budgeted amount.

Responsibility: Sara Copeland

Status: The City Council approved a task order with Olsson Associates on June 5, 2018 for preparation of construction plans for this work. Work cannot move forward until after the City has acquired the Burger King property.

- **ARRA – Walker Intersection Improvements** **\$357,552**

This project is for geometric improvements to the Armour Road and Walker Road intersection. This project includes realigning eastbound left turn lanes and the westbound right turn lane, and adding a second southbound Walker right turn lane onto Armour Road. These improvements address an existing lane utilization issue at this intersection and include measures suggested in the ARRA Traffic Impact Study to improve the level of service at the intersection.

Responsibility: Sara Copeland

Status: At its June 18, 2019 meeting, the City Council approved a task order with McClure Engineering for design of intersection improvements based on the approved traffic study. Bidding plans are expected to be complete in September.

- **City-Initiated Demolition Fund** **\$10,000**

Occasionally, damage or decay of a property will be severe enough to prompt action from the City, either to board up a property to prevent access or, in very rare situations, to abate a nuisance or dangerous structure, in the absence of action by the property owner. In the past, Community Development has dealt with these situations by finding excess funds in other sections of the department budget, but that is not always possible. This item creates an ongoing budget for boarding,

abatement or demolition of dangerous or unsafe structures. The hope would be that the City would eventually recover the costs spent on any property by filing of a lien against the property that would allow for recovery upon the property's sale.

Responsibility: Sara Copeland

Status: Community Development had an unsecured property on 25th Avenue with several code violations boarded up in June.

• **Downtown Streetscape Improvements** **\$ 567,000**

This project is a multi-year update to the downtown streetscape on Armour between Buchanan and Fayette and on Swift from 18th to 21st Avenue. Improvements will eventually include replacement of: sidewalk pavers, landscaping, irrigation, street trees, existing lighting and installation of other amenities. The existing streetscape elements, including pavers and street trees, are reaching the end of their life expectancies and the existing irrigation lines have required extensive ongoing maintenance to keep them in working order. In FY 2019, work will include development of design documents, choosing of a construction team to work with the city through a design/build process, and a first phase of construction.

Responsibility: Sara Copeland

Status: The City Council approved a design contract with Confluence on May 21, 2019. Confluence conducted a walking assessment of the downtown streetscape with City staff in early June. Confluence is also advising City staff on the contractor procurement process and work has started on that process.

• **Hillside Litigation** **\$50,000**

The City is in the middle of litigation involving the desired acquisition of property in the vicinity of the City's water reservoir and counterclaims by the owner of the property. This amount is budgeted for continuing costs to litigate and acquire the property.

Responsibility: Tom Barzee

Status: Competing claims are currently being litigated. The court has entered a preliminary injunction in favor of the City and against the landowner regarding the City's access to its water reservoir. The City's claim is to ensure the City has

access to and can properly secure the water reservoir. The property owner has filed a multi-count counterclaim against the City claiming, among other things, trespass and inverse condemnation by the City of its property. The City's insurance carrier has declined coverage of the counterclaim against the City. The property owner also claims that the City's grubbing and levee protection ordinance is illegal, asserting that it believes the ordinance improperly forbids it from clearing the property of vegetation. This case was delayed by more than a year due to the property owner's bankruptcy. This case has been continued, with no date currently set for trial.

- **Bicycle Master Plan** **\$25,000**

This is for preparation of a Bicycle Master Plan as an appendix to the Master Plan. The preparation of a bicycle plan brings together NKC's significant efforts to improve various corridors with bicycle facilities into a citywide plan that includes linkages, supportive infrastructure, plans for future improvements, as well as public outreach and performance measures. The City was awarded a MARC Planning Sustainable Places grant, with these funds as the required matching finds.

Responsibility: Sara Copeland

Status: The planning process is at the halfway point, with the first of two community meetings occurring on June 19. The planning team has developed a conceptual bicycle network for NKC and is working on goals, benchmarks, and policy elements as well as fleshing out recommended improvements and implementation steps. The final community meeting is scheduled for September 7.

- **Purina Mill Demolition** **\$4,000,000**

Over the course of several years, the Purina Mill has been falling into a continuing and increasing state of disrepair. It has been cited for a number of code violations. The owner of the property lacks the financial resources to address the condition of the property. The City is currently seeking legal redress. An amount is budgeted in the event that the City must condemn the property and initiate the demolition of some or all of the facility.

Responsibility: Eric Berlin

Status: The City's litigation to require a previous owner of the property to accept responsibility was unsuccessful. A plan toward eventual demolition of the property is in process.

- **Northgate Village Redevelopment Infrastructure** **\$1,649,467**

In 1999, the City undertook the redevelopment of a nine-block area known as the Northgate Village Apartments. The new development, also called Northgate, includes apartments, single family homes, senior housing and some retail. Redevelopment activities are ongoing. Tax Increment Financing (TIF) was used to finance the project. Rather than issue bonds to finance the work, the City used Gaming Fund revenues to fund the development costs of the project. The Northgate Fund serves as the special allocation fund for TIF revenues (PILOTs and EATs) being generated. The monies in this fund are used to reimburse the developers the City has been working for infrastructure to complete the project, and to reimburse the Gaming Fund as repayment for that Fund's initial expenditure. There is one last remaining phase of the redevelopment, for apartments, that will require public infrastructure funding. The City budgets the entire amount necessary to complete the infrastructure for the Northgate project in each budget year.

Responsibility: Eric Berlin

Status: City staff is working on termination documents with the previous developers. Once completed, it is anticipated that an RFP for a new developer will be issued.

Fire

- **Command Training Software** **\$6,000**

This project is for the purchase of a professional software tool that allows for creation of simulations for fire, hazmat and other emergency simulations on existing training center computer laptops.

Responsibility: Dave Hargis

Status: Complete

- **EMS Batteries** **\$7,700**

This is to purchase 12 replacement batteries for cardiac monitors and six replacement batteries for power-lift cots in the EMS Division, which will reach the end of their usable life in this budget cycle.

Responsibility: Dave Hargis

Status: Purchase completed.

- **Knox Narcotics Security Boxes** **\$7,000**

This is for the purchase of three Knox Narcotics Security boxes. The Fire Department is responsible for control and tracking of the Department's narcotics. The Knox Narcotics Security Boxes provide a secure area to store narcotics and individually track access, delivering a complete audit trail. This item was budgeted in FY 2018 but purchase was delayed due to a pending upgrade in the Knox security software. This upgrade is now available. It will allow the department to use one system to track both narcotics and Knox Box keys.

Responsibility: Dave Hargis

Status: Complete

- **Treadmill** **\$5,200**

The Fire Department has aerobic and anaerobic exercise machines at its stations to help keep firefighters physically fit. This project will replace a treadmill that is ten years old and heavily used.

Responsibility: Dave Hargis

Status: Complete

- **Personal Protective Equipment** **\$40,000**

This expenditure was planned in FY 2021 in last year's five-year CIP, but is proposed now to be accelerated to FY 2019. The expenditure is for replacement of approximately 20 sets of firefighter personal protective equipment (PPE). The department has been issuing new hires used gear and the purchase of new gear for these hires is necessary. This purchase will allow the department to keep gear

rotation within the NFPA-recommended seven-year service life, ensuring firefighter safety.

Responsibility: Dave Hargis

Status: PPE is on order.

- **Public Safety Drone** **\$18,000**

The City purchased a drone for the joint use of various City departments in FY 2016. The drone has been used on multiple occasions. It has become apparent, at least from a Fire perspective, that a drone with greater capabilities would be more valuable to the City. For example, a camera with thermal imaging capability would have allowed for use of the drone both during and after the fire that occurred in 2018 at Armour & Swift. It could also assist the police department in such activities

as tactical team deployments, suspect location, and crime/crash scene photo and video documentation.

Responsibility: Dave Hargis

Status: Complete.

- **Training Facility Feasibility Study** **\$20,000**

This project would be for the exploratory phase of a training facility in the Paseo Industrial District near the Water Pollution Control/Animal Control facility. The fire department does not have a suitable apparatus and fire training site available within the city limits. A first construction phase of this project might be for installation of a concrete surface suitable for apparatus training, and a later phase might be for construction of training structure that could be used for both police and fire training.

Responsibility: Dave Hargis

Status: Staff is preparing a Request for Qualifications.

- **Battalion Chief Command Vehicle** **\$61,182**

This project is to replace the 2009 Ford Expedition that currently functions as the Battalion Chief command vehicle. The SUV will be replaced with a pick-up truck

with a topper and a slide-out bed unit. This new configuration will allow loose equipment, SCBA and bunker gear to be secured in the bed while remaining accessible, creating a safer and healthier environment for the battalion chief.

Responsibility: Dave Hargis

Status: Complete

- **Water Softener for Station #1** **\$22,000**

This project would install a water softener at Station #1. The Public Works Department recommends this, stating that it would help decrease calcium build-up in the plumbing and appliances, reducing replacement and repair costs.

Responsibility: Pat Hawver/Dave Hargis

Status: Complete

- **Bi-directional Radio Repeaters** **\$26,000**

This item has been budgeted for several years but has not been fully accomplished. The project is to address the issue of “dead spots” where City radios will not transmit or receive radio communications. Issues at North Kansas City Hospital and Harrah’s Casino have been addressed. Issues remain at Cerner Corporation facilities. Installation of radio amplifiers would boost the radio signals and allow communications between resources.

Responsibility: Dave Hargis

Complete. We are just awaiting an invoice from Cerner to pay.

Interdepartmental

- **Incode Upgrade (FY 2018)** **\$40,000**

This project is to upgrade the Incode system from Version 9 to Version 10. Incode is the application system that the City uses for accounting, cashiering, permitting, ticketing, business licensing and municipal court management. The current version of the Incode software system is outdated and nearing the end of its life. It is based on the original mainframe system design which is outdated and cumbersome to use.

The new version uses a modern SQL database system which has better integration with the eTicket system and the new Energov system being used in Community Development, has robust reporting features, has better backup and restore capabilities, and is compatible with current and future versions of Microsoft Windows. The new version is also much more user friendly. The General Ledger, Purchasing, Project Management and Accounts Payable modules were upgraded in June 2018. The Court module update is scheduled for December 2018 and the Utility module update is scheduled for January 2019. The Business Licensing module software is not yet available, and staff is considering using the Energov system used by Community Development for Permitting. The Cashiering module must wait until all conversions are done.

Responsibility: Shirley Land

Status: Complete.

- **Server Replacements (FY 2018) \$40,000**

Two of the virtual host servers which run all the individual servers were purchased in 2011. The servers have a useful life of five to seven years and need to be replaced to keep up with current technology standards and performance requirements.

Responsibility: Stephen Roberts

Status: Complete.

- **Server Clustering Software \$24,000**

Clustering is a component of Microsoft's server software that binds two or more physical servers together so that they run in a redundant mode. If one of the servers experiences a hardware failure, the second system automatically takes over with virtually no downtime. Clustering will add an important layer of protection for the City's critical server systems. In order to configure and operate a server cluster, the City's software licensing for the servers must be upgraded to Microsoft Server Datacenter edition.

Responsibility: Stephen Roberts

Status: Complete

Library

- **Ductwork Cleaning** **\$17,000**

The heating and air conditioning ducts throughout the Library are dirty and blowing out black dust onto the ceiling, furniture, and books. Air duct cleaning by a professional duct cleaning company is recommended.

Responsibility: Pat Hawver

Status: No progress to date.

Parks & Recreation

- **Renovation to Diamond #1** **\$375,000**

The Parks & Recreation Board has requested that the City fund a project to renovate Baseball Diamond #1 at Macken Park. This field has been used by North Kansas City High School for over six decades. Outside of NKCHS Baseball, Diamond #1 is rented and used by the North Kansas City [Baseball] Association, Ban Johnson, Men's Senior Baseball League and other organizations for practice and league games. The field is becoming an eye sore. The warning track is being taken over by weeds, the outfield grass is dying, there is pitting, and uneven and unsafe playing surface all over. This renovation would upgrade Diamond #1 to be a quality and equitable field of play for all users.

Responsibility: Kelli Votypka

Status: Initial discussions with the North Kansas City School District on collaboration for this project occurred on March 25, 2019.

Police

- **Dispatcher Chairs** **\$5,000**

This project is to replace three chairs that are located at the workstations in the Communications Unit. These chairs have multiple ergonomic adjustments and are designed for 24/7 operations. The existing chairs have become very worn and are difficult to adjust.

Responsibility: Steve Beamer

Status: After research, the best option was identified. Due to cost, two chairs instead of three were purchased. They have been delivered and are in service.

- **Computer Cradles for Police Vehicles** **\$5,000**

This project is to replace the docking stations mounted inside each marked police vehicle. Ten cradles need to be replaced. The existing stations were obtained when the department transitioned to an SUV fleet, and the fittings are not securing the laptop computers effectively.

Responsibility: Steve Beamer

Status: The cradles have been purchased and are installed.

- **Personal Body Armor** **\$8,000**

This is for replacement of personal body armor for officers and members of the tactical team.

Responsibility: No action to this point.

Status: Steve Beamer

- **Hand-Held Electronic Ticket Writers** **\$18,000**

This expenditure would replace seven Motorola hand-held electronic ticket writers with a new Android platform model. The cost includes all associated hardware and software development. The new devices come with a five-year warranty. This project was originally slated for FY 2021, but is being accelerated due to the department purchasing three new devices in FY 2018 that run on an Android platform, whereas the old devices run on a Windows platform. The City's vendor is no longer supporting the old devices. It is in the best interest of the City to minimize the time staff is operating the devices on two different operating systems.

Responsibility: Steve Beamer

Status: The devices have been delivered and configured. They are in service at this time.

- **In-Car Camera Systems Replacement** **\$72,000**

In order to maintain a reliable in-car camera system and keep maintenance costs reasonable, the police department replaces electronic systems every five to six years. This expenditure will replace ten in-car camera systems with new ones compatible with the body camera system purchased last year.

Responsibility: Steve Beamer

Status: The units have been delivered and installed. They are in service at this time.

- **Additional External Cameras** **\$11,000**

This project will add two new cameras to the City's external camera network, increasing the number from eleven to thirteen. It will complete the view of Armour Road and provide additional coverage of the south end of Swift at a location to be determined later.

Responsibility: Steve Beamer

Status: The camera at Armour and Linn has been installed and is operational. The second camera is not yet in service.

- **In-Car Computer (MDT) Replacement** **\$50,000**

The in-car computers that the Police Department use are over six years old and are beginning to fail on a regular basis, putting a strain on the I.T. Department's resources as well as reducing the efficiency of the patrol staff. The computers are also beyond their warranty period, so repairs are costly and time consuming. This project will replace all the in-car computers with new ruggedized computers that will last another five years.

Responsibility: Stephen Roberts

Status: Complete.

- **Police Vehicles** **\$124,000**

This expenditure continues the replacement program for vehicles in the Police Department fleet. Four Police Interceptor SUV's will be purchased and outfitted for service as patrol vehicles. Older vehicles in the fleet with high mileage or maintenance issues will be taken out of service and sold at auction. This budget

item includes the costs of transferring all of the equipment from the old to the new vehicles.

Responsibility: Steve Beamer

Status: The vehicles have been ordered and we are awaiting delivery.

- **Public Safety Robot** **\$187,000**

This project is to purchase a remote-controlled robot that is track driven and capable of moving through different terrains and environments, including stairs. The device has an extendable arm with a set of manipulator jaws that can open doors or move objects. The unit has a standard camera, an infrared camera and a thermal imaging camera. It also has two-way audio capability. This budgetary estimate includes all necessary equipment and training, plus a one-year extended warranty. Also included is funding for a small trailer to store and transport the unit.

This device will allow both Police and Fire first responders to access areas that are difficult or dangerous to enter. In police tactical operations, the robot can search for suspects without endangering officers. In HazMat situations, the robot can gather information for firefighters that may not be visible without significant risk. This device would be made available to police and fire departments in the Northland.

Responsibility: Steve Beamer

Status: The robot has been delivered and training has occurred.

Transportation

- **Curb/Sidewalk/Drainage Improvements** **\$300,000**

This project is to perform miscellaneous curb, sidewalk and storm water facility repairs throughout the City, including catch basin repairs, grade adjustments and new installations.

Responsibility: Pat Hawver

Status: Ongoing.

- **Replace Leaf Vacuum Machine** **\$70,000**

One of the two leaf vacuum machines has broken down and been sent to a repair shop several times during the period the leaves are vacuumed, which limits the crews to one machine. The 17-year-old vacuum machine will be replaced with a new, more efficient model.

Responsibility: Pat Hawver

Status: The new leaf vacuum machine was delivered on March 28, 2019.

- **Northgate Alley Repairs** **\$50,000**

The concrete alleys within the Northgate area that were built beginning in 2003 do not drain well. Pockets of standing water hold salt during the winter, which has deteriorated concrete in several areas. Installation of slot drains and extension of storm sewers will improve the situation. It is recommended that the City phase this drainage and concrete project over a three-year period to minimize disruption and inconvenience to residents.

Responsibility: Pat Hawver

Status: Phase 1 is completed.

- **Salt Dome and Siding Repairs** **\$8,000**

The salt dome has developed leaks due to shingles that have fallen off, and repairs are needed to prevent rain and moisture from entering the dome and ruining the salt supply.

Responsibility: Pat Hawver

Status: Completed

- **Replace Snow Plow and Salt Spreader** **\$15,000**

The purchase and installation of a new snow plow, salt spreader, and the associated hydraulic equipment is needed to equip a flatbed truck for snow and ice removal operations.

Responsibility: Pat Hawver

Status: Completed.

- **Streetscape Grant Program** **\$16,000**

This program created in 2007 gives local business owners in commercial and industrial districts an incentive to improve landscaping within the right-of-way alongside their businesses through dollar-for-dollar matching grants of up to \$5,000. Improvements installed are maintained by the property owners.

Responsibility: Pat Hawver

Status: Staff is waiting for receipt of invoices from businesses who are participating in the program. The deadline for submitting invoices for reimbursement is August 30, 2019.

- **Annual Tree Planting and Replacement Program** **\$26,000**

The City has an annual tree planting program. Each year dozens of new trees are planted as infill from areas where trees have been removed or in areas along the street right of way that can benefit from shade. In 2019, it is planned to replace over 35 trees that were removed in 2018. An additional amount is included to replace 40 ash trees that are scheduled to be removed due to emerald ash borer infestation.

Responsibility: Pat Hawver

Status: Completed

- **Street Drainage Repair Project – 1100 Block of Gentry** **\$80,000**

The 1100 block of Gentry has been overlaid several times throughout the years without being milled first, resulting in the asphalt surface completely covering the curbs in this area. There are drainage problems that require removal and replacement of a portion of the street, installation of new curbs, and extension of the storm sewer line to eliminate areas that hold water.

Responsibility: Pat Hawver

Status: Staff is working with the City's consulting engineer on construction plans for the project. The Road District is partnering on this project by taking responsibility for milling and overlaying the street after the drainage improvements are completed. Construction is anticipated to begin in mid-August.

- **Street Drainage Repair Project – West 12th Avenue** **\$30,000**

Along West 12th Avenue, just west of Burlington, there are street drainage problems that require removal and replacement of a portion of the street and installation of new curbs. Standing water along the curbs has undermined the asphalt pavement, causing it to deteriorate.

Responsibility: Pat Hawver

Status: Work has begun, and the project should be completed by June 27, 2019.

Water

- **Maintenance Shop Improvements** **\$115,000**

This project is to renovate the maintenance shop at the Water Treatment Plant, to include renovations to offices, the break room, the restroom and the shower, and replacement of certain appliances.

This project was not accomplished in FY 2019. In approving the FY 2019 Budget, the City Council agreed to combine the FY 2018 funding of \$75,000 with \$40,000 in FY 2019 funding.

Responsibility: Pat Hawver

Status: Completed.

- **Water Treatment Plant Rehabilitation** **\$6,828,938**

The City is engaged in a major upgrade to its water treatment plant. The City contracted with Burns and McDonnell for the engineering of the Water Plant Renovations on December 20, 2017 in the amount of \$2,394,124. It is estimated that approximately 49.5% of this fee (\$1,185,310) will be paid out in FY 2018. It is estimated that approximately 43% of this fee (\$1,026,000) will be paid out in FY 2019. It is budgeted for 50% of the construction project cost (\$5,802,938) to be paid out in FY 2019. This results in an estimated expenditure in FY 2019 of \$6,828,938.

Responsibility: Pat Hawver

Status: The engineering team from Burns and McDonnell is at the 90 percent completion stage on the construction plans. Once completed, the plans will be submitted to the Missouri Department of Natural Resources for its review and approval. It is anticipated that the bidding process will begin in August or September, and construction will begin in October or November, 2019.

- **Inspect and Clean Water Reservoir** **\$15,000**

The Department of Natural Resources recommends inspecting and cleaning clear wells water reservoirs every five years. This maintenance item was included in comments from the DNR's annual inspection of the City's water system in 2017. The reservoir was last cleaned in 2013.

Responsibility: Pat Hawver

Status: Completed.

- **Water Pump Station Maintenance** **\$ 16,000**

The water pump stations at Sunny Hills and on Vernon Street are essential for continuous water service to the Hospital. Both pump stations are old, and continued maintenance is essential to assure they function properly.

Responsibility: Pat Hawver

Status: Ongoing.

- **Purchase of Fire Hydrants** **\$10,000**

There are no fire hydrants left in stock, and it is essential to have several in stock to replace hydrants in emergency situations. In addition, there are certain fire hydrants over sixty years old that are planned for replacement in 2019.

Responsibility: Pat Hawver

Status: Completed

- **Replace Diesel Truck** **\$60,000**

The current ¾ ton diesel utility truck is old, and frequently in the repair shop. It needs to be replaced. The proposed purchase is also a ¾ ton diesel truck, but will

have an extended cab for use when four-man crews mobilize to a work site, and for use of the rear seat for plans, maps, and equipment.

Responsibility: Pat Hawver

Status: Completed.

- **Replace Riding Lawnmower** **\$15,000**

Two zero radius riding lawnmowers are used to mow the property surrounding the water and stormwater pump stations. One of the mowers needs to be replaced because it is old, unreliable, and frequently needs repairs.

Responsibility: Pat Hawver

Status: Completed.

- **Replace Spectrophotometer** **\$9,000**

Spectrophotometers are used for measuring specific wavelengths, which helps to classify properties of chemical components found in water during the treatment process. The current spectrophotometer is outdated, and maintenance and repairs can no longer be performed because replacement parts are no longer available.

Responsibility: Pat Hawver

Status: Completed.

- **Water Treatment Plant Maintenance Shop Tuck Pointing** **\$15,000**

Repairs are needed to the interior and exterior of the Water Treatment Plant Maintenance Shop brick building, which has chipped and missing concrete mortar and large vertical cracks on the walls. It is necessary to have a contractor tuck point the areas where there are cracks and repair the mortar damage.

Responsibility: Pat Hawver

Status: Completed

- **Valve Exercising and Repairs** **\$50,000**

This program involves locating water valves, including those that are below the surface, adjusting the valve boxes to grade, and assuring that the location shown for these valves on the water map is accurate. During the course of exercising valves, there will be many that will not open or close properly; those will be excavated and replaced.

Responsibility: Pat Hawver

Status: Ongoing.

- **Water Plant Maintenance and Repairs** **\$ 30,000**

This is an amount for maintenance and repairs that may become necessary during the course of the year at the City's water treatment plant.

Responsibility: Pat Hawver

Status: Ongoing.

- **Well Cleaning and Maintenance** **\$ 50,000**

The City's water supply wells lose capacity due to sand/gravel that infiltrates the wells over time. In order to maintain proper pumping capacity, the wells need to be cleaned and inspected periodically. This project is to perform as-needed maintenance/repairs to wells and appurtenances to ensure the proper operation of the raw water deliveries to the water treatment facility. One or two wells are cleaned each year.

Responsibility: Pat Hawver

Status: At this time no repairs are needed, but that can change. The output of water from the wells is normal, and the wells are clean and functioning fine.

Water Pollution Control

- **Repair Pump at Bedford Pump Station** **\$50,000**

Pump #1 at the Bedford Sewage Pump Station has electrical problems, which causes it to trip off frequently. The pump has been evaluated by an electrician who

has determined the motor is wound too tight, which overloads the motor and causes fuses to blow. This project is to address this issue.

Responsibility: Pat Hawver

Status: The pump was removed by a pump repair company and is in its repair shop for the necessary repairs.

- **Facility Maintenance and Repairs** **\$ 12,000**

The WPC building, which includes the Animal Control facility, is very old and unanticipated repairs are common. This item provides funding for repairs that may arise during the year.

Responsibility: Pat Hawver

Status: Ongoing.

- **Construct Concrete Approach to Morton Building** **\$5,000**

Heavy equipment enters and exits the Morton Building from the north and the south at the WPC facility. The south side has a concrete drive approach, but one is needed on the north side.

Responsibility: Pat Hawver

Status: The City's concrete contractor is backed up on several other projects, and is expected to pour the concrete drive in August.

- **Crane Testing and Maintenance** **\$10,000**

Stationary cranes are utilized to lift and remove pumps and motors servicing pump stations for emergency repairs. The cranes were last tested in 2012 and were listed as an inspection item by the U.S. Army Corps of Engineers during its annual inspection of pump station inspections for the North Kansas City Levee District.

Responsibility: Pat Hawver

Status: Completed.

- **Redevelop Landfill Monitoring Wells** **\$30,000**

In 1987, the City closed and capped a sewage treatment sludge landfill it operated. Since then, the site has been monitored to determine if the site is discharging contaminants into the waters of Missouri. The required measures for the five-year extension of the State operating permit to be taken include: redevelopment of existing monitoring wells to adequately monitor the site (the existing monitoring wells are showing their age because they were installed in 1996 and were anticipated to be monitored for 20 years); rebuilding of the monitoring wells and continuation of submittal of quarterly results; drilling and installation of two new monitoring wells upgradient from the site; performance of a hydrogeologic site characterization to establish groundwater gradients; and provision of elevations of the top of monitoring wells.

Responsibility: Pat Hawver

Status: No action to date.

- **SCADA Control Additions** **\$18,000**

The installation of additional Supervisory Control and Data Acquisition (SCADA) equipment at the Atlantic-Erie and Burlington Pump Stations will include an auto-dialer to add additional input and output on the motor control center. This will provide connections to the computers that monitor stormwater levels at the pump site and allow staff to start and stop pumps to avoid electrical spikes.

Responsibility: Pat Hawver

Status: It was determined that the need for the installation of SCADA at the Rock Creek Pump Station was more urgent than the Atlantic-Erie and Burlington Pump Stations. SCADA was installed at the Rock Creek Pump Station in December, 2018.

MEMORANDUM



TO: Honorable City Council
FROM: Mayor Don Stielow
DATE: July 2, 2019
RE: Board Re-Appointments and Appointment

The following board re-appointments will be on the July 2, 2019, agenda for your consideration and approval:

Park Board

Appointment of Madeline Anderson, to replace Marie Mignogna, term to expire on May 31, 2022.

Re-appointment of Elizabeth Ryan, term to expire May 31, 2022.

Re-appointment of Roberta Larsen, term to expire May 31, 2022.

Library Board

Appointment of Toni Cracraft, to replace Shelly Pinto, term to expire June 30, 2022

Re-appointment of Catherine Van Alden, term to expire on June 30, 2022.

Re-appointment of Kay Hedrick, term to expire on June 30, 2022.

Board of Zoning Adjustment

Re-appointment of Cotton Sivils, term to expire on June 20, 2023.

Please contact me with any questions.

Minutes of the North Kansas City, Missouri City Regular Council Meeting of July 2, 2019

The City Council met in regular session on Tuesday, July 2, 2019, in the North Kansas City Council Chambers at 7:00 p.m.

The following were present:

Mayor: Don Stielow
Councilmembers: Bryant DeLong
Rita Pearce
Jesse Smith
Valerie Pearman
Zachary Clevenger
Rick Stewart
Fred Steffen
Tom Farr

Staff Present: Kim Nakahodo, Assistant City Administrator
Steve Beamer, Police Chief
Zach Stoneking, Battalion Chief
Sara Copeland, Community Development Director
Pat Hawver, Public Works Director
Stephen Roberts, IT
David Harris, Building Official
Shirley Land, Finance Manager
Bobby Tech, Administration Intern
Tom Barzee, City Counselor
Crystal Doss, City Clerk

Mayor Stielow called the meeting to order at 7:00 p.m.

The meeting opened with a moment of silence and the Pledge of Allegiance. Opening

Mayor Don Stielow asked that each item in the Consent Agenda be moved to the Regular Agenda. C. Pearce made a motion to move the items from the Consent Agenda to the Regular Agenda, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, no – C. Pearman, yes – C. Clevenger, no – C. Stewart, no – C. Steffen, yes – C. Farr, yes – C. DeLong, no – C. Pearce, yes. The vote was 4-4. Mayor Stielow broke the tie by voting yes. Motion carried. The final vote was 5-4. Approval of the Agenda

Mr. Berton Knox, 100 E. 25th Avenue, approached the Council regarding an L-shaped area of land near the shotput area of the school. This area is owned by the City of North Kansas City. Mr. Knox stated that people walk their dogs in this area of land and do not pick up the feces. He also stated that people gather after dark in this small area. Mr. Knox asked that the City look into putting up some signs with times this area is open to the public and also a sign stating No Dogs Allowed. Assistant City Administrator Kim Nakahodo stated that staff would look into this issue and bring some options back to the Council.

Comments from the Public

Mr. Rich Groves, North Kansas City Business Council, stated that the new Business Directory is now available, and this month's newsletter had a nice story in it regarding the great community use of the North Kansas City YMCA.

Consent Agenda included the following items:

Consent Agenda

As noted above, all items were previously removed from the Consent Agenda and placed on to the Regular Agenda.

Consideration of approval of the Work Session Minutes of June 18, 2019. C. Farr moved to approve the minutes, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes.

Approval of the Work Session Minutes of June 18, 2019

Consideration of approval of Regular Council Meeting Minutes of June 18, 2019. C. Farr moved to approve the minutes, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Approval of the Regular Council Meeting Minutes of June 18, 2019

Consideration of appointment of Madeline Anderson to the Park Board to replace Marie Mignogna, term to expire 5/31/2022. C. Farr moved to approve the appointment, seconded by C. Pearce. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Appointment of Madeline Anderson to the Park Board

Consideration of reappointment of Elizabeth Ryan to the Park Board, term to expire 5/31/2022. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the

Reappointment of Elizabeth Ryan to the Park Board

vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Consideration of reappointment of Roberta Larsen to the Park Board, term to expire 5/31/2022. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Reappointment of Roberta Larsen to the Park Board.

Consideration of appointment of Toni Cracraft to the Library Board to replace Shelly Pinto, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Appointment of Toni Cracraft to the Library Board

Consideration of reappointment of Catherine Van Alden to the Library Board, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Reappointment of Catherine Van Alden to the Library Board

Consideration of reappointment of Kay Hedrick to the Library Board, term to expire 6/30/2022. C. Farr moved to approve the appointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, abstain – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 6-0-2.

Reappointment of Kay Hedrick to the Library Board

Consideration of reappointment of Cotton Sivils to the Board of Zoning Adjustments, term to expire 6/20/2023. C. Farr moved to approve the reappointment, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, abstain – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried, 7-0-1.

Reappointment of Cotton Sivils to the Board of Zoning Adjustments

Consideration of a short-term conditional use permit requested by Richard Acord and Martin Newton for a block party on 31st Avenue. C. Clevenger moved to approve the request, seconded by C. Stewart. The roll was called, and the vote was as follows: C. Smith, yes – C.

Short-Term Conditional Use Permit – 31st Avenue Block Party

Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Consideration of an Ordinance Amending the Code of the City of North Kansas City, Missouri by Repealing Title 17, "Zoning", and Adopting a New Zoning Ordinance to be Codified as Title 17, "Zoning" {Bill No. 7415 (Ordinance No. 9212)}. Assistant City Administrator Nakahodo asked Community Development Director Sara Copeland to present this item to the Council. Ms. Copeland stated that in 2016, the City Council and Planning Commission adopted the North Kansas City Master Plan, a guide for public and private decision-making related to the future physical development of the City. One key implementation activity, included as a "Next Step" in the plan, is to update development codes and policies to ensure alignment with this plan's vision and goals. The City has been in the process of developing an updated zoning ordinance for the last year or so. On September 19, 2017, the City Council approved a contract with Gould Evans to provide consulting services for the development of a new Zoning Ordinance. Since that time, Gould Evans' staff has worked with the project Advisory Committee and other stakeholders to develop new regulations for North Kansas City. Now before the Council for approval is a completed ordinance. The Planning Commission held the required public hearing on the new Zoning Ordinance on June 6, 2019. The Planning Commission unanimously recommended approval of the updated ordinance to the City Council. Staff recommends approval. Chris Brewster of Gould Evans made a presentation to Council reviewing the major changes to the ordinance. Discussion ensued. C. Farr moved that Bill No. 7415 be placed on first reading, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7415 was read. C. Farr moved that Bill No. 7415 be placed on second and final reading and passed as Ordinance No. 9212, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7415 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9212, was signed and approved by the Mayor and attested by the City Clerk.

Ordinance No. 9212 --
Adoption of Updated
Zoning Ordinance

Consideration of an Ordinance Amending Chapter 16.06, "Platting Procedure" of the Code of the City of North Kansas City, Missouri by Amending Certain Subparts of §16.06.020, Regarding Application Fees

Ordinance 9214 –
Amendment of City
Code Chapter 16.06

{Bill No. 7417 (Ordinance No. 9214)}. Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that subdivision fees, charged for preliminary and final plats or minor subdivisions such as survey plats, are specifically listed in Chapter 16.06. Staff recommends amending the procedure for setting fees in the Subdivision Ordinance to mirror the way fees are handled in the Zoning Ordinance: through the adoption of one fee schedule that covers all planning-related application fees. This approach will simplify the fee structure for applicants and for staff. The proposed amendment to Chapter 16.06 removes the set fees and references an adopted fee schedule using the same language as in Chapter 17.08 of the new zoning ordinance. Discussion ensued. C. Farr moved that Bill No. 7417 be placed on first reading, seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7417 was read. C. Farr moved that Bill No. 7417 be placed on second and final reading and passed as Ordinance No. 9214, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7417 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9214, was signed and approved by the Mayor and attested by the City Clerk.

RE: Subdivision
Application Fees

Consideration of an Ordinance Adopting a Fee Schedule for Certain Planning and Zoning Applications Pursuant to the Requirements of Chapter 16.06, "Platting Procedure" and Chapter 17.08, "Applications and Procedures" of the Code of the City of North Kansas City, Missouri {Bill No. 7416 (Ordinance No. 9213)}. Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that the Community Development Department charges fees for all Zoning Ordinance applications based on a fee schedule adopted by the City Council. The current fee schedule was adopted by the City Council in March 2019. With the adoption of the new Zoning Ordinance, the Master Planned Development application has replaced the PUD Amendment, necessitating the adoption of a new fee schedule to officially set the fee for the new application type. In its memo, staff recommends setting preliminary plat fees at \$350 with final plats and minor subdivision fees at \$200. Discussion ensued. C. Farr moved that Bill No. 7416 be placed on first reading, seconded by C. Pearman. The roll was called, and the

Ordinance No. 9213 –
Adoption of a New
Planning Application
Fee Schedule

vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7416 was read. C. Farr moved that Bill No. 7416 be placed on second and final reading and passed as Ordinance No. 9213, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7416 was read. Thereupon, Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9213, was signed and approved by the Mayor and attested by the City Clerk.

Consideration of a Resolution Amending the Gaming Fund Budget for Fiscal Year 2018-2019 in the Amount of \$6,000 for Howell Street Traffic Calming Bump-Outs and Signage (Resolution No. 19-041). Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that on June 18, 2019, the City Council directed staff to move forward with a traffic calming pilot project on Howell Street to install bump-outs and pinch points at key intersections. The goal of this pilot project is to calm traffic and make street crossings safer for pedestrians. In its memo, staff proposes as the next step a budget amendment allowing for temporary installation of bump-outs and pinch points at three intersections on Howell. A resolution has been prepared for Council consideration accordingly. Discussion ensued. C. DeLong moved to approve Resolution No. 19-041, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Resolution No. 19-041
– Howell Street Traffic
Calming Bump-Outs –
Budget Amendment

Consideration of a Resolution Approving Task Order No. 18 with Olsson Associates for Certain Engineering Work Related to the City's Armour Road Redevelopment Area (Resolution No. 19-042). Assistant City Administrator Nakahodo asked Community Development Director Copeland to present this item to Council. Ms. Copeland stated that on June 4, 2019, the City completed its real estate transfer with KC Beaton, the owner of the Burger King store at Armour Road and Taney Street. This property acquisition is the City's last acquisition in the Armour Road Redevelopment Area. As part of the settlement agreement with KC Beaton, the store will continue to operate until construction of the new Burger King store is complete. The City will eventually transfer this property to North Kansas City Destination Developers, LLC, the master developer for One North, for further development. However, prior to

Resolution No. 19-042
– Engineering Services
for Burger King
Demolition

that transfer, the existing improvements must be demolished. Before Council for approval is a task order with Olsson, the City's engineer for this project, providing for asbestos, lead based paint, and hazardous material testing; preparation of demolition plans for eventual bidding by contractors; bidding assistance; and construction administration and inspection services. Although demolition is not expected to occur before winter, staff recommends moving forward on demolition plans now so that the demolition work can be bid, and a contractor selected in order to expedite this work when the new Burger King is completed. Discussion ensued. C. Farr moved to approve Resolution No. 19-042, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Consideration of an Ordinance Authorizing Payment for Certain Accounts Due and Payable by the City Through June 28, 2019 {Bill No. 7418 (Ordinance No. 9215)}. C. Farr moved that Bill No. 7418 be placed on first reading, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7418 was read. C. Farr moved that Bill No. 7418 be placed on second and final reading and passed as Ordinance No. 9215, seconded by C. Pearman. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried. Bill No. 7418 was read. Thereupon Mayor Stielow declared the motion carried and the Bill duly passed. Said Bill was then numbered 9215, was signed and approved by the Mayor, and attested by the City Clerk.

Assistant City Administrator Nakahodo stated that the City's Upcoming Items of Note, the YMCA Financial Report, and the Status of City Projects and Purchases Report were in the Council packets for review. Ms. Nakahodo reminded the councilmembers to let her know if they would like to attend the Housing Summit on July 19th.

Police Chief Steve Beamer stated that in June, Sergeant John Stark retired from the Police Department, which created an opening for another sergeant. The testing process was completed a couple of weeks ago and the results from the various components of the testing were reviewed and the numbers calculated. We are happy to announce

Ordinance No. 9215 –
Approving Accounts
Due and Payable by
the City Through June
28, 2019

Staff Comments

Officer Justin Holm will be promoted to the rank of sergeant, effective July 12.

Public Works Director Pat Hawver gave a brief update on the water main break that occurred at Armour and Clay last Wednesday. On Wednesday, the crews spent most of the day trying to isolate the break. The problem was that many of the water valves either broke or did not shut the water down completely. Eventually the water plant was shut down, which did stop the flow of water and allow for the repair to be made. Staff is currently working on a plan to address the deficiencies discovered during this incident.

C. Smith thanked Ms. Copeland for all of her work on the updated zoning ordinance. He thanked Ms. Nakahodo for prioritizing communication and keeping Council and the public informed during the water break and internet service interruption. He stated while reading through the newsletter he noticed there was a cancellation fee if someone cancels a reservation for of the pavilions in the park. He asked if this had been discussed in a while because he believes it might discourage patrons from booking in advance. Assistant City Administrator Nakahodo stated that was a decision made by the Parks and Recreation Board, and the City does not govern this, but that she would check into it with Parks and Recreation. C. Smith stated that he was driving down Armour Road and some of the construction cones have drifted out into the roadway. Community Development Director Copeland stated this would be discussed with the contractor. C. Smith stated in reference to voting on the board members, he is not trying to rock the boat, just trying to learn and understand and hopes everyone will have patience with him.

Councilmembers'
Comments

C. Pearman said congratulations and thank you to the outgoing board members. She stated she appreciated their dedication as this is a volunteer position. She noticed on the YMCA financial report that the YMCA is making money. She stated that anyone who has worked with her on the Council over the past 5 years knows that what she likes about this community is when we work together to collaborate and move forward, whether it is business or residential.

C. Clevenger echoed C. Pearman's comments regarding the YMCA. He thanked the Park Board for the good Movie in the Park and Night Out with Macken, and the great Arts in the Park festival. He echoed C. Smith's comments regarding the staff keeping them informed during the water break and the internet outage. Regarding the board

appointments, C. Clevenger stated that we are not trying to single anyone out, but we need some more communication with resumes or bios on the people we are going to be voting on. He stated he felt further discussion on this subject would be helpful. He stated he certainly appreciates our current board members who are willing to step up. He said he had to abstain on voting for a few of them because he has a personal relationship with them and did not want there to be a conflict of interest.

C. Stewart stated that the recent liNKCity outage was determined to be due to vandalism. C. Stewart stated he appreciates the updates letting the Council know what is going on in the City when issues arise.

C. Steffen stated that during the tenure when Gene Bruns was mayor, a program was instituted for employees who retired between the ages of 60-65 where they were helped with their health insurance premiums. This was stopped during the recession. C. Steffen would like for staff to give some thought to perhaps bringing that program back, maybe not as full fledged as it was but at least partially back. He stated that is a benefit that was actually taken away from our employees. He also wished everyone a nice Independence Day.

C. Farr stated summer is upon us, so be sure and check on our elderly neighbors and bring pets in during the heat. He inquired as to whether the flags would be put up in the downtown area for July 4. Public Works Director Pat Hawver stated they would. C. Farr wished everyone a safe and fun 4th of July.

C. DeLong also thanked Assistant City Administrator Nakahodo for her timely communication with the Council. He thanked the Park Board for the Movie in the Park and thanked the Fire Department for sponsoring it.

C. Pearce thanked Assistant City Administrator Nakahodo for helping her with some items that have come up in her ward. She stated she has been hearing comments regarding seeing dirt moving at One North, and it is making some people in her ward happy. She said they still want a grocery store, but that is an ongoing battle. C. Pearce stated that the work on Armour Road has been a really interesting thing to her. She said obviously these plans were made prior to her being elected to this position, and she stated she is hearing complaints. She stated that her response has been that there were a lot of public forums regarding this project, so if they missed the public forums before, she

suggested that they start keeping abreast of things happening in the City. She stated her support for the U.S. Women's World Cup team and wished everyone a happy 4th of July.

Mayor Don Stielow asked if the damage that occurred to the liNKCity fiber was in Kansas City, Missouri. Chief Beamer stated where the damage occurred is in the jurisdiction of Kansas City, Missouri. He stated Kansas City Police were contacted today and came over and took a report on the damage. It will be their investigation.

Mayor's Comments

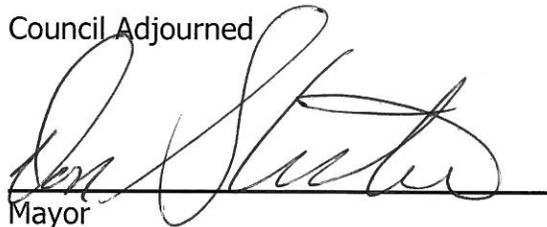
Ms. Maddie Anderson approached the Council and thanked the Mayor for her appointment to the Park Board and thanked the Council for their approval. She stated she cares very much about this community and looks forward to serving.

Public Comment

C. Stewart moved to adjourn at 8:15 p.m., seconded by C. DeLong. The roll was called, and the vote was as follows: C. Smith, yes – C. Pearman, yes – C. Clevenger, yes – C. Stewart, yes – C. Steffen, yes – C. Farr, yes – C. DeLong, yes – C. Pearce, yes. Motion carried.

Adjournment

Council Adjourned



Handwritten signature of Don Stielow, Mayor, over a horizontal line.

Mayor

Attest:



Handwritten signature of Crystal Don, City Clerk, over a horizontal line.

City Clerk

Approved this 16th day of July 2019