Agenda

City Council Regular Session

Monday, July 25, 2022 - 7:00 PM
Council Chambers

I. Call to Order

II. Invocation and Pledge of Allegiance

A. COUNCIL MEMBER MICHAEL HAGAN

III. Roll Call

IV. Approve Minutes and Summaries

V. Citizens' Participation

VI. Meeting Schedule

VII. Consent Agenda

A. MOTION TO AUTHORIZE THE PURCHASE OF A 2022 JOHN DEERE 324G SKID STEER LOADER FROM HERITAGE TRACTOR IN AN AMOUNT NOT TO EXCEED $52,176.00.

B. RESOLUTION APPROVING A LIBERTY COMMUNITY CENTER ALCOHOLIC BEVERAGES SERVICE APPLICATION
FOR HAILEY SAWYER FOR A SMALL/PRIVATE EVENT TO BE HELD ON OCTOBER 14, 2022

VIII. Public Hearings

A. RESOLUTION APPROVING A SPECIAL USE PERMIT AT 2601 HUGHES ROAD TO ALLOW TEMPORARY BUILDINGS AT WALGREENS FULLFILLMENT CENTER, IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-29SUP)

B. RESOLUTION AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE GENERAL PLAN OF THE CITY OF LIBERTY BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 4.5 ACRES LOCATED ON THE NORTH SIDE OF SOUTH LIBERTY PARKWAY, EAST OF LITTLE SHOAL CREEK FROM BUSINESS PARK TO COMMERCIAI (P&Z Case 22-30A)

C. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 11 +/- ACRES AT THE SE CORNER OF SHEPHERD ROAD AND LIGHTBURNE STREET FROM R-1A, “SUBURBAN RESIDENTIAL DISTRICT” TO M-1 “LIGHT INDUSTRIAL DISTRICT” FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, AN INDUSTRIAL DEVELOPMENT, WITH AN ASSOCIATED VARIANCE (P&Z Case No. 22-28R&PDP)

IX. Ordinances, Contracts and Resolutions

A. ORDINANCE APPROVING VENDOR PAYMENTS FOR THE PERIOD OF JULY 1 TO JULY 15, 2022

B. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 19.8+/- ACRES AT THE NE CORNER OF SOUTH LIBERTY PARKWAY & PLUMMER ROAD FROM R-1A, “SUBURBAN RESIDENTIAL” DISTRICT TO PD “PLANNED DEVELOPMENT” DISTRICT FOR PROVIDENCE APARTMENTS (P&Z Case No. 22-17R&PDP) **(second reading/postponed from July 11/22)**

C. ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 6.68+/- ACRES AT THE SW CORNER OF LIBERTY DR. & FULKERSON CIRCLE FROM R-1C, “STANDARD SINGLE FAMILY” DISTRICT TO PD “PLANNED DEVELOPMENT” DISTRICT FOR FULKERSON COTTAGES (P&Z Case No. 22-19R&PDP) **(second reading)**

D. RESOLUTION APPROVING A PRELIMINARY PLAT FOR FULKERSON COTTAGES, ONE LOT ON 6.68+/- ACRES AT SW CORNER OF LIBERTY DR. & FULKERSON CIRCLE, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI **(**P&Z Case 22-20PP) **(Continued from July 11/22)**

E. ORDINANCE AMENDING ORDINANCE NO. 11399, APPROVING A MEMORANDUM OF UNDERSTANDING WITH BIRD RIDES, INC. FOR THE DEPLOYMENT OF STAND-UP ELECTRIC SCOOTER SHARING SYSTEMS WITHIN THE CITY OF LIBERTY **(second reading) (postponed from June 13)**

F. RESOLUTION APPROVING A PRELIMINARY PLAT FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, 66 +/- ACRES AT THE SE CORNER OF SHEPHERD AND LIGHTBURNE, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-37PP)

G. RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR REFUGE CHURCH, A NEW 15,513 SQ. FT. CHURCH BUILDING AT SW CORNER OF N. CHURCH RD AND CAMILLE ST. IN LIBERTY, CLAY COUNTY, MISSOURI (P&Z Case 22-33FDP)

X. Other Business

A. FAIRVIEW CEMETERY / BLOCK 174

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

ADA Accessible entrance is available from Missouri Street at the Police Department entrance. An elevator will provide access to the second floor – Council Chambers

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: July 25, 2022
A/R No.: 2022-133

Department: Parks & Recreation

Submitted By: BJ Staab, Director Parks & Recreation

Subject: MOTION TO AUTHORIZE THE PURCHASE OF A 2022 JOHN DEERE 324G SKID STEER LOADER FROM HERITAGE TRACTOR IN AN AMOUNT NOT TO EXCEED $52,176.00.

Summary:

- The current skid loader has been reassigned for use at the Capitol Federal Sports Complex.
- Staff recommends utilizing $52,176.00 from the 2022 Park Sales Tax fund for the purchase of a John Deere 324G skid steer loader for use in area parks to replace the skid loader now in use at the sports complex.

Background:
With the addition of the artificial turf fields at Capital Federal Sports Complex there is a need for a skid loader to unload the large bulk rubber material for the fields. The wheeled case skid loader previously used at City Park has been reassigned for use at the sports complex leaving Park Maintenance in need of a wheeled skid loader for use on pavement.

Staff utilized the Sourcewell Coop for a quote to purchase a 2022 John Deere 324G skid steer loader from Heritage Tractor in the amount of $52,176.00 (purchase and set up $51,150 plus $1,026 for an extended warranty). Staff recommends the purchase of the skid steer utilizing Park Sales Tax funds.

Previous Action (if applicable):
NA

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:July 14, 2022
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other: Park Board	Completed/Recommended: July 7, 2022

Financial Considerations:

Budgeted:	Line Item:54.60.420.36.7101 Line Item:	Amount:$51,176.00 Amount:

	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

<u>Attachments</u>:

1. 324G quote

JOHN DEERE

Heritage TRACTOR

Quote Id: 26866943

Prepared For:

CITY OF LIBERTY PARKS

Heritage TRACTOR

Prepared By: **Jeff Pippin**

Heritage Tractor, Inc.
1300 S. Us-169 Highway
Smithville, MO 64089

Tel: 816-873-3385
Mobile Phone: 816-582-7871
Email: jpippin@heritagetractor.com

Date: 09 June 2022

Offer Expires: 30 June 2022

JOHN DEERE

Heritage TRACTOR

Quote Summary

Prepared For:
CITY OF LIBERTY PARKS
1600 S WITHERS RD
LIBERTY, MO 64068
Business: 816-439-4360

Prepared By:
Jeff Pippin
Heritage Tractor, Inc.
1300 S. Us-169 Highway
Smithville, MO 64089
Phone: 816-873-3385
Mobile: 816-582-7871
jpippin@heritagetractor.com

Quote Id:	26866943
Created On:	09 June 2022
Last Modified On:	09 June 2022
Expiration Date:	30 June 2022

Equipment Summary	Suggested List	Selling Price		Qty		Extended
JOHN DEERE 324G SKID STEER	$ 76,346.60	$ 51,150.00	X	1	=	$ 51,150.00
Extended Warranty		$ 1,026.00	X	1	=	$ 1,026.00
Extended Warranty, 324G, Comprehensive, 2000 Total Hours or 60 Total Months, $200 Deductible						
Sub Total						**$ 52,176.00**
Equipment Total						**$ 52,176.00**

Quote Summary	
Equipment Total	$ 52,176.00
SubTotal	$ 52,176.00
Est. Service Agreement Tax	$ 0.00
Total	$ 52,176.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	**$ 52,176.00**

Salesperson : X _____

Accepted By : X _____

JOHN DEERE

Heritage TRACTOR

Selling Equipment

Quote Id: 26866943 **Customer:** CITY OF LIBERTY PARKS

JOHN DEERE 324G SKID STEER

Hours:
Stock Number:

Suggested List
$ 76,346.60
Selling Price
$ 51,150.00

Code	Description	Qty	Unit	Extended
00C2T	324G SKID STEER	1	$ 57,618.00	$ 60,498.90
	Standard Options - Per Unit			
0750	Cab/Heat/AC, Power QT, SL, 2Spd	1	$ 5,579.70	$ 5,579.70
0953	ISO-H Switchable Controls and EH Joystick Performance Package	1	$ 1,110.90	$ 1,110.90
1301	Engine - Turbocharged	1	$ 2,798.25	$ 2,798.25
1501	English Operator's Manual and Decals	1	$ 0.00	$ 0.00
1741	Less JDLink	1	$ 0.00	$ 0.00
2440	12x16.5 12 PR Galaxy Hulk	1	$ 867.30	$ 867.30
4001	2-Inch Seat Belt with Shoulder Harness	1	$ 227.85	$ 227.85
6006	Air Suspension Seat (Cloth with Heat)	1	$ 670.95	$ 670.95
8042	Rear View Camera	1	$ 912.45	$ 912.45
8050	Cold Start Package	1	$ 325.50	$ 325.50
8060	Engine Air Precleaner	1	$ 488.25	$ 488.25
8342	Radio, AM/FM with Bluetooth	1	$ 644.70	$ 644.70
8370	HD Rear Grille	1	$ 521.85	$ 521.85
	Standard Options Total			**$ 14,147.70**
	Value Added Services			
	Extended Warranty	1	$ 1,026.00	$ 1,026.00
	Value Added Services Total			**$ 1,026.00**
	Other Charges			
	Freight	1	$ 950.00	$ 950.00
	Setup	1	$ 750.00	$ 750.00
	Other Charges Total			**$ 1,700.00**
	Suggested Price			**$ 77,372.60**
	Customer Discounts			
	Customer Discounts Total		**$ -25,196.60**	**$ -25,196.60**
Total Selling Price				**$ 52,176.00**

JOHN DEERE

Extended Warranty Proposal

PowerGard™ Protection Plan

COMPACT CONSTRUCTION EQUIPMENT

Date : June 9, 2022

Machine/Use Information		**Plan Description**		**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Extended Warranty	Deductible:	$ 200
Equipment Type	COMPACT CONSTRUCTION EQUIPMENT	Coverage:	Comprehensive	Quoted Price	$ 1,026.00
Model	324G	Total Months:	60		
Country	US	Total Hours:	2000	Date Quoted	June 9, 2022
MFWD/Tracks	N				
Scraper Use					

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

PowerGard Protection Proposal Prepared for:

Customer Name - Please Print

Customer Signature

I have been offered this extended warranty and

☑ **I ACCEPT** the PowerGard Protection

☐ **I DECLINE** the PowerGard Protection

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific PowerGard Protection coverage terms and conditions, please refer to the actual PowerGard Protection Plan contract for more information and the terms, conditions and limitations of the agreement.

What PowerGard Protection is :

The PowerGard Protection Plan is an **extended warranty** program for reimbursement on parts and labour for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Commercial and Agricultural equipment, who purchase the PowerGard Plans for the desired coverage as indicated in this proposal.

What PowerGard Protection is not :

PowerGard Protection is **not insurance.**It also does not cover routine maintainance or high wear items,or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income or loss of value of crops during or after an equipment failure. See the actual product-specific PowerGard Protection Plan agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

PowerGard protection include the following features and benefits under the program :

- Pays for parts and labour costs incurred on failed covered components (less any applicable deductibles),
- Does not require pre-approval before repairs are made by the authorized John Deere dealership,
- Payments are reimbursed directly to the dealership with no prepayment required by the contract holder.
- PowerGard Protection agreements ensure that only Genuine John Deere Parts are used in all repairs,
- PowerGard coverage is fully transferable to future owners, with no transfer fees when coverage remains,
- PowerGard ensures higher resale value and makes equipment more marketable during the sale or trade-in,
- PowerGard allows you to budget your total cost of ownership, with financing available through John Deere Credit or other sources,
- PowerGard helps prevent large,unexpected repair bills during later years of equipment ownership,in exchange for a smaller protection fee up front.

CITY COUNCIL
ACTION REPORT

Meeting Date: July 25, 2022
A/R No.: 2022-135

Department: Administration

Submitted By: Janet Pittman, Deputy City Clerk

Subject: RESOLUTION APPROVING A LIBERTY COMMUNITY CENTER ALCOHOLIC BEVERAGES SERVICE APPLICATION FOR HAILEY SAWYER FOR A SMALL/PRIVATE EVENT TO BE HELD ON OCTOBER 14, 2022

Summary:

- Liberty Community Center (LCC) Alcoholic Beverages Service Application for Hailey Sawyer for a small/private rehearsal party to be held on October 14, 2022 from 6:30 p.m. to 8:00 p.m.

- Written notice of the request was provided to the Liberty School District (only property owner within 100 feet of the proposed location).

Background:
Section 311.080 of the Missouri Revised Statutes states that "No license shall be granted for the sale of intoxicating liquor, as defined in this chapter, within one hundred feet of any school, church or other building regularly used as a place of religious worship, unless the applicant for the license shall first obtain the consent in writing of the board of alderman, city council, or other proper authorities of any incorporated city, town or village. Such consent shall not be granted until at least ten days' written notice has been provided to all owners of property within one hundred feet of the proposed licensed premises."

Hailey Sawyer is hosting a small/private rehearsal party to be held in the Blue Room on October 14, 2022 from 6:30 p.m. to 8:00 p.m. The applicant has completed a LCC Alcoholic Beverages Service Application, requesting authorization to serve alcohol at the event. This is a small event, so a Catering Permit is not required. In accordance with the statute, written notice was provided to the Liberty School District (only property owner within 100 feet of the proposed location) on June 29, 2022 notifying them of the application and meeting date that Council will consider the application. Staff has confirmed School District receipt of the notice.

Previous Action (if applicable):

- On June 9, 2014 City Council approved a Resolution adopting an Alcoholic Beverage Policy for Liberty Parks and Recreation Facilities.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item: Line Item:	Amount: Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:

1. RESOLUTION LCC liquor application_Sawyer

RESOLUTION NO. _____

A RESOLUTION APPROVING A LIBERTY COMMUNITY CENTER ALCOHOLIC BEVERAGES SERVICE APPLICATION
FOR HAILEY SAWYER FOR A SMALL/PRIVATE EVENT
TO BE HELD ON OCTOBER 14, 2022

WHEREAS, a Liberty Community Center Alcoholic Beverages Service application has been duly and properly presented to City Council; and

WHEREAS, the City Council finds that the application conforms to the standards and requirements of the Alcoholic Beverage Policy for Liberty Parks and Recreation Facilities; and

WHEREAS, Section 311.080 of the Missouri Revised Statutes states that no license shall be granted for the sale of intoxicating liquor, as defined in this chapter, within one hundred feet of any school, church or other building regularly used as a place of religious worship, unless the applicant for the license shall first obtain the consent in writing of the board of alderman, city council, or other proper authorities of any incorporated city, town or village; and

WHEREAS, in accordance with Chapter 311 of the Missouri Revised Statutes, 10 days' written notice was provided to all owners of property within 100 feet of the proposed premises;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that the LCC Alcoholic Beverages Service Application is approved and consent is hereby granted to Hailey Sawyer for a small/private event to be held at the Liberty Community Center on October 14, 2022 from 6:30 p.m. to 8:00 p.m.

PASSED by the City Council this _____ day of _____, 2022

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 22-29SUP

Staff: Katherine Sharp, Director of Planning & Development

Date: July 25, 2022

GENERAL INFORMATION

Application:	**Special Use Permit for Walgreens Fulfillment Center, Temporary buildings at 2601 Hughes Rd.**
Applicant:	John Miologos Walgreens 106 Wilmot Rd. MS #1620 Deerfield, IL 60015
Owner:	Ryan Rieger NP Broadacres Industrial LLC 4825 NW 41st St., Ste. 500 Riverside, MO 64150
Location:	2601 Hughes Rd., South of South Liberty Parkway
Site Acreage:	20 acres
Existing Land Use/Zoning:	Industrial building/ M-1 "Light Industrial"
Future Land Use Map:	Business
Neighboring Land Use/Zoning:	**North**: Large Lot Single Family / R-1A "Suburban Residential" **South**: Lot 5 / M-1 "Light Industrial" **East**: Lot 2 / M-1 "Light Industrial" **West**: Hughes Rd./Ford Property/ BP "Business Park"
Public Notice:	Legal Notice printed in Courier Tribune- June 23 Letter sent to property owners within 185 ft. on June 24 Sign Posted on site on June 24
File Date:	June 3, 2022

CASE HISTORY

P&Z Case 21-06FP:	A Final Plat for North East Distribution Center, 3 Lots and 2 Tracts, South of South Liberty Parkway between Hughes Road and S. Withers Road was approved by City Council on February 22, 2021.
P&Z Case 21-04FDP:	A Final Development Plan for North East Distribution Center, Building 1, a 272,000

sq. ft. industrial/warehousing building located on Lot 1 at the SE corner of Campbell Road and Hughes Road was approved by City Council on February 22, 2021.

P&Z Case 19-29PP: A Preliminary Plat for Liberty Tradeport, 8 Lots at the SE corner of Hughes Road and Campbell Road, south of South Liberty Parkway was approved by the City Council on November 23, 2020.

P&Z Case 20-17R&PDP: Rezone and Preliminary Development Plan of 337+/- acres at the SE corner of Hughes Road and Campbell Road, south of South Liberty Parkway from R-1A, "Suburban Residential District" to M-1, "Light Industrial District" for Liberty Tradeport, (now known as North East Distribution Center) an industrial development was approved by the City Council on November 23, 2020

PROJECT DESCRIPTION

This application is for a Special Use Permit for the Walgreens Fulfillment Center located in Liberty Commerce Center at 2601 Hughes Rd. The applicant is proposing to add temporary trailers to serve as a break room and operations center for the employees while construction is completed in the permanent building.

SITE ANALYSIS

Use
The proposal is to use temporary trailers on site to serve employees while the new building is under construction.

Site Design/Parking
The temporary trailers will be located on the southeastern portion of the overall site in the existing parking lot. Access will be from a private drive internal to Liberty Commerce Center. The temporary trailers propose to utilize approximately 12 existing trailer parking spaces.

Building Design
The building sizes are 720 sq. ft. for the Operations trailer and 1,344 sq. ft. for the Break Room trailer.

PUBLIC INFRASTRUCTURE

Streets
The site has direct access to Hughes Road.

Sanitary Sewer
Sanitary sewer service is available to the site. The proposal does not include a connection to sanitary service.

Water
Water service is available to the site. The proposal does not include a connection to sanitary service.

Stormwater
Stormwater will be unchanged due to this project.

STAFF ANALYSIS

In accordance with Section 30.25, Special Use Permit, of the Liberty *Unified Development Ordinance* (UDO), staff's analysis of a special use permit application is guided by Section 30-25.3, which provides six findings to which each application must conform:

1. **The proposed use is consistent with the intent of the City's Comprehensive Plan.**
   Considering the guidelines of the Liberty Unified Development Ordinance, the proposed use appears to be consistent with the intent of the Comprehensive Plan, as it encourages ample opportunities for economic development and employment in Liberty.

2. **The proposed use is one specifically permitted by this article or, as an exception, any previously granted special use permit may be considered for renewal.**
   This application is being reviewed as allowed by Section 30-25.5, Special use permit, uses to be considered,

   (39)Temporary use of modular units for office purposes in accordance with the following provisions:
   a. Occupation of such units may only occur during the period of time in which on-site expansion to existing facilities is ongoing; and
   b. The unit shall be installed in accordance with a temporary building permit to be issued by the city.

3. **The proposed use does not adversely impact the public health, safety, comfort or general welfare.**
   Staff feels the proposed temporary trailers do not have an adverse impact to the area. The subject property and all surrounding properties are industrial and should not be affected by this temporary building.

4. **The proposed use conforms to all conditions and performance standards as set forth herein.**
   Staff believes all conditions and performance standards are met with this proposal and no variances are required with this application. The applicant will be required to obtain a building permit for the structure.

5. **The proposed use does not adversely impact the public infrastructure system.**
   The proposed temporary building does not impact water, sanitary sewer, storm drainage or public right of way in a negative fashion.

6. **The proposed use is compatible with the use, scale, orientation and setback of properties in the general vicinity.**
   Staff believes the proposal appears to be compatible with the use, scale, orientation and setback of properties in the general vicinity. This use is temporary and will be removed within 6 months.

STAFF RECOMMENDATION

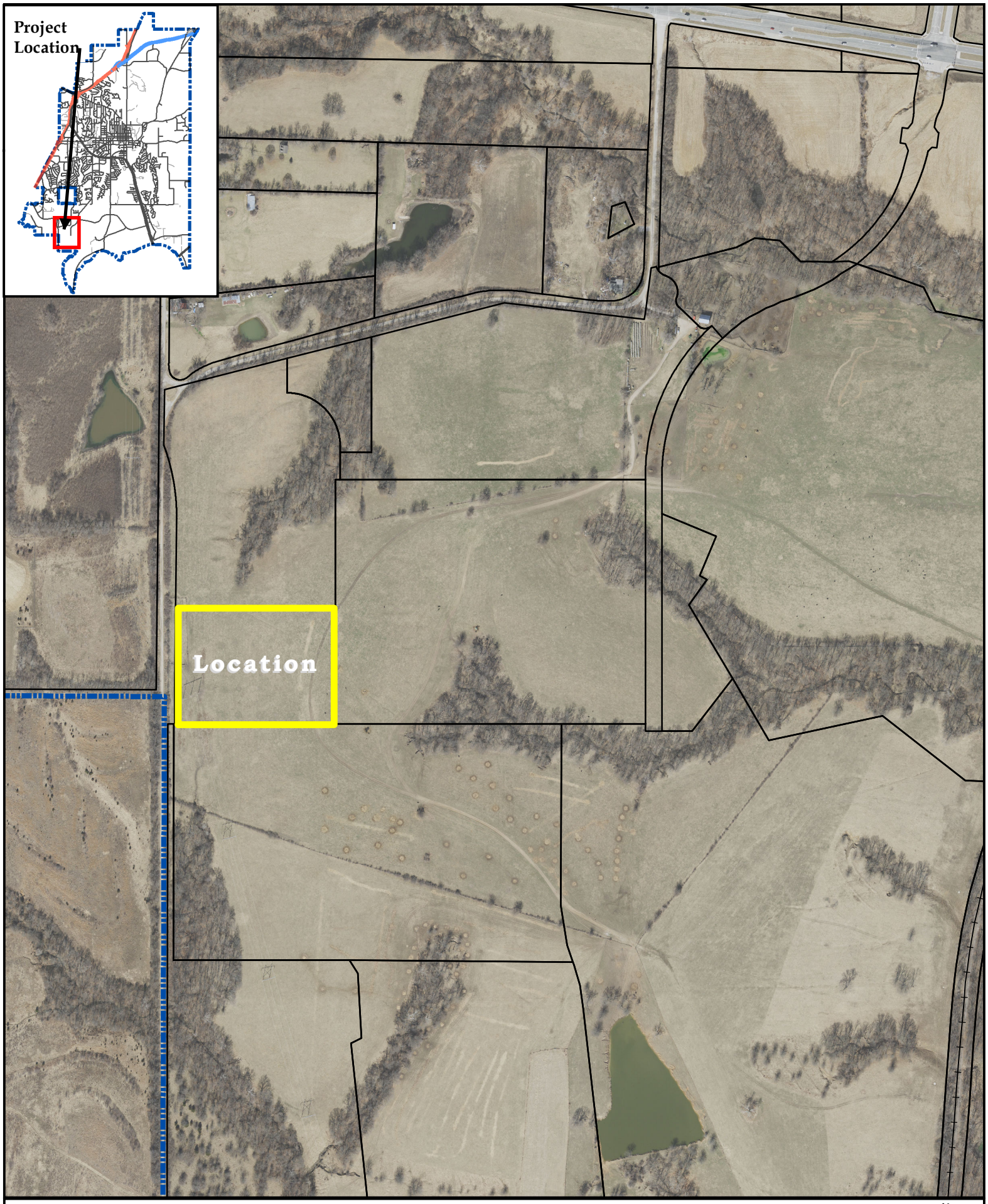
Staff finds that this application meets the standards of review for a Special Use Permit in Section 30.25 in the UDO and recommends approval of P&Z Case 22-29SUP.

PZ RECOMMENDATION

At its July 12, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-29SUP as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Site Plan
Exhibit C: Applicant's Proposal
Exhibit D: Temporary Building example
Exhibit E: Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F: Resolution



City of Liberty missouri

P&Z Case 22-29SUP
Special Use Permit
Walgreens Fulfillment Center

EXHIBIT A:
VICINITY MAP

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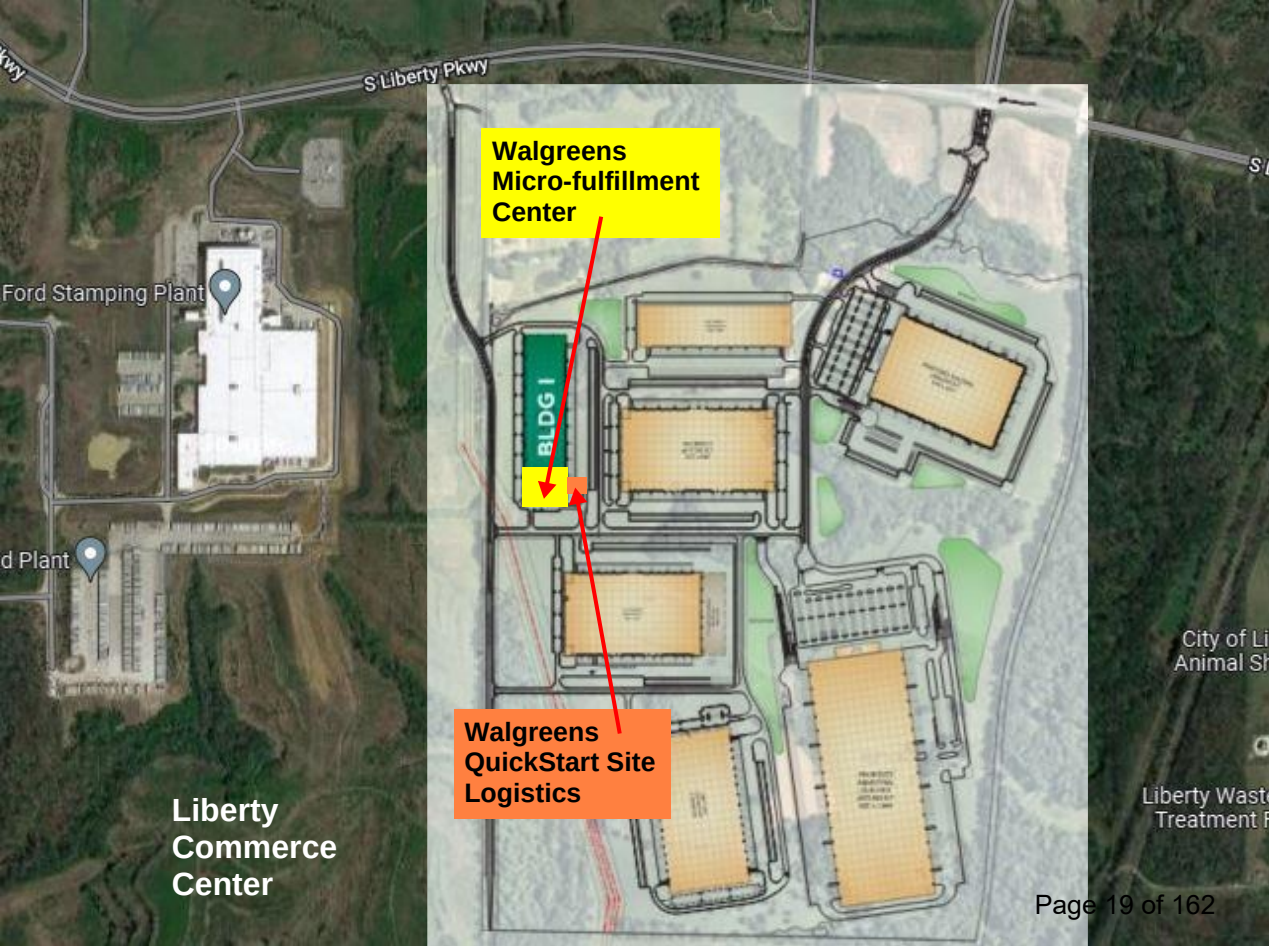
W E
S

Date: 7/6/2022


S Liberty Pkwy
Ford Stamping Plant
d Plant
Walgreens
Micro-fulfillment
Center
BLDG I
Walgreens
QuickStart Site
Logistics
Liberty
Commerce
Center
City of Li
Animal Sh
Liberty Wast
Treatment F

Walgreen Co.
200 Wilmot Road,
Deerfield, IL 60015
Walgreens.com

City of Liberty-QS TCO Request

City of Liberty-QS TCO Review – Walgreens Response

06.29.2022

Mr. Michael Peterman, AICP,

Thank you for your review and continued consideration for the QuickStart Temporary Occupancy of this Walgreens Micro-Fulfillment Center. Below we have provided responses to your planning and engineering review comments for your review and approval.

City of Liberty Planning Comments:

1. The written narrative needs to be specific to this request. Items such as the time frame the trailers are on site, safety and security measures, sanitary processes, water supply connections, etc. all need to be detailed in the narrative. Additionally, please justify the request for temporary trailers as opposed to completing the interior of the building. Provide the technical reasoning for the request.

Walgreens Response:

1. Time Frame:
    a. The planned time frame the temporary trailers will be occupied on site is from July 26, 2022, through November 30, 2022. Upon receipt of the TCO and/or CO of the new permanent office space, Walgreens is committed to exit operations in the temporary trailer facilities in 10 business days and have the trailers removed within 5 additional business days. Previously Walgreens communicated a potential need to occupy the trailers for 2-3 months however with the current commodity market conditions Walgreens continues to experience drastic material delays forcing our project timelines to extend. Below are the current project milestones which demonstrate a potential need to occupy the trailers for 3 to 4 months.

Task	Date by
Construction completes	02/28/22
Site access	05/02/22
Manual Operation Launch (Preferred)	07/26/22
Full Operations Launch	12/08/22

2. Safety and Security Measures:
    a. Each trailer entry/exit door will come equipped with lock and key along with expectations that the trailers are locked each night.
    b. The Asset Protection scope of work for the temporary trailers leverage a wireless solution that will be in place and live upon receipt of the QS TCO and will remain in place throughout the duration of the QuickStart operations. Each trailer will include the following points for intrusion monitoring:
        i. 2 ea. Door Contacts and 1 ea. 360 Motion Detector located centrally within the trailer. We will install 2 ea. Transmitters and a signal repeater in each trailer to aid in communication to the Intrusion Panel.
            1. For reference, the material being leveraged in these trailers is the same equipment that is used in Walgreens retail environments.
    c. Additionally, all points of entry into the Fulfillment Center will be controlled by card reader and surveillance cameras. Unused overhead doors are secured on the inside by padlock and an interior secure demising wall with an embedded steel mesh to prevent breaking and entering. A secure film will be applied to the glazed areas of the production area to resist breakage. Landlord-provided exit doors will be alarmed to detect unauthorized use.
    d. All monitoring of the security systems will be handled by the Walgreens UL registered Security Operations Center.

3. Sanitary Processes:
    a. A 250-gallon tank will be provided to each trailer restroom to manage the restroom sanitary waste. This tank will be serviced twice a week as detailed by the service contract with the trailer provider and will be monitored and/or modified if we find additional service is necessary.

4. Water Supply Connections:
    a. A 250-gallon potable water tank will be provided to each trailer restroom for water supply to the restroom toilets as well as the restroom sinks for handwashing along with disinfecting soap and hand sanitizer. These tanks will be monitored daily and refilled as needed as per the service contract with the trailer provider.
    b. Each trailer sink will also include an instant hot tankless water heater for hot water at the individual hand sinks.
    c. Drinking water for each trailer will be contracted through a bottled water service provider. (i.e., Culligan or Oasis)

5. Need for Temporary Trailers:

   The request for this Special Use Permit comes with three hardships Walgreens would request the city to consider:

   a. Community Impact
      i. The COVID-19 pandemic has created immense nationwide shortages in pharmacy staffing while their volume of business continues to increase. This has placed a tremendous strain on pharmacies today and as they struggle to locate staffing and serve the health needs of their community. This facility is aimed at shifting workload from pharmacies to allow them to better serve those patients and customers in the community. Without this approval Walgreens will not be able to provide the much-needed relief to the area pharmacies going into flu season.

   b. Job Creation and Staffing
      i. Bringing 200 new jobs to the community takes time in today's job market. However, due to staff shortages already impacting current pharmacy operations in the community, Walgreens is not in a position to take existing staff from within the market. Launching this facility does require Walgreens to hire and train an entirely new staff as soon as possible in the phased approach currently being presented. We understand utilizing temporary trailers is not ideal but our commitment to the community has led us to this request. Walgreens is doing everything we can to be in the best position to support the community going into flu season and this site being operational and at full capacity is the key to making that happen. We have used this same approach in other states with great success and have found that it to be the most successful way to positively impact the community.

   c. Financial
      i. Due to extreme market conditions which continue to impact the construction materials supply chain, Walgreens is unable to complete and utilize the conjoined office space as part of the initial phase of the operational plan. This Special Use Permit would allow Walgreens the ability to continue to hire and retain employees, thus limiting the financial burden that could be incurred by staff within the community if they are unable to report to a functioning job site.
      ii. One of the goals of this microfulfillment facility is to transfer a workload of prescriptions away from the community pharmacies. This will allow those local pharmacies to focus on providing healthcare and immunizations as we approach the cold/flu season and continue to see surges of COVID-19

infections. Further delaying this transfer of workload could have devastating impacts on the entire community if patients are unable to obtain the necessary immunizations and health needs in a timely manner. Lost time has taken a huge toll on many businesses over the past 18 months and many have yet to recover.

City of Liberty Engineering Comments:

1. No separate water and sewer taps will be provided for temporary trailers. All connections if needed will have to be provided from private services from within the adjacent structure.

Walgreens Response:

1. There will be no temporary taps made to the existing public utilities, each trailer will be provided with self-contained utility services including the following:
    a. A 250-gallon tank will be provided to each trailer restroom to manage the restroom sanitary waste. This tank will be serviced twice a week as detailed by the service contract with the trailer provider and will be monitored and/or modified if we find additional service is necessary.
    b. A 250-gallon potable water tank will be provided to each trailer restroom for water supply to the restroom toilets as well as the restroom sinks for handwashing along with disinfecting soap and hand sanitizer. These tanks will be monitored daily and refilled as needed as per the service contract with the trailer provider.
    c. Each trailer sink will also include an instant hot tankless water heater for hot water at the individual hand sinks.
    d. Drinking water for each trailer will be contracted through a bottled water service provider. (i.e., Culligan or Oasis)

2. The trailers come equipped with either Central HVAC or a thru-wall A/C unit to provide proper ventilation and comfort to our staff.

3. One trailer will include a 250A electrical panel and the other trailer will have a 125A electrical panel.

4. Additionally, the temporary trailers and building QuickStart operations will be powered from a temporary 125KVA Generator furnished through United Rentals. Therefore, we will not be pulling from the main building power to power the temporary trailers.

Please feel free to contact me directly with any questions you have regarding this information.

Thank you,

Christopher Dunn
Director Non-Retail Program and Construction Management
(847) 903-8378
chris.dunn@walgreens.com

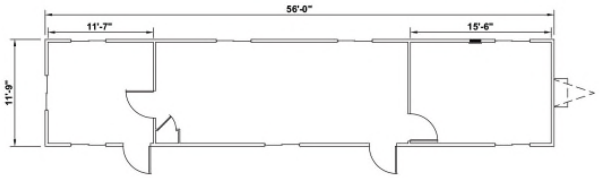
Williams Scotsman, Inc.
5105 North Oliver Street
Fremont NE 68025-7807

Your WillScot Representative
Michael MacMenamie, Territory Sales Manager
Phone: (402)727-1226
Email: mjmacmen@willscot.com
Toll Free: 800-782-1500

Contract Number: 1640347
Revision: 2
Date: May 02, 2022

Floorplan

60' x 12' Mobile Office



Dimensions

- 60' Long (including hitch)
- 56' Box size
- 12' Wide
- 8' Ceiling height

Exterior Finish

- Aluminum siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish

- Paneled walls
- Carpet or vinyl tile floor
- Gypsum or T-grid suspended ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

- Central HVAC or thru-wall AC

Windows/Doors

- Horizontal slider windows
- (2) Vision panel door with standard lock or (2) steel door with dead bolt lock

Other

- Private office(s)
- Optional restroom

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*

800.782.1500 | willscot.com

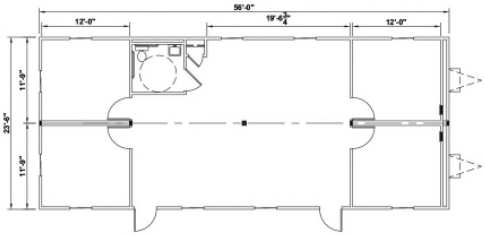
Williams Scotsman, Inc.
5105 North Oliver Street
Fremont NE 68025-7807

Your WillScot Representative
Michael MacMenamie, Territory Sales Manager
Phone: (402)727-1226
Email: mjmacmen@willscot.com
Toll Free: 800-782-1500

Contract Number: 1640347
Revision: 2
Date: May 02, 2022

Floorplan

60' x 24' Section Modular



Dimensions

- 60' Long (including hitch)
- 56' Box size
- 24' Wide
- 8' Ceiling height
- Other double-wide sizes are available

Exterior Finish

- Aluminum siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish

- Paneled walls
- Vinyl tile floor
- Gypsum ceiling

Electric

- Fluorescent ceiling lights
- Single phase electric and breaker panel

Heating/Cooling

- Central HVAC

Windows/Doors

- Horizontal slider windows
- (2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

- Private office(s)
- Optional restroom

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*

800.782.1500 | willscot.com

A. 22-29SUP: Special Use Permit for Walgreens Fulfillment Center, Temporary buildings at 2601 Hughes Rd.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked if the applicant would like to speak.

Chris Dunn, Walgreens, 106 Wilmot Rd. Deerfield, Illinois, the applicant, stated that he was happy to answer questions.

Commissioner Dilts asked what happens in this building.

Mr. Dunn stated that the company found a need to shift workload away from store for fulfillment of prescriptions so staff can work with patients (flu shots, vaccinations, etc.). This facility can fill 40-50,000 prescriptions a day and send to stores for next day pick up.

Commissioner Holt asked what territory this facility will cover.

Mr. Dunn stated that it will cover a regional area. There will be approximately 20 facilities in the country. The territory for each store is based on the rules and regulations by a federal pharmacy board. The territory for each facility is not yet set.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Action: Commissioner Holt moved to approve the case as presented in the staff report. Commissioner Summers seconded the motion.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

P&Z Case 22-29SUP

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT AT 2601 HUGHES ROAD TO ALLOW TEMPORARY BUILDINGS AT WALGREENS FULLFILLMENT CENTER, IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, public hearings have been held by the Planning & Zoning Commission July 12, 2022 and City Council on July 25, 2022; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that a special use permit is hereby granted to allow temporary buildings at 2601 Hughes Road in the City of Liberty, Clay County, Missouri, according to the plan on file in the Planning and Development Department.

BE IT FURTHER RESOLVED that any and all development within the above-described special use permit shall comply with all other applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri; and

BE IT FURTHER RESOLVED that said permit shall be issued from the date of adoption of this resolution.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 22-30A

Staff: Katherine Sharp, Director of Planning & Development

Date: July 25, 2022

GENERAL INFORMATION

Application:	**Proposal to amend the Future Land Use Map to Commercial for 4.5+/- acres on the north side of South Liberty Parkway, east of Little Shoal Creek**
Applicant /Owner:	John Parry The Parry Group, LLC. 9 Victory Drive Liberty, MO 64068
Location:	The north side of South Liberty Parkway, east of Little Shoal Creek, between the Burlington Northern Railroad and the Midwestern Railroad tracks
Existing Land Use/Zoning:	Undeveloped / R-1A "Suburban Residential"
Future Land Use Designation:	Floodplain and Business Park
Proposed Land Use:	Commercial
Surrounding Land Uses/Zoning:	**North**: Undeveloped / R-1A "Suburban Residential" **South**: South Liberty Parkway **East**: Undeveloped / Midwestern Railroad **West**: Undeveloped / Burlington Northern Railroad & Floodplain
Public Notice:	Legal Notice printed in Courier Tribune- June 23 Letter sent to property owners within 185 ft. on June 24 Sign Posted on site- June 24
File Date:	June 3, 2022

PROPOSAL

Background Information

This is an application to amend the Future Land Use map, a component of the Comprehensive Plan for the City of Liberty. A city's comprehensive plan is a document which, among other things, establishes policy for making land use decisions. Unlike a zoning map, the Future Land Use (FLU) map establishes a vision for community growth and development and is a reference for local officials to coordinate plans and prioritize areas for growth and investment. All rezoning applications are evaluated based on conformance to the FLU map and amending the map is a common precursor to a rezoning proposal. If approved, this application will facilitate an application to rezone the property to allow commercial use on the property.

Current Land Use Designation

The current land use designations on this site are a mix of Floodplain and Business Park/Office. The eastern portion of the site is designated as Business Park/Office and the western portion is designated as Floodplain. The Land Use designation of Floodplain does not follow the actual floodplain in this area, in that it is larger than the actual floofplain. The applicant does not intend to encroach into the stream corridor or floodplain.

Business Park is described in the South Liberty Parkway Section Study Full Report, 2006:

Business Park - *This type of development is envisioned to incorporate office complexes with some light industrial facilities. Such developments typically are designed in a comprehensive and coordinated manner and serve as an employment base for the community. Corporate Woods is an example of a business park. Light, or clean industrial sites are common in Liberty, typified by the Liberty industrial Park and Heartland Meadows. Such areas are different from a Business Park in that the emphasis is on manufacturing uses rather than professional offices.*

Proposed Amendment

The applicant requests that the FLU map designation for the entire property be amended to Commercial. Commercial is described in the Comprehensive Plan, The Blueprint for Liberty, 1999:

Commercial Use *includes the commercial and retail uses dependent upon the automobile or specifically for the automobile. These uses would not be appropriate for inclusion in mixed-use developments or the Historic Liberty Square. These uses should not encroach into existing residential neighborhoods. Where automobile oriented commercial uses are near residences, the principles of buffering, transitioning, and good site design should be used to reduce their impact.*

A rezoning application and subsequent applications, including preliminary plat and final plat applications, and development plans will analyze particular site design standards. This application is merely for analysis of proposed use on the property.

STAFF ANALYSIS

The South Liberty Parkway Phase I Land Use Amendment, approved in 2016, anticipated commercial at S Withers and South Liberty Parkway. The study did not consider Phase 2 of the Parkway, but from a land use perspective, staff believes amending the FLU map designation to Commercial would be appropriate in this area considering the location on South Liberty Parkway near S Withers Road. Staff believes it is reasonable to allow this type of use at this location.

Future applications will study traffic, building and site design, public infrastructure connections and storm water management.

STAFF RECOMMENDATION

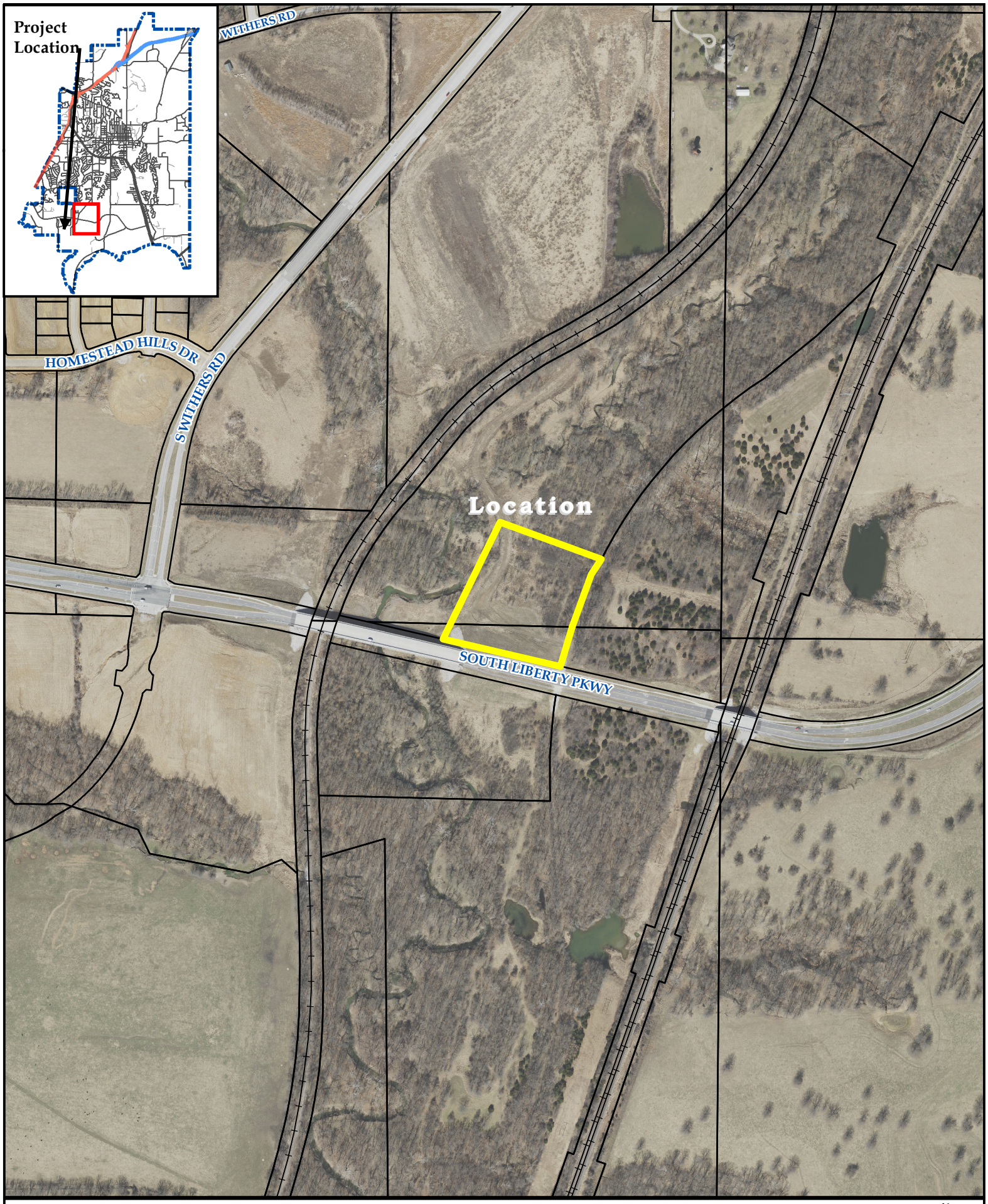
Staff utilizes the Future Land Use map, *Blueprint for Liberty,* and other plans and studies to make its recommendation, and requests a recommendation from the Commission regarding this application.

PZ RECOMMENDATION

At its July 12, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-30A as presented in the staff report.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Existing Future Land Use Designations
Exhibit C: Applicant's proposal
Exhibit D: Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit E: Resolution



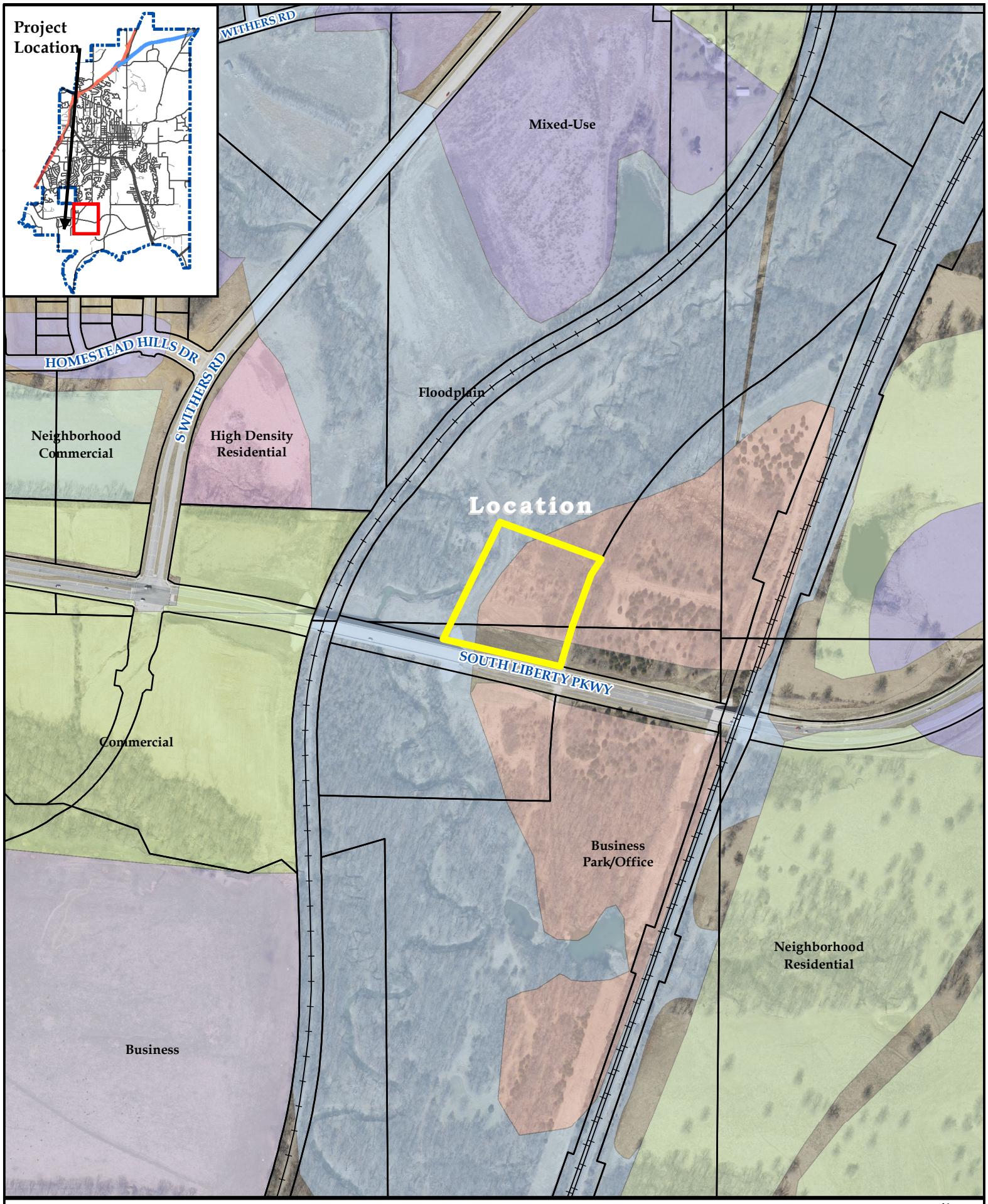
City of Liberty missouri

P&Z Case 22-30A
Future Land Use Map Amendment
Parry Station

EXHIBIT A:
VICINITY MAP

N W E S

Date: 7/6/2022



City of Liberty missouri

P&Z Case 22-30A
Future Land Use Map Amendment
Parry Station

EXHIBIT B:
FUTURE LAND USE MAP

N W E S

Date: 7/6/2022

Byam Engineering

Since 1953

3501 S. Sterling Ave., Suite G
Independence, Missouri 64052-2377
(816) 252-3519
fredbyam@byamengineering.com

Mike Peterman
City of Liberty
101 E. Kansas Ave.
Liberty, MO 64068

Re: Parry Station
Land Use Plan Change

June 6, 2022
Revised June 24, 2022

Dear Mike,

John Parry is requesting a Change to the Land Use Plan for 4.50 acres of his property lying north of South Liberty Parkway and situated between Little Shoal Creek on the west, and an abandoned railroad right-of-way on the east. The existing Land Use is designated as Business Park/Office, as well as large areas of Floodplain. The proposed Land Use will be Commercial to allow construction of three Restaurants, an Event Venue building, and an outdoor amphitheater. Construction is planned to begin in the fall of 2022.

John Parry, the developer, is planning on building several sit-down restaurants and the outdoor amphitheater to supplement the growth of the surrounding area. To comply with the recommendations of the "Commercial" Land Use and with those of the South Liberty Parkway 2016 Study, substantial green space will be preserved within and around the project. The entire complex will be linked internally and to South Liberty Parkway by sidewalks to provide a pedestrian accessible and bicycle friendly facility. The existing Little Shoal Creek and surrounding floodplain will serve as a natural backdrop for an attractive cluster of restaurants geared towards families and professionals. With nearby existing and future offices for Bioscience and other scientific research, various medical facilities, along with current and planned housing including multi-family and single family residential housing, there will be a need for dining facilities such as these.

If you have any questions about the application, or need additional information, please feel free to contact me.

Sincerely,
Byam Engineering

Fred Byam

Fred Byam, PE, LS

B. 22-30A22-30A: Future Land Use Map Amendment for a 4.5 acre site on the north side of South Liberty Parkway, east of Little Shoal Creek. Changing from Business Park/Office to Commercial land use designation.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions of Staff.

Commissioner Holt asked what the difference was between the exiting land use designation of Business Park and the requested Commercial land use designation.

Ms. Sharp stated that Business park/ office use was more of an office building setting with office uses while a Commercial land use would allow for commercial/retail type businesses like restaurants.

Commissioner Holt asked if any other changes surrounding this location were proposed.

Ms. Sharp said this is the only change being requested at this time.

Commissioner Holt said that this application is for a small area. He asked if the bigger picture of the entire area is being considered.

Ms. Sharp said that Land Use Map Amendments do not have a size limitation. She also stated that an overall look at SLP phase II will take place during Comprehensive Plan update.

John Parry, 2101 Liberty Drive, the applicant, stated that the intent down the road is to have a bioscience campus, but this is the first step. This will allow 3 restaurants and an event space, similar to the outdoor event space in Springfield, MO. Trying to create an environment that would bring people.

Commissioner Dilts asked if there is a plan for rest of area.

Mr. Parry stated that he envisions that development will occur east and north of this location.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.

Chairman Rosekrans asked the commissioners if they had any other questions, seeing none he asked for a motion.

Commissioner Personett stated he will vote in favor. He also stated that he is intrigued for this vision of the area and thinks it is spot on.

Action: Commissioner Waterman moved to approve the case as presented in

the staff report. Commissioner Dilts seconded the motion.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE GENERAL PLAN OF THE CITY OF LIBERTY BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 4.5 ACRES LOCATED ON THE NORTH SIDE OF SOUTH LIBERTY PARKWAY, EAST OF LITTLE SHOAL CREEK FROM BUSINESS PARK TO COMMERCIAL

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Liberty, Clay County, Missouri, adopted a Comprehensive General Plan for the City of Liberty, by Resolution No. 540 according to the provisions of Section 89.360 RSMo; and

WHEREAS, said Resolution No. 540 was recorded in the Office of the Recorder of Deeds of Clay County, Missouri; and,

WHEREAS; public hearings have been held by the Planning and Zoning Commission on July 12, 2022 and by the City Council on July 25, 2022 on the subject of P&Z Case 22-30A, an amendment to said Comprehensive General Plan, being attached hereto and made a part hereof as though more fully set out herein; and

WHEREAS; the Planning and Zoning Commission recommended, on July 12, 2022 approval of said amendment to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Clay County, Missouri, that the Comprehensive General Plan of the City of Liberty, Missouri is hereby amended by changing the land use designation of approximately 4.5 acres located on the north side of South Liberty Parkway, east of Little Shoal Creek from Business Park to Commercial, and that said amendment shall be filed for record with the Office of the Recorder of Deeds of Clay County, Missouri.

PASSED by the Planning and Zoning Commission the 12th day of July, 2022.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 22-28R&PDP

Staff: Mike Peterman, City Planner

Date: July 25, 2022

GENERAL INFORMATION

Application:	**Rezoning and Preliminary Development Plan for Liberty Heartland Logistics Center, Phase 2, at the SE corner of Shepherd Road and Lightburne Road. Rezoning 11.4 acres of R-1A, "Suburban Residential District" to M-1, "Light Industrial District" for a 66 +/- acre industrial development with a variance to allow dock doors to face the public right of way.**
Applicant:	Joe Downs OPUS Development 2020 Baltimore Ave., Ste. 120 Kansas City, MO 64108
Owner:	Erik Lund Hallmark Cards, Inc. 2405 Grand, Ste. 200 Kansas City, MO 64108
Location:	SE corner of Shepherd Road and Lightburne Road
Site Acreage:	66 +/- Total Acres (Area to be Rezoned 11.4 acres)
Existing Land Use/Zoning:	Undeveloped / R-1A, "Suburban Residential" and M-1 "Light Industrial"
Future Land Use Map:	Business and Conservation Lands
Surrounding Land Uses/Zoning:	**North**: Earnest Shepherd Youth Center / R-1A, Suburban Residential **South**: Hallmark/ M-1 "Light Industrial" **West**: Lightburne Road / R-1A, Suburban Residential **East**: Phase 1 of Liberty Heartland Logistics Center/ M-1 "Light Industrial"
Public Notice:	Legal Notice printed in Courier Tribune-June 23 Letter sent to property owners within 185 ft. on June 28 Sign Posted on site on June 28
File Date:	June 3, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-37PP: Preliminary Plat for Liberty Heartland Logistics Center, 1 Lot on 66 +/- acres is running concurrently with this application.

PZ Case 21-32FDP: Final Development Plan for Liberty Heartland Logistics Center, 3 industrial/warehouse buildings totaling 1.6 Million sq. ft. was approved by the City council on July 26, 2021

PZ Case 21-31FP: Final Plat for Liberty Heartland Logistics Center, 3 lots on 152 Acres was approved by the City council on July 26, 2021.

PZ Case 21-23PP: Preliminary Plat for Liberty Heartland Logistics Center, 3 Lots at the SE corner of Shepherd Road and Lightburne Road was approved by the City council on May 24, 2021.

PZ Case 21-22R&PDP: Rezone and Preliminary Development Plan of 152+/- acres at the SE corner of I-35 and Lightburne Road from R-1A to M-1 for Liberty Heartland Logistics Center, an industrial development and associated variances was approved by the City council on May 24, 2021.

APPLICANT'S PROPOSAL

Summary

This is a proposal for the continuation of the Liberty Heartland Logistics Center industrial center. This application is adding 1 building, with approximately 676,000 square feet of space. The industrial building is proposed to be utilized for manufacturing, warehousing and distribution purposes. They will be located south of Shepard Road and east of Lightburne Rd. The proposed zoning is M-1 "Light Industrial" which allows; non-retail business uses, light manufacturing facilities, distribution and warehousing facilities, restaurants and indoor recreational facilities. *UDO Section 30-68.1.* There are 2 proposed access points to the site from Shepherd Road.

The applicant is proposing a variance from the Unified Development Ordinance (UDO) with this application. They are asking to allow the dock doors and loading area to face the public right-of-way. The applicant's written request is attached as Exhibit C.

Use

The applicant's proposal includes approximately 676,000 square feet of industrial space in 1 building.

Site Design

The site is proposed on the south side of Shepherd Road and east of Lightburne Rd. There are two proposed entrances to the site. This proposed project will be located on the west side of a creek that runs through the property.

There will be multiple areas that will serve as stormwater maintenance areas. These will be further defined in the Final Plat and Final Development Plan stages.

Access/Circulation/Parking

There will be 2 proposed entrances to the site. All internal drives will be private roads. There are 351 parking spaces and 153 trailer spaces. The proposal also includes 170 addition trailer spaces as a future addition if the use warrants. Parking UDO Section 30-83.2.5 states "All mixed-use buildings and industrial uses, including warehouse facilities shall be determined on a case-by-case basis."

Building Design/ Signage

The buildings are proposed to be painted concrete tilt up panels. Final building details will be worked through during the final development plan phase.

UDO Section 30-97.5 states that utilitarian areas, such as loading areas, be located away from highly visible areas or to the rear of buildings. The building is proposed with garage /dock doors/ loading areas on the north and south elevations. The north elevation does face Shepherd Road. The applicant is requesting a variance to this section of the UDO. The applicant's written request is attached as Exhibit C.

All building signage must be approved with a separate sign permit application through the Planning division.

Landscaping/ Open Space/ Tree Preservation

The proposal has included a preliminary landscaping table that meets the minimum requirements per the UDO. Final details regarding landscaping species will be reviewed and verified during the Final Development Plan.

A tree survey has been conducted and will be analyzed in the Final Plan phase. The overall site will be required to meet the 20% open space standard as defined in the UDO Section 30-97.6. The preliminary plan shows 51% open space on the site.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance:

Streets

The proposed development will have access to Shepherd Rd. at two points via commercial drive approaches. Staff has reviewed the latest Phase II Traffic Impact Study which makes no recommendations for improvements. No public street improvements are anticipated.

Sanitary Sewer

Sanitary sewer service will be provided via connection to an existing public sanitary sewer main on the east side of the property. No public sanitary sewer main additions are anticipated.

Water

Water service will be provided via a connection to the public main on Shepherd Rd. No public water main additions are anticipated.

Stormwater

Storm water will be collected on the property and directed into a combination of storm water quality best management practices (BMPs) and storm water detention basins. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

Staff evaluates all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. **The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.**
   The Future Land Use Map in this area is Business and Conservation. Business is an appropriate land use for this proposed project. The project plans to have industrial/warehouse uses. The business land use would allow manufacturing businesses, warehouses, and other non-retail uses. Conservation lands are areas intended to remain natural because of their ecological benefit to the community.

   Our Comprehensive Plan, The Blueprint for Liberty (1999), Principle eleven of the Comprehensive Plan states development of vacant or underutilized parcels within the City should be encouraged. Principle twelve also encourages development where municipal services are readily available. Key Recommendation nine encourages the City to protect natural drainage ways from development. Key Recommendation thirteen recommends we provide ample opportunities for economic development and employment in Liberty. This application does achieve many of the goals set forth in the document.

   This preliminary plan does not show encroachment into the Conservation/Stream Buffers and the warehousing type use proposed does fit within the Business land use. Staff believes the proposed rezoning conforms to the Future Land Use Map and Comprehensive Plan.

2. **The effect the proposed rezoning will have on properties in the general vicinity.**
   The area of the proposed project has been envisioned to be used for commercial or business park type uses for an extended amount of time. The property neighbors include the Heartland Meadows Industrial Park to the north and Hallmark distribution center to the south. Staff believes the development will have a positive effect upon the area and the community as a whole as long as final level details regarding stormwater and traffic are determined to be acceptable.

3. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.**
   As further described in the Infrastructure section, the site will be served by adequate sanitary sewer and water.

In accordance with the Liberty Unified Development Ordinance (UDO), staff's analysis of a Preliminary Development Plan application is guided by Section 30-27.3. In evaluating an application for a preliminary development plan the following three criteria are considered:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   As further described above, Staff believes this proposal satisfies the intent of the comprehensive plan, future land use map. Industrial development is appropriate in this location.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance, with the exceptions of the variance being requested. The variance is from UDO Section 30-97.5, proposing to have garage /dock doors/loading areas that will face Shepherd Road.

The applicant is requesting to allow dock doors/loading areas that would face public right-of-way. The applicant states in the attached variance request that the dock doors will not be highly visible from the street because of the elevation change and landscape buffer that will be put in place with this project. The building with the dock doors/loading areas that face public right-of-way will be located between 10' lower in the northwest building corner – 20' higher in the northeast building corner to the existing grades of Shepherd Road. In addition, the loading area setback ranges from 261' – 873' from Shepherd Road, which also includes a landscaped greenspace that ranges from 93' – 445'See the depictions of the set-back area attached on Exhibit C in the variance request.

3. **The plan substantially complies with approved city development standards and policies;**
   Staff finds that this application does not fully comply with the intent of city development standards and policies and will require the variance as listed above.

STAFF RECOMMENDATION

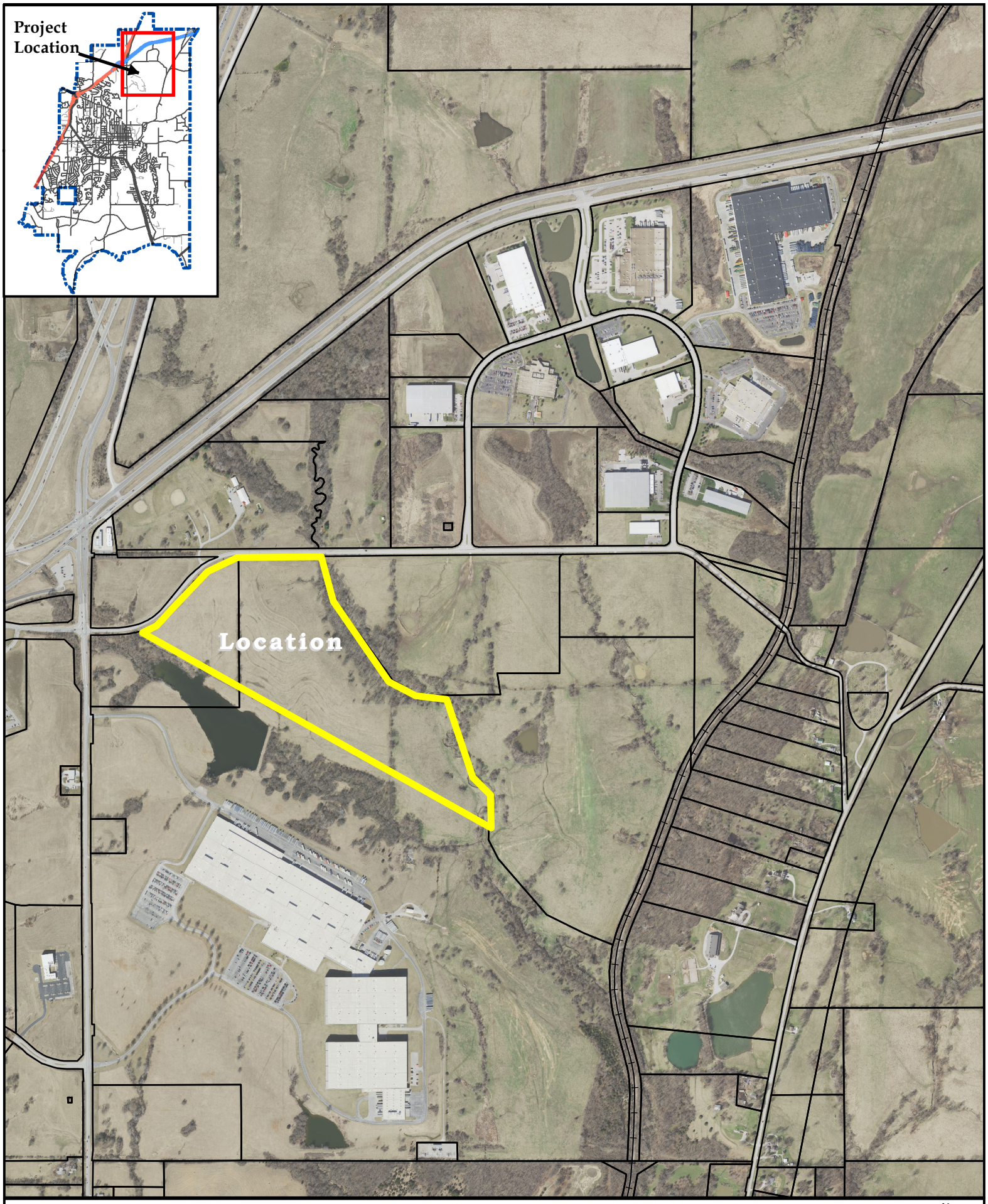
Staff finds that this application meets the standards of review for a rezoning and preliminary plan if the variance is accepted. If the variance is approved, then staff recommends approval of P&Z Case 22-28R&PDP.

PZ RECOMMENDATION

At its July 12, 2022 meeting, the Planning Commission voted 8-0-0 to recommend approval of P&Z Case 22-28R&PDP as presented in the staff report with the variance.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Project Area
Exhibit C: Applicants Variance Requests
Exhibit D: Site Plan
Exhibit E: Landscape Plan
Exhibit F: Building elevations
Exhibit E: Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F: Ordinance



City of Liberty missouri

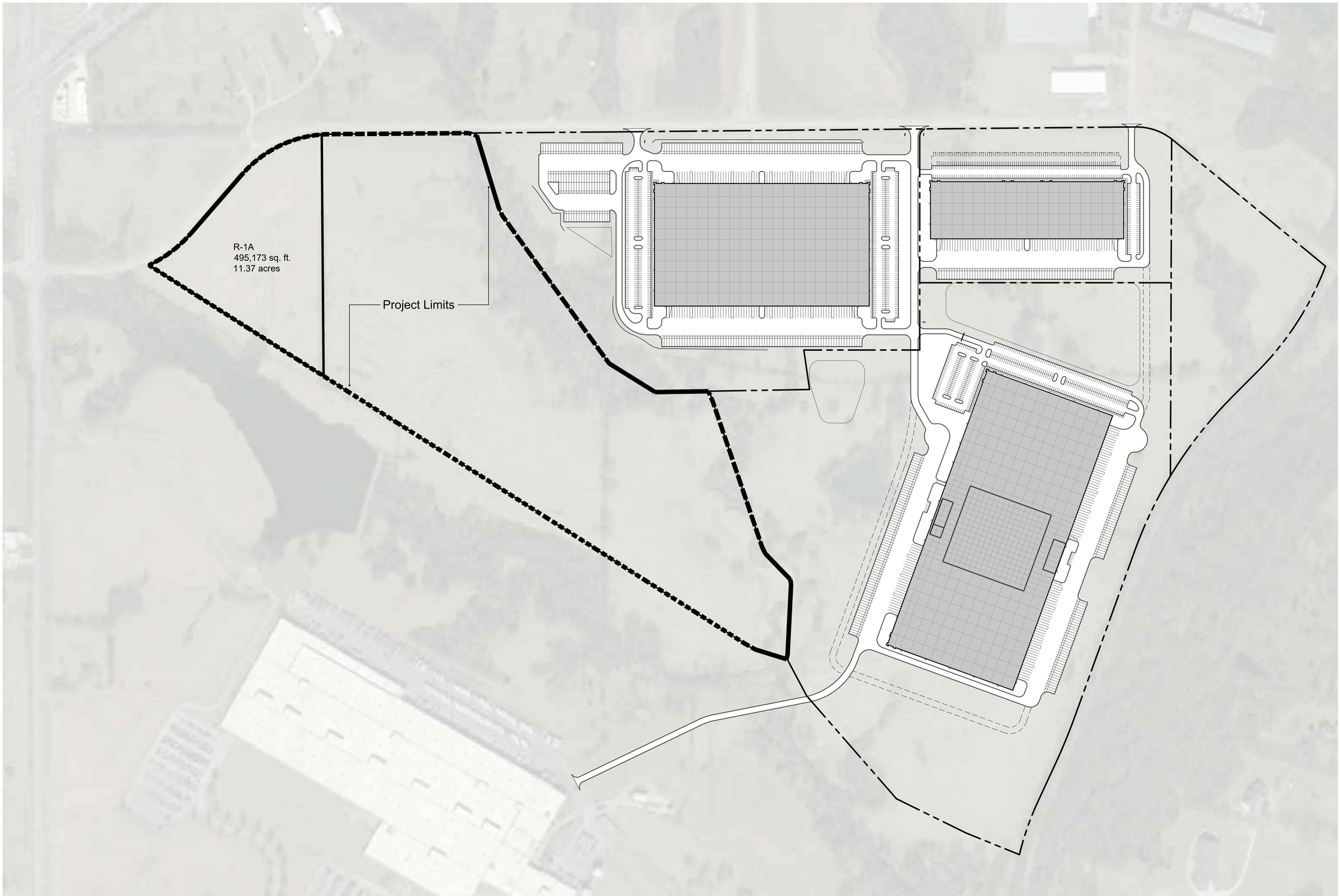
P&Z Case 22-28R&PDP
Rezoning & Preliminary Development Plan
Liberty Heartland Logistics Center, Phase 2

EXHIBIT A:
VICINITY MAP

N
W E
S

Date: 7/6/2022

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com



1 Existing Site
scale: 1" = 200'-0"
north

a new development for
Liberty Heartland Logistics Center Phase II
Shepherd Road
Liberty, Missouri

date
06.03.2022
drawn by
DAE
checked by
DAE
revisions
06.17.2022 1

sheet number
A1.0
drawing type
preliminary
project number
21086

June 03, 2022

City of Liberty, Missouri
Katherine Sharp, Director, Planning & Development
101 E. Kansas Avenue
Liberty, Missouri

Re: Liberty Heartland Logistics Center Phase II
Variance Request

Dear Ms. Sharp,

Below and attached is the formal Variance Request, related to the proposed 676,000 sq. ft. warehouse facility located on 66 acres, directly west of the LHLC Phase I. Specifically, the Variance Request is for dock doors facing Shepherd Road. A similar request was granted on the LHLC Phase I site, with grade change of 17' – 19', the dock doors 243' from Shepherd Road and a 53' wide greenspace adjacent to the road.

I. Sec. 30-97.5(2) – Development and design standards, screening, and buffering.
The Applicant seeks a variance from UDO Section 30-97.5(2).2 regarding the utilitarian areas that face the public right-of-way. The dock doors/loading areas that face public right-of-way will be located between 10' lower in the northwest building corner – 20' higher in the northeast building corner to the existing grades of Shepherd Road. In addition, the loading area setback ranges from 261' – 873' from Shepherd Road, which also includes a landscaped greenspace that ranges from 93' – 445'. See the depictions of the setback area attached on Exhibit A.

Respectfully submitted,

Davidson Architecture and Engineering, LLC
Christopher L. Hafner, AIA
Managing Partner

June 03, 2022

City of Liberty, Missouri
Katherine Sharp, Director, Planning & Development
101 E. Kansas Avenue
Liberty, Missouri

Re: Liberty Heartland Logistics Center Phase II
Variance Request

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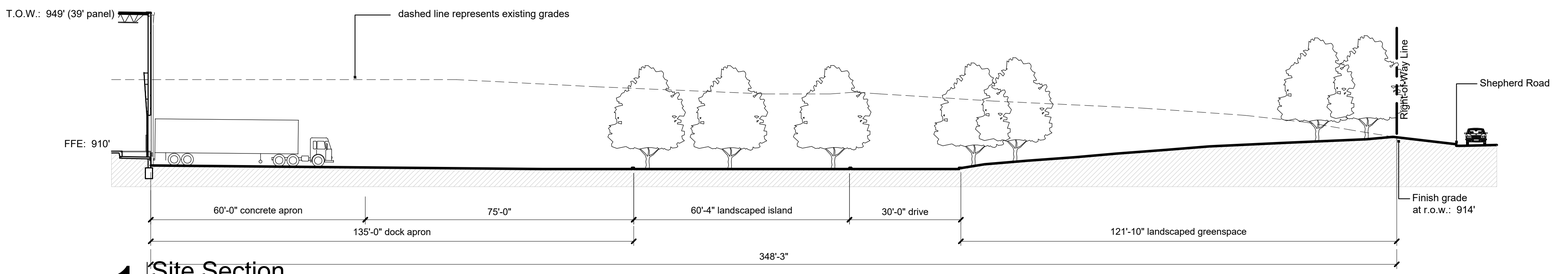
I. Sec. 30-97.5(2) – Development and design standards, screening, and buffering.
The Applicant seeks a variance from UDO Section 30-97.5(2).2 regarding the utilitarian areas that face the public right-of-way. The dock doors/loading areas that face public right-of-way will be located between 10' lower in the northwest building corner – 20' higher in the northeast building corner to the existing grades of Shepherd Road. In addition, the loading area setback ranges from 261' – 873' from Shepherd Road, which also includes a landscaped greenspace that ranges from 93' – 445'. See the depictions of the setback area attached on Exhibit A.

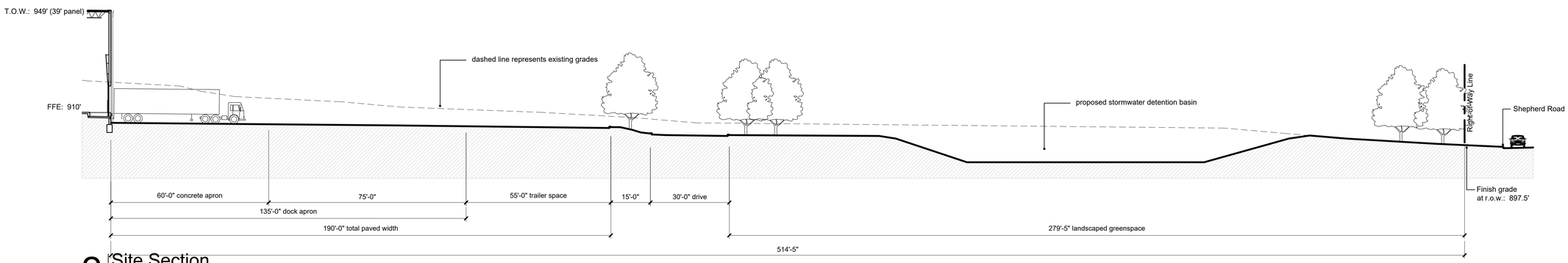
Respectfully submitted,

Davidson Architecture and Engineering, LLC
Christopher L. Hafner, AIA
Managing Partner

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9330
fax: 913.451.9331
www.davidsonae.com



1 Site Section
scale: 1" = 20'-0"



2 Site Section
scale: 1" = 20'-0"

a new development for
Liberty Heartland Logistics Center Phase II
Shepherd Road
Liberty, Missouri

date
06.17.2022
drawn by
DAE
checked by
DAE
revisions

sheet number
Ex A

drawing type
preliminary
project number
21086

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Davidson Architecture & Engineering, LLC
License # 2010029713

STATE OF MISSOURI
PAUL A. MILLER
NUMBER E-28140
REGISTERED PROFESSIONAL ENGINEER

Paul A. Miller
License # E-28140

Local Benchmarks:

BM-#

BM-1: SQR CUT CLFFCI
N: 1133976.7620
E: 2816475.5780
Elevation: 911.10'

BM-2: "+" CLFFCI
N: 1134067.5790
E: 2815643.8050
Elevation: 921.15'

BM-3: RR-Spike W Face Pole
N: 1133250.1240
E: 2818199.3900
Elevation: 886.76'

BM-4: SQR CUT CLFFCI
N: 1133956.6650
E: 2814225.8200
Elevation: 892.28'

BM-5: SQR CUT CLFFCI
N: 1133300.1220
E: 2812694.4750
Elevation: 904.00'

BM-6: SQR CUT N/W COR CONC BASE SIGN
N: 1132527.6620
E: 2812364.4720
Elevation: 933.31'

BM-7: SQR CUT S/W COR CONC PARKING BT LP
N: 1131755.6830
E: 2813564.8370
Elevation: 922.857'

BM-8: SQR CUT S/E COR CNC PAD FOR GASVALVE WEST OF BARN
N: 1130983.7960
E: 2814809.1430
Elevation: 921.632'

Property Legend

- right of way
- property lines
- easements
- setbacks

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

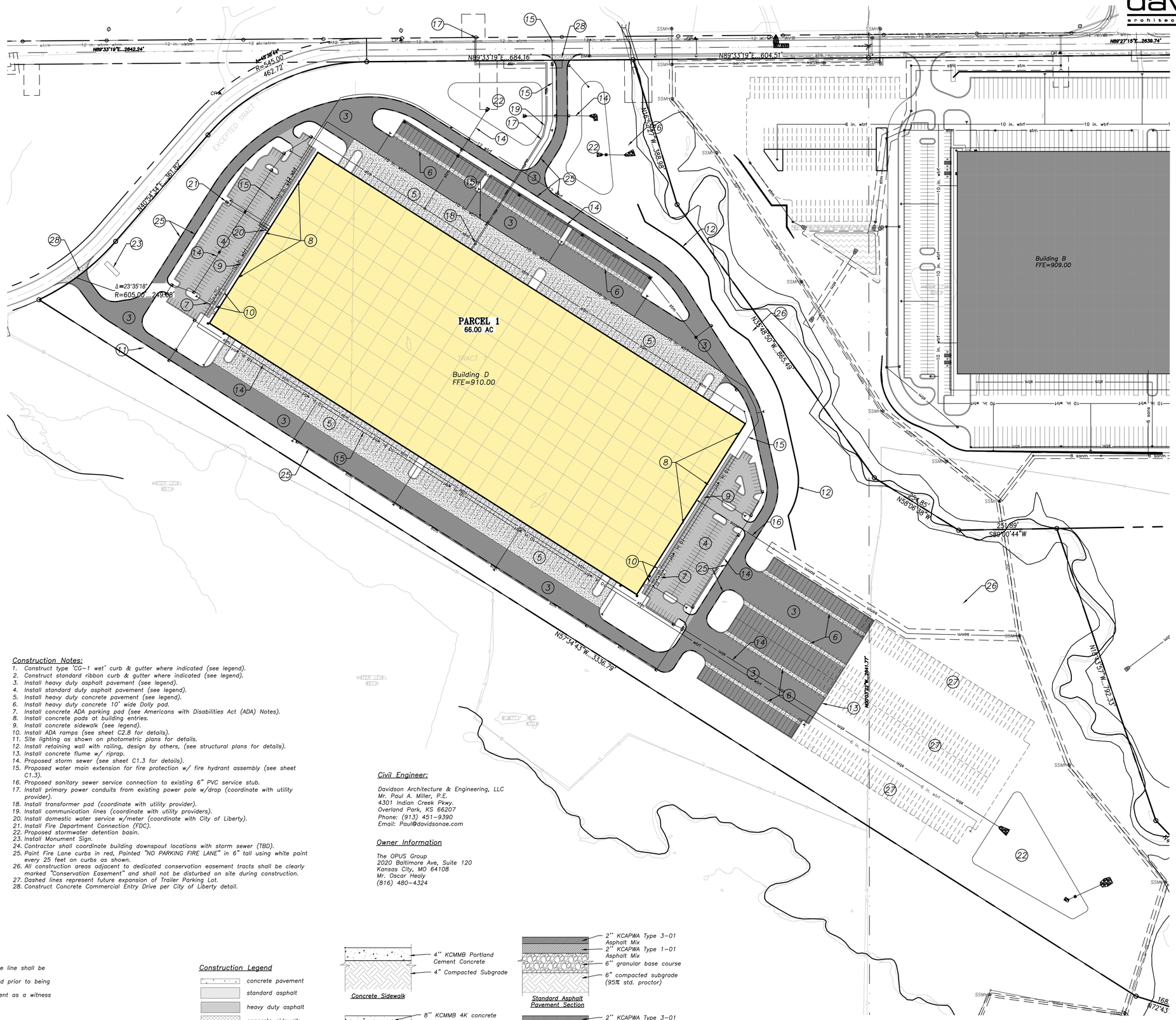
- sanm — sanitary main
- sans — sanitary service
- stm — storm sewer (existing)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- stm — storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- elpo — overhead electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- BFP backflow preventer
- natural gas meter
- T service transformer (pad mount)
- S primary switch gear
- light pole
- C cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Construction Notes:

1. Construct type 'CG-1 wet' curb & gutter where indicated (see legend).
2. Construct standard ribbon curb & gutter where indicated (see legend).
3. Install heavy duty asphalt pavement (see legend).
4. Install standard duty asphalt pavement (see legend).
5. Install heavy duty concrete pavement (see legend).
6. Install heavy duty concrete 10' wide Dolly pad.
7. Install concrete ADA parking pad (see Americans with Disabilities Act (ADA) Notes).
8. Install concrete pads at building entries.
9. Install concrete sidewalk (see legend).
10. Install ADA ramps (see sheet C2.8 for details).
11. Site lighting as shown on photometric plans for details.
12. Install retaining wall with railing, design by others, (see structural plans for details).
13. Install concrete flume w/ riprap.
14. Proposed storm sewer (see sheet C1.3 for details).
15. Proposed water main extension for fire protection w/ fire hydrant assembly (see sheet C1.3).
16. Proposed sanitary sewer service connection to existing 6" PVC service stub.
17. Install primary power conduits from existing power pole w/drop (coordinate with utility provider).
18. Install transformer pad (coordinate with utility provider).
19. Install communication lines (coordinate with utility providers).
20. Install domestic water service w/meter (coordinate with City of Liberty).
21. Install Fire Department Connection (FDC).
22. Proposed stormwater detention basin.
23. Install Monument Sign.
24. Contractor shall coordinate building downspout locations with storm sewer (TBD).
25. Paint Fire Lane curbs in red, Painted "NO PARKING FIRE LANE" in 6" tall using white paint every 25 feet on curbs as shown.
26. All construction areas adjacent to dedicated conservation easement tracts shall be clearly marked "Conservation Easement" and shall not be disturbed on site during construction.
27. Dashed lines represent future expansion of Trailer Parking Lot.
28. Construct Concrete Commercial Entry Drive per City of Liberty detail.



Civil Engineer:

Davidson Architecture & Engineering, LLC
Mr. Paul A. Miller, P.E.
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451-9390
Email: Paul@davidsonae.com

Owner Information

The OPUS Group
2020 Baltimore Ave, Suite 120
Kansas City, MO 64108
Mr. Oscar Healy
(816) 480-4324

Fire Protection Notes:

a. Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
b. Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
c. Hydrostatic testing and flushes shall be completed with the fire department as a witness

Americans with Disabilities Act (ADA) Notes:

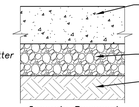
- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

Construction Legend

- concrete pavement
- standard asphalt
- heavy duty asphalt
- concrete sidewalk
- standard curb & gutter
- standard ribbon curb & gutter
- retaining wall
- detention basin
- NO PARKING FIRE LANE — fire lane striping

4" KCMMB Portland Cement Concrete
4" Compacted Subgrade

Concrete Sidewalk

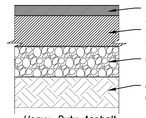


8" KCMMB 4K concrete
6" granular base course
6" compacted subgrade (95% std. proctor)

Concrete Pavement Section

2" KCAPWA Type 3-01 Asphalt Mix
2" KCAPWA Type 1-01 Asphalt Mix
6" granular base course
6" compacted subgrade (95% std. proctor)

Standard Asphalt Pavement Section



2" KCAPWA Type 3-01 Asphalt Mix
5" KCAPWA Type 1-01 Asphalt Mix
6" granular base course
6" compacted subgrade (95% std. proctor)

Heavy-Duty Asphalt Pavement Section

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

north

1 General Layout Plan
scale: DAE-1:100_XREF
0 50 100 200

a new development
LHLC Building D
Shepherd Road
Liberty, Missouri

date
06.03.2022
drawn by
PAM
checked by
PAM
revisions
06.17.2022 1

sheet number
C1.2
drawing type
PRELIMINARY
project number
####

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9990
fax: 913.451.9991
www.davidsonae.com

Landscape Requirements

Sec. 30-97.4.

2 Parking Lot Landscaping
a. Large growing trees - 1 per 10 parking spaces
b. Small growing trees - 1 per 15 parking spaces
c. Shrubs - 1 per 2 parking spaces
d. Islands - 125 sq. ft. min., min. width of 7'
e. Lot w/ over 200 cars - 30% trees & 20% shrubs in islands min.

3 Street Frontage Landscaping
a. Public streets - 1 tree per 50 lineal feet
b. Private drives - 1 tree per 50 lineal feet

4 Open Space Landscaping
a. Every 3,000 sq. ft. of building area - 1 large growing tree or 2 small growing trees
b. Every 250 sq. ft. of building area - 1 shrub, but not more than 400 shrubs required

6 Planting Selection
a. Street trees selected from city tree board's list of approved species
b. Follow USDA Cold Hardiness Zone 6a & American Horticultural Society Heat Zone 7
c. Planting season September through June
d. Large growing trees - 1.5" cal., small growing trees - 1.5" cal., conifer / evergreen - 5' tall, shrubs - 3-gallon container, perinnials - 1-gallon container

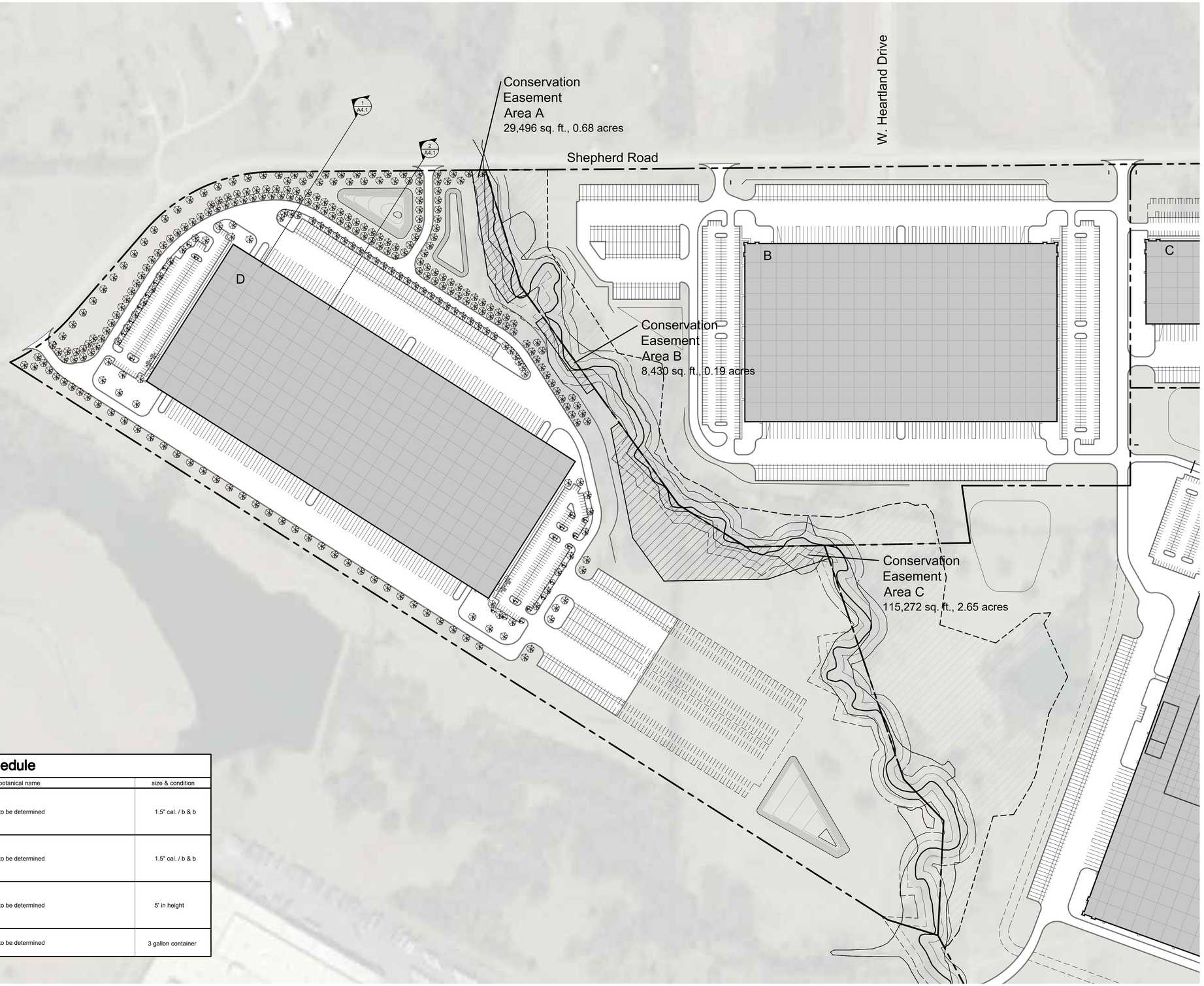
Building D

Parking Lot Landscaping - 351 parking spaces
351 / 10 large growing trees = 35
351 / 15 small growing trees = 23
351 / 2 shrubs = 176 shrubs

Street Frontage Landscaping
Shepherd Road 1,758' / 50' = 35 large growing trees

Open Space Landscaping
676,000 / 3,000 = 225 large growing trees
676,000 / 250 = 2,704 shrubs, 400 required

Green Space: 1,480,454 sq. ft., 51% of Lot D site area



plant schedule

	item	qty.	common name	botanical name	size & condition
shade tree	lgt	295	Large Growing Tree	to be determined	1.5" cal. / b & b
ornamental	orn	23	Small Growing Tree	to be determined	1.5" cal. / b & b
evergreen	evg	-	Evergreen Tree	to be determined	5' in height
shrub	shb	576	Shrub	to be determined	3 gallon container

1 Site Plan
scale: 1" = 150'-0"
north

a new development for
Liberty Heartland Logistics Center Phase II
Shepherd Road
Liberty, Missouri

date
06.03.2022
drawn by
DAE
checked by
DAE
revisions

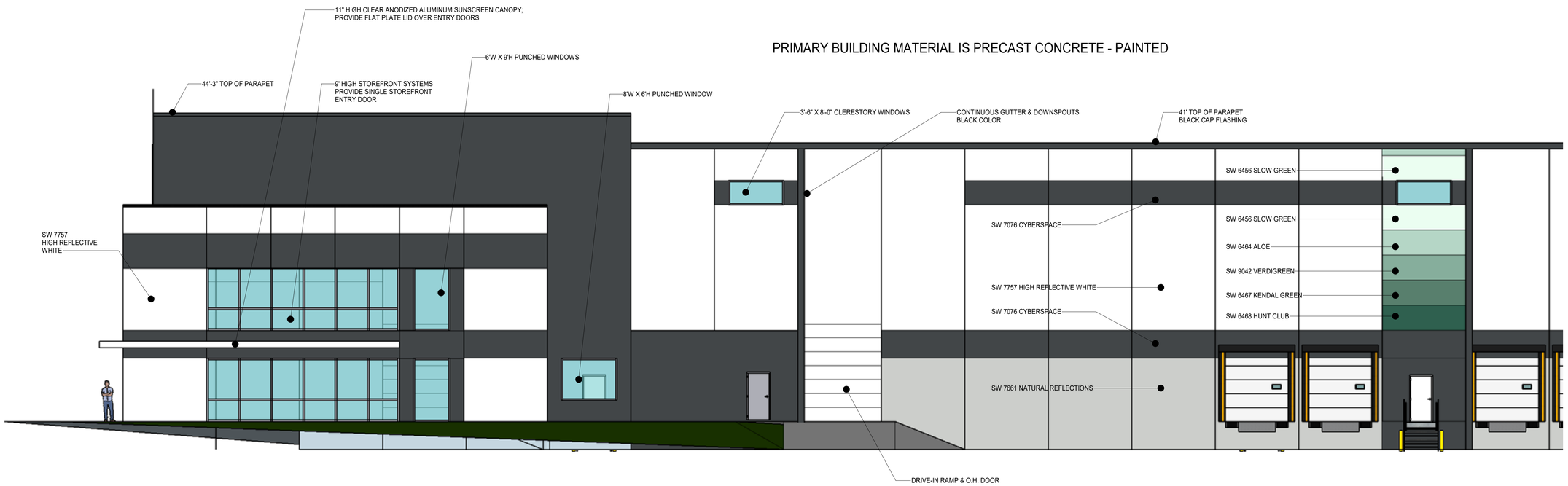
sheet number
L1.1

drawing type
preliminary
project number
21086

A3.1.1 South & North Elevation

0 12 24 48 FEET

PRIMARY BUILDING MATERIAL IS PRECAST CONCRETE - PAINTED



A3.1.2 South Entry Elevation Detail

0 12 24 48 FEET

PLOT DATE: 6/1/2022 9:00:17 AM

OPUS
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Design Build, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

CONSULTANT

PROJECT
LHL-Building D

PROJECT ADDRESS
Liberty Heartland Logistics
Liberty, MO

PROJECT NUMBER
31992000

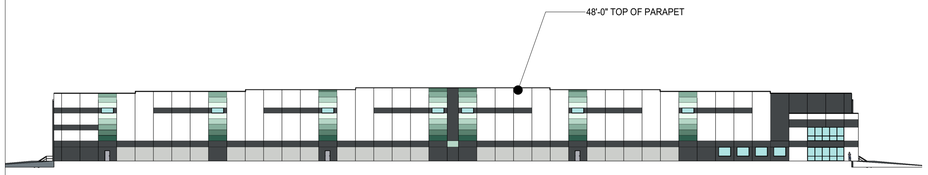
ISSUE RECORD

DATE
06/03/22
PROJECT MANAGER
31992000
DRAWN BY
GS
CHECKED BY
Checker

REGISTRATION

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A3.1



A3.2.1 West & East Elevation

0 12 24 48 FEET

A3.2.3 View of Entry Corner

A3.2.1 West & East Elevation Detail

0 12 24 48 FEET

PLOT DATE: 6/1/2022 9:00:18 AM

OPUS
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Design Build, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

CONSULTANT

PROJECT
LHL-Building D

PROJECT ADDRESS
Liberty Heartland Logistics
Liberty, MO

PROJECT NUMBER
31992000

ISSUE RECORD

DATE
06/03/22
PROJECT MANAGER
31992000
DRAWN BY
GS
CHECKED BY
Checker

REGISTRATION

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A3.2

C. 22-28R&PDP: Rezoning and Preliminary Development Plan for Liberty Heartland Logistics Center, Phase II. Rezoning a small portion of the property to M-1 from R-1A for a 676,000 sq. ft. industrial building on 66 acres with a variance to allow dock doors to face the public right of way.

Commissioner Waterman recused herself from this case.

Mr. Peterman presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

Chairman Rosekrans asked about the variance in Phase 1 sight distance.

Mr. Peterman explained the variance from the first phase (dock doors facing the street).

Commissioner Holt asked if the applicant could better explain why they cannot meet the code.

Mr. Peterman stated that he would let the applicant address the variance.

Michael Stromberg, OPUS represented the applicants. Spoke about the company and other Liberty and metro projects. He explained how they are preserving trees in a conservation easement.

Marc Abbott, Polsinelli; said he understands that the UDO does not allow dock doors to face the ROW, but there are some areas that are lower in grade so the dock doors are not very visible. As well as the great distance from the ROW and the additional greenspace that will clearly block the site line. He does not believe these dock doors will be visible from the street.

Commissioner Dilts asked if there was evaluation of the lake to the south of the property. She asked if it will be affected.

Chris Hafner, Davidson Engineers: The grading plan does not direct stormwater to the lake. All storm water will be direct ed to the north to the detention basin created by the developer.

Chairman Rosekrans opened the public hearing. He asked if there was anyone in the audience that would like to speak for or against the case, seeing none he closed the public hearing.
Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Summers moved to approve the case with variance request as presented in the staff report. Commissioner Evans seconded the motion.

Vote: Motion passed 8-0-0
Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and

Waterman
No: None
Recusal: Commissioner Waterman abstained due to a potential conflict of interest.

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

Document No._____ P&Z Case No. 22-28R&PDP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 11 +/- ACRES AT THE SE CORNER OF SHEPHERD ROAD AND LIGHTBURNE STREET FROM R-1A, “SUBURBAN RESIDENTIAL DISTRICT” TO M-1 “LIGHT INDUSTRIAL DISTRICT” FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, AN INDUSTRIAL DEVELOPMENT, WITH AN ASSOCIATED VARIANCE

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning Liberty Heartland Logistics Center, Phase II, in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

All that part of the Northwest Quarter, and the Northeast Quarter of Section 32, Township 52 North, Range 31 West, in the City of Liberty, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 32; thence S 89°33'19” W, along the North line of the Northwest Quarter of Said Section 32, a distance of 1288.88 feet; thence S 0°26'41” E, a distance of 30.00 feet, to a point on the South right-of-Way line of Shepherd Road, as now established, thence along a curve to the left, having an initial tangent bearing of S 89°33’19” W, a radius of 545.00 feet, and an arc length of 35.87 feet, to the Point of Beginning; thence S 00°26'58" E, a distance of 1127.19 feet; thence N 57°34'43" W, a distance of 964.73 feet; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 64°29’52” E, and a radius of 605.00 feet, an arc distance of 249.08 feet; thence N 40°54'34" E, a distance of 361.82 feet; thence Northeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 545.00 feet, an arc distance of 426.85 feet; to the point of beginning, containing 495,170 square feet or 11.3675 acres, more or less, unplatted land.

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri except for the following variance:

1. Allowance to allow the dock doors and loading area to face the public right-of-way. Section 30-97.5 of the Unified Development Ordinance.

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

_____
MAYOR

Document No. _____

ORDINANCE NO._____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF JULY 1, 2022 TO JULY 15, 2022

BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

The attached lists of vendor checks as drawn by the finance director is hereby acknowledged, in the amounts and to the persons as listed. Said report is hereby incorporated by reference as part of this ordinance. Total disbursements by individual fund is also hereby acknowledged as listed below:

FUND NAME	FUND NUMBER		AMOUNT
GENERAL OPERATING FUND	10	$	613,704.30
LIMITED CAPITAL FUND	11	$	2,033.46
ARPA FUND	12	$	266.07
TIF-SLP WHITEHALL	31	$	8,317.50
CAPTIAL SALES TAX FUND	50	$	70,567.33
TRANSPORTATION SALES TAX FUND	52	$	3,428.70
ECO/DEVO SALES TAX FUND	56	$	2,089.35
FIRE SALES TAX FUND	58	$	1,714.35
PUBLIC SAFETY SALES TAX FUND	59	$	12,000.45
PARKS FUND	60	$	40,295.31
SPORTS COMPLEX FUND	61	$	45,040.49
COMMUNITY CENTER FUND	65	$	69,994.27
TRANSIENT GUEST TAX FUND	67	$	67,844.03
CEMETERY MAINTENANCE FUND	73	$	9,200.00
LOSS CONTROL FUND	75	$	6,495.18
WATER OPERATING FUND	90	$	199,506.17
WASTEWATER OPERATING FUND	92	$	180,295.41
WATER CAPITAL FUND	94	$	4,472.60
WASTEWATER CAPITAL FUND	96	$	86,228.82
SOLID WASTE FUND	98	$	155,494.38
PAYROLL CHECKS & BENEFITS	07/15/2022	$	1,100,802.99
TOTAL APPROPRIATIONS		**$**	**2,679,791.16**

PASSED by the Council this 25th day of July, 2022.

_____
MAYOR PRO TEM

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this 25th day of July, 2022.

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MAYOR PRO TEM

Appropriations Legend

Account Number	Fund and Departments
10	General Fund
10.10	Council
10.20	Administration
10.25	Human Resources
10.30	Finance
10.40	Police
10.50	Fire
10.60	Parks-Aging Services
10.70	Public Works
10.80	Planning and Development Services
10.90	Information Services
10.95	City Wide
11	Limited Capital Fund
14	Downtown 353
15	Residential 353
16	TIF-Liberty Commons
17	CID-Liberty Commons
18	TDD-Liberty Commons
20-21	TIF-Liberty Triangle Project
22	TIF-Liberty Triangle Series 2007
23	TIF-Roger's Plaza
24	TIF-Blue Jay Crossing
25	TIF-Triangle Project B-1
26	TIF-Triangle Project F
27	Rogers CID Sales Tax
28	Blue Jay Crossing CID Sales Tax
29	Triangle CID Sales Tax
30	South Liberty Parkway
31	TIF-South Liberty Parkway-Whitehall
32	TIF-Project E
33	TIF-Triangle Project E
35	TIF-Tiangle Project E-4
36	Liberty Corners CID
37	TIF-Triangle Project E-1
38	TIF-Triangle Project E-2
39	Healthy Living Community
40 & 41	Cemetery Trust Funds
42	F Hughes Library Trust
50	Capital Sales Tax Fund
51	PFA Construction Fund
52	Transportation Sales Tax Fund
54	Park Sales Tax Fund
55	Parks Development Fund
56	Eco/Devo Sales Tax Fund
57	Capital Const Bond Fund
58	Fire Sales Tax Fund
59	Public Safety Sales Tax Fund
60	Parks Fund
61	Sports Complex Fund
65	Community Center Fund
67	Transient Guest Tax Fund
68	Preservation & Development Fund
69	Police Training Fund
70	Cable Reserve Fund
73	Cemetery Maintenance Fund
75	Loss Control Fund
80	Debt Service Fund
81	Tax Escrow Fund
82	TIF-Triangle B-1 Debt Service (CCHC)
83	TIF Debt Service 2007 Fund
86	TIF Debt Service Fund
87	NID Debt Service Fund
88	PFA Debt Service Fund
90	Water Operating Fund
90.30	Finance-Utility Billing
90.70	Public Works
92	Wastewater Operating Fund
92.30	Finance-Utility Billing
92.70	Public Works
94	Water Capital Fund
96	Wastewater Capital Fund
97	Wastewater Treatment Facility
98	Solid Waste Fund
98.30	Finance-Utility Billing
98.70	Public Works

JULY 8TH CHECKS

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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

AMERICAN DIGITAL SECURIT     004908
   177818 07/08/22 PKS ALARM MONITORING    147.00   034555 81722-1             P W -     ACCOUNTS PAYABLE 61.2100

AMOR/NATHAN                 006511
   177819 07/08/22 CCTR SWIM INSTR         90.00   034438 6/28-7/2            P W N 01  ACCOUNTS PAYABLE 65.2100

ANCHOR TRUCKING SERVICE      004656
   177820 07/08/22 WTR HAULING EQUIP      400.00   034439 22-5854             P W -     ACCOUNTS PAYABLE 90.2100

AVENU INSIGHTS & ANALYTI     006392
   177821 07/08/22 SOFTWARE MAINT      12,411.56   034440 INVB-037077         P W N 01  ACCOUNTS PAYABLE 10.2100
   177821 07/08/22 SOFTWARE MAINT      12,411.56   034440 INVB-037077         P W N 01  ACCOUNTS PAYABLE 10.2100
                                   24,823.12   *CHECK TOTAL
                  VENDOR TOTAL      24,823.12

BACKGROUND INVEST BUREAU     004179
   177822 07/08/22 PKS BACKGROUND CHECKS   273.90   034441 CIT024050122-1      P W -     ACCOUNTS PAYABLE 61.2100
   177822 07/08/22 PKS BACKGROUND CHECKS    24.90   034556 CIT02410701221      P W -     ACCOUNTS PAYABLE 61.2100
                                     298.80   *CHECK TOTAL
                  VENDOR TOTAL        298.80

BAKER TILLY MUNICIPAL AD     000462
   177823 07/08/22 PROF SERVICES-MONTAGE  8,317.50   034557 BTMA14458          P W N 01  ACCOUNTS PAYABLE 31.2100

BARCO MUNICIPAL PRODUCTS     003811
   177824 07/08/22 WTR SIGNS           1,396.31   034442 IN-243862           P W -     ACCOUNTS PAYABLE 90.2100
   177824 07/08/22 WWT SIGNS           1,396.31   034442 IN-243862           P W -     ACCOUNTS PAYABLE 92.2100
                                   2,792.62   *CHECK TOTAL
                  VENDOR TOTAL      2,792.62

BERMAN AND RABIN PA         000521
   177825 07/08/22 PAYROLL DEDUCTION      268.00   034443 21CY-CV06025        P W -     ACCOUNTS PAYABLE 10.2100

BOUND TREE MEDICAL LLC       002300
   177826 07/08/22 FIRE EMS SUPPLIES    1,060.66   034444 84578765            P W -     ACCOUNTS PAYABLE 10.2100
   177826 07/08/22 FIRE EMS SUPPLIES       12.51   034445 84551449            P W -     ACCOUNTS PAYABLE 10.2100
   177826 07/08/22 FIRE EMS SUPPLIES      254.90   034446 84572139            P W -     ACCOUNTS PAYABLE 10.2100
   177826 07/08/22 FIRE EMS SUPPLIES      392.00   034447 84582524            P W -     ACCOUNTS PAYABLE 10.2100
                                   1,720.07   *CHECK TOTAL
                  VENDOR TOTAL      1,720.07

BRENNTAG MID-SOUTH INC       005767
   177827 07/08/22 WTR CHEMICALS       6,739.29   034448 BMS182074           P W -     ACCOUNTS PAYABLE 90.2100
   177827 07/08/22 CREDIT               132.14CR  034448 BMS182074           P W -     ACCOUNTS PAYABLE 90.2100
                                   6,607.15   *CHECK TOTAL
                  VENDOR TOTAL      6,607.15

BROWN/ELAINE                007430
   177828 07/08/22 SUMMER BAND         400.00   034449 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 67.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

C&M ENTERPRISES            000499
   177829 07/08/22 WWTP MOWING SERVICES  1,580.00   034558 4015         220076 P W -     ACCOUNTS PAYABLE 92.2100
   177829 07/08/22 WTP MOWING           2,445.00   034559 4016         220075 P W -     ACCOUNTS PAYABLE 90.2100
                                    4,025.00   *CHECK TOTAL
                  VENDOR TOTAL        4,025.00

CBIZ BENEFITS & INSURANC     008459
   177830 07/08/22 ANNUAL PREMIUMS     428,912.11   034450 2022-2023          P W -     ACCOUNTS PAYABLE 10.2100
   177830 07/08/22 ANNUAL PREMIUMS       1,371.48   034450 2022-2023          P W -     ACCOUNTS PAYABLE 50.2100
   177830 07/08/22 ANNUAL PREMIUMS       3,428.70   034450 2022-2023          P W -     ACCOUNTS PAYABLE 52.2100
   177830 07/08/22 ANNUAL PREMIUMS       1,714.35   034450 2022-2023          P W -     ACCOUNTS PAYABLE 56.2100
   177830 07/08/22 ANNUAL PREMIUMS       1,714.35   034450 2022-2023          P W -     ACCOUNTS PAYABLE 58.2100
   177830 07/08/22 ANNUAL PREMIUMS      12,000.45   034450 2022-2023          P W -     ACCOUNTS PAYABLE 59.2100
   177830 07/08/22 ANNUAL PREMIUMS      34,499.05   034450 2022-2023          P W -     ACCOUNTS PAYABLE 60.2100
   177830 07/08/22 ANNUAL PREMIUMS      23,574.38   034450 2022-2023          P W -     ACCOUNTS PAYABLE 61.2100
   177830 07/08/22 ANNUAL PREMIUMS      43,530.50   034450 2022-2023          P W -     ACCOUNTS PAYABLE 65.2100
   177830 07/08/22 ANNUAL PREMIUMS      42,359.43   034450 2022-2023          P W -     ACCOUNTS PAYABLE 67.2100
   177830 07/08/22 ANNUAL PREMIUMS      87,797.02   034450 2022-2023          P W -     ACCOUNTS PAYABLE 90.2100
   177830 07/08/22 ANNUAL PREMIUMS      64,908.18   034450 2022-2023          P W -     ACCOUNTS PAYABLE 92.2100
                                  745,810.00   *CHECK TOTAL
                  VENDOR TOTAL      745,810.00

CEDARCHEM LLC              005150
   177831 07/08/22 WWT CHEMICALS       16,896.00   034560 32225        220034 P W -     ACCOUNTS PAYABLE 92.2100

CENTRAL POWER SYSTEMS IN     001788
   177832 07/08/22 LIB FEST-GENERATOR REN 1,107.00   034452 C114001064          P W -     ACCOUNTS PAYABLE 67.2100
   177832 07/08/22 FIRE #605 WTR PUMP,RPR 4,265.00   034453 R110012122          P W -     ACCOUNTS PAYABLE 10.2100
                                  5,372.00   *CHECK TOTAL
                  VENDOR TOTAL        5,372.00

CENTRAL STATES LEEDS         007492
   177833 07/08/22 POL TRAINING REG       450.00   034451 HAWKINS            P W -     ACCOUNTS PAYABLE 10.2100

CHILDRENS MERCY HOSPITAL     005598
   177834 07/08/22 POL LAB SERVICES       439.00   034454 8000016277          P W M 06  ACCOUNTS PAYABLE 10.2100

CHUCK ANDERSON FORD INC      006320
   177835 07/08/22 PWK #720 OIL,PADS/ROTORS 743.13   034455 FOCS162228          P W -     ACCOUNTS PAYABLE 10.2100

CITY OF RAYTOWN            005401
   177836 07/08/22 RECIPROCAL BOND        100.00   034456 33291              P W -     ACCOUNTS PAYABLE 10.2100

CIVIC PLUS INC             008846
   177837 07/08/22 VISIT LIB WEBSITE FEE  4,745.03   034457 232602             P W -     ACCOUNTS PAYABLE 67.2100

CLAY CO RECORDER           001059
   177838 07/08/22 PWK RECORDING FEE       54.00   034458 2022021660          P W -     ACCOUNTS PAYABLE 10.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

CLAY CO RECORDER            001059
   177838 07/08/22 RECORDING FEES         119.00   034526 20220019081         P W -     ACCOUNTS PAYABLE 10.2100
                                     173.00  *CHECK TOTAL
                  VENDOR TOTAL         173.00

CONRAD FIRE EQUIPMENT IN     003684
   177839 07/08/22 FIRE #611 SPINDLE REPL 1,507.83   034459 561062             P W -     ACCOUNTS PAYABLE 10.2100

CRAWFORD, MURPHY & TILLY     000415
   177840 07/08/22 PROFESSIONAL ENG SERVI 4,105.00   034561 0221942       210131 P W -     ACCOUNTS PAYABLE 96.2100

CUMMINS SALES AND SERVIC     004424
   177841 07/08/22 WWT LIFTSTATIONS       500.65   034562 H9-8279       220083 P W -     ACCOUNTS PAYABLE 92.2100
   177841 07/08/22 WWT LIFTSTATIONS       322.80   034563 H9-9356       220083 P W -     ACCOUNTS PAYABLE 92.2100
   177841 07/08/22 WWT GENERATOR MAINT    329.76   034564 H9-8280       210084 P W -     ACCOUNTS PAYABLE 92.2100
                                    1,153.21  *CHECK TOTAL
                  VENDOR TOTAL       1,153.21

DOSS/JUSTIN                 000542
   177842 07/08/22 PKS SUMMER BAND        100.00   034460 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 60.2100

DRAGEN/MICHAEL              006436
   177843 07/08/22 PKS SUMMER BAND        400.00   034461 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 67.2100

DREXEL TECHNOLOGIES         002272
   177844 07/08/22 T&L KIP MAINT           42.90   034462 INV81375           P W -     ACCOUNTS PAYABLE 10.2100

EDWARDS CHEMICALS           006547
   177845 07/08/22 CCTR POOL CHEMICALS     243.64   034463 IN86291            P W -     ACCOUNTS PAYABLE 65.2100
   177845 07/08/22 CCTR POOL CHEMICALS     240.00   034565 IN85852            P W -     ACCOUNTS PAYABLE 65.2100
                                     483.64  *CHECK TOTAL
                  VENDOR TOTAL         483.64

ELLIS & ASSOC. INC.         005355
   177846 07/08/22 CCTR GUARD LICENSES      55.00   034464 20109029           P W -     ACCOUNTS PAYABLE 65.2100

FLEX MADE EASY              005921
   177848 07/08/22 FLEX SPENDING ACCT FEES  40.00   034465 LIB JUNE 2022       P W N 01  ACCOUNTS PAYABLE 10.2100

FRICK/RUSSELL               005694
   177904 07/08/22 PKS CLAY RIDGE DIRT     750.00   034466 752168             P W N 01  ACCOUNTS PAYABLE 11.2100
   177904 07/08/22 DIRT                    385.00   034467 752172            P W N 01  ACCOUNTS PAYABLE 90.2100
   177904 07/08/22 DIRT                    192.50   034467 752172            P W N 01  ACCOUNTS PAYABLE 90.2100
   177904 07/08/22 DIRT                    192.50   034467 752172            P W N 01  ACCOUNTS PAYABLE 92.2100
                                    1,520.00  *CHECK TOTAL
                  VENDOR TOTAL       1,520.00

FULLER/SHANE                004653
   177849 07/08/22 SUMMER BAND          1,500.00   034468 SUMMER BAND         P W N 01  ACCOUNTS PAYABLE 60.2100
   177849 07/08/22 SUMMER BAND             91.99   034468 SUMMER BAND         P W N 01  ACCOUNTS PAYABLE 60.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

FULLER/SHANE               004653
   177849 07/08/22 SUMMER BAND            50.46   034468 SUMMER BAND         P W N 01  ACCOUNTS PAYABLE 60.2100
                                     1,642.45  *CHECK TOTAL
                 VENDOR TOTAL        1,642.45

GALL'S INC                 005394
   177850 07/08/22 POL BOOTS             169.95   034469 021351349           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 POL BOOTS              41.99   034470 021383072           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 POL BOOTS             114.95   034471 021383073           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS          48.67   034472 021526479           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS          48.24   034473 021526481           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS         352.62   034474 021526513           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS          59.26   034475 021503071           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS          30.09   034476 021510772           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS           7.38   034477 021444718           P W -     ACCOUNTS PAYABLE 10.2100
   177850 07/08/22 FIRE UNIFORMS          63.39   034478 021514935           P W -     ACCOUNTS PAYABLE 10.2100
                                       936.54  *CHECK TOTAL
                 VENDOR TOTAL          936.54

GARDNER/KELSEE             000541
   177851 07/08/22 SUMMER BAND           250.00   034479 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 60.2100

GUILD CONTENT              000147
   177852 07/08/22 VISIT LIB ADS         695.91   034480 2555                P W N 01  ACCOUNTS PAYABLE 67.2100
   177852 07/08/22 STRATEGIC MARKETING PL 2,416.66   034566 2527         220007 P W N 01  ACCOUNTS PAYABLE 67.2100
                                     3,112.57  *CHECK TOTAL
                 VENDOR TOTAL        3,112.57

HANSON/RYLEE M             004289
   177853 07/08/22 CCTR SWIM INSTR        48.00   034481 6/28-6/29           P W N 01  ACCOUNTS PAYABLE 65.2100

HARVEY JR/CHARLES R.       000368
   177854 07/08/22 SUMMER BAND           200.00   034482 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 60.2100

HAWKINS/CHAD               005271
   177855 07/08/22 POL COLLEGE REIMB     2,370.43   034483 SUMMER 2022         P W -     ACCOUNTS PAYABLE 10.2100

HELGET GAS PRODUCTS        006305
   177856 07/08/22 FIRE OXYGEN            29.60   034484 01891595            P W -     ACCOUNTS PAYABLE 10.2100

HILL/DAVID                 000528
   177857 07/08/22 CCTR SWIM INSTR       414.00   034485 6/28-7/3            P W N 01  ACCOUNTS PAYABLE 65.2100
   177857 07/08/22 CCTR SWIM INSTR       208.00   034485 6/28-7/3            P W N 01  ACCOUNTS PAYABLE 65.2100
   177857 07/08/22 CCTR SWIM INSTR       625.00   034485 6/28-7/3            P W N 01  ACCOUNTS PAYABLE 65.2100
                                     1,247.00  *CHECK TOTAL
                 VENDOR TOTAL        1,247.00

HISTORIC DOWNTOWN LIBERT   004528
   177858 07/08/22 HDLI STAFF SALARY     1,250.00   034486 220715              P W -     ACCOUNTS PAYABLE 67.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

INTERNATIONAL ASSOCIATIO     .13994
   177859 07/08/22 POL MEMBERSHIP          65.00   034487 M22-17235           P W -     ACCOUNTS PAYABLE 10.2100

J C LOVE INSTALLATIONS I     009225
   177860 07/08/22 CCTR HOT TUB SKIRTING   228.00   034567 24868               P W -     ACCOUNTS PAYABLE 65.2100

JONES/NATHAN               005257
   177861 07/08/22 CCTR SWIM INSTR        216.00   034488 7/3                P W N 01  ACCOUNTS PAYABLE 65.2100
   177861 07/08/22 CCTR SWIM INSTR         26.00   034488 7/3                P W N 01  ACCOUNTS PAYABLE 65.2100
                                     242.00  *CHECK TOTAL
                 VENDOR TOTAL         242.00

JUKEBOXX MEDIA LLC          005534
   177862 07/08/22 LIB FEST-BAND,STAGE,SO 9,770.00   034489 3799               P W -     ACCOUNTS PAYABLE 67.2100

K C WINNELSON INC           002103
   177863 07/08/22 WTR HYDRANT METERS    4,017.66   034491 690303 01           P W -     ACCOUNTS PAYABLE 90.2100

K C WINWATER WORKS CO        002767
   177864 07/08/22 WTR INVENTORY        1,140.20   034492 295532 02           P W -     ACCOUNTS PAYABLE 90.2100
   177864 07/08/22 WTR INVENTORY          318.00   034493 293104 05           P W -     ACCOUNTS PAYABLE 90.2100
   177864 07/08/22 WELLFIELD VALVE REPL  1,581.60   034494 296867 01           P W -     ACCOUNTS PAYABLE 94.2100
   177864 07/08/22 WTR INVENTORY          427.00   034495 296937 01           P W -     ACCOUNTS PAYABLE 90.2100
   177864 07/08/22 WELLFIELD VALVE        120.00   034496 297041 01           P W -     ACCOUNTS PAYABLE 94.2100
                                     3,586.80  *CHECK TOTAL
                 VENDOR TOTAL       3,586.80

KCATA                      000080
   177865 07/08/22 AGING NEW ACCESS BUS 24,581.00   034490 JUNE 2022           P W -     ACCOUNTS PAYABLE 10.2100

KECK/TED                   004013
   177866 07/08/22 SUMMER BAND           400.00   034497 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 67.2100

KIESLER POLICE SUPPLY IN     000238
   177867 07/08/22 POL THROAT PROTECTOR    584.00   034498 IN193745            P W -     ACCOUNTS PAYABLE 10.2100

KITCHS LAWNCARE & LANDSC     006136
   177868 07/08/22 CEMETERY MOWING       2,100.00   034568 82022        220095 P W -     ACCOUNTS PAYABLE 73.2100

KONE ELEVATOR INC           001743
   177869 07/08/22 CCTR ELEV SERVICE       723.39   034569 962259061           P W -     ACCOUNTS PAYABLE 65.2100

LIBERTY SOLAR, LLC          006703
   177870 07/08/22 SOLAR SERVICES        2,881.96   034499 #36                P W N 01  ACCOUNTS PAYABLE 61.2100
   177870 07/08/22 SOLAR SERVICES        7,335.33   034499 #36                P W N 01  ACCOUNTS PAYABLE 90.2100
   177870 07/08/22 SOLAR SERVICES          819.71   034499 #36                P W N 01  ACCOUNTS PAYABLE 92.2100
                                    11,037.00  *CHECK TOTAL
                 VENDOR TOTAL      11,037.00
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

LINEAGE MAILING SERVICES     000391
   177871 07/08/22 UTIL BILL PROCESSING     20.45   034570 196195              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL POSTAGE       109.86   034570 196195              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL PROCESSING     20.44   034570 196195              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL POSTAGE       109.85   034570 196195              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL PROCESSING    273.40   034571 196193              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL POSTAGE       971.22   034571 196193              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL PROCESSING    273.40   034571 196193              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL POSTAGE       971.21   034571 196193              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL PROCESSING     24.20   034572 196196              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL POSTAGE       129.98   034572 196196              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL PROCESSING     24.19   034572 196196              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL POSTAGE       129.98   034572 196196              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL PROCESSING    243.10   034573 196194              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL POSTAGE       863.55   034573 196194              P W N 01  ACCOUNTS PAYABLE 90.2100
   177871 07/08/22 UTIL BILL PROCESSING    243.09   034573 196194              P W N 01  ACCOUNTS PAYABLE 92.2100
   177871 07/08/22 UTIL BILL POSTAGE       863.54   034573 196194              P W N 01  ACCOUNTS PAYABLE 92.2100
                                     5,271.46  *CHECK TOTAL
                  VENDOR TOTAL       5,271.46

LOU'S GLOVES INC            006493
   177872 07/08/22 POL NITRILE GLOVES      664.00   034500 O49254              P W -     ACCOUNTS PAYABLE 10.2100

MARTIN/STEPHEN              006781
   177873 07/08/22 SUMMER BAND            500.00   034501 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 60.2100

MC JANITORIAL LLC           003416
   177874 07/08/22 JANITORIAL SERVICES     138.67   034502 11404               P W -     ACCOUNTS PAYABLE 90.2100
   177874 07/08/22 JANITORIAL SERVICES     138.67   034502 11404               P W -     ACCOUNTS PAYABLE 92.2100
   177874 07/08/22 JANITORIAL SERVICES     138.66   034502 11404               P W -     ACCOUNTS PAYABLE 92.2100
                                       416.00  *CHECK TOTAL
                  VENDOR TOTAL         416.00

MCKESSON MEDICAL-SURGICA     006532
   177880 07/08/22 FIRE EMS SUPPLIES        66.53   034503 19526714            P W -     ACCOUNTS PAYABLE 10.2100
   177880 07/08/22 FIRE EMS SUPPLIES         8.49   034504 19532287            P W -     ACCOUNTS PAYABLE 10.2100
   177880 07/08/22 FIRE EMS SUPPLIES        16.98   034505 19537114            P W -     ACCOUNTS PAYABLE 10.2100
                                        92.00  *CHECK TOTAL
                  VENDOR TOTAL          92.00

MCNEILEPAPPAS PC            000445
   177875 07/08/22 PAYROLL DEDUCTION       140.00   034506 04CV234682          P W -     ACCOUNTS PAYABLE 90.2100
   177875 07/08/22 PAYROLL DEDUCTION       140.00   034506 04CV234682          P W -     ACCOUNTS PAYABLE 92.2100
                                       280.00  *CHECK TOTAL
                  VENDOR TOTAL         280.00

MEALS ON WHEELS             003134
   177876 07/08/22 AGING SUBSIDIZED MEALS 2,644.80   034507 12                  P W -     ACCOUNTS PAYABLE 10.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

MIDWEST OFFICE TECHNOLOG     008612
   177877 07/08/22 COPIER USAGE           137.50   034508 INST319655          P W -     ACCOUNTS PAYABLE 10.2100

MISSISSIPPI LIME CO INC      005761
   177878 07/08/22 WTR LIME DRINKING WATE 7,028.48   034574 1618010       220015 P W -     ACCOUNTS PAYABLE 90.2100

MISSOURI LIFE INC           006385
   177879 07/08/22 VISIT LIB ADVERTISING  1,000.00   034510 2022-5723           P W -     ACCOUNTS PAYABLE 67.2100

MO DEPT OF NATURAL RESOU     005123
   177881 07/08/22 WTR LEE CHEMICAL PERMI 3,000.00   034509 34602300714         P W -     ACCOUNTS PAYABLE 90.2100

MO ONE CALL SYSTEM INC       004393
   177882 07/08/22 UTIL LOCATES           533.75   034511 2060216             P W -     ACCOUNTS PAYABLE 90.2100
   177882 07/08/22 UTIL LOCATES           533.75   034511 2060216             P W -     ACCOUNTS PAYABLE 92.2100
                                       1,067.50   *CHECK TOTAL
                VENDOR TOTAL           1,067.50

MO STATE HIGHWAY PATROL      001184
   177883 07/08/22 POL FINGERPRINTING      59.75   034512 812HP022XLPD05      P W -     ACCOUNTS PAYABLE 10.2100

MURCH/DOUGLAS G             005463
   177884 07/08/22 CCTR REPL WEIGHTS/ADD ON  97.50   034513 1566               P W N 01  ACCOUNTS PAYABLE 65.2100

NATIONAL LEAGUE OF CITIE     001935
   177885 07/08/22 MEMBERSHIP RENEWAL    2,004.00   034514 180034             P W -     ACCOUNTS PAYABLE 10.2100

NATIONAL OUTDOOR FURNITU     000465
   177886 07/08/22 PKS- CHAIRS & LOUNGERS 5,601.56   034575 3971-5851     220021 F W -     ACCOUNTS PAYABLE 65.2100

OUTDOOR RESTROOMS LLC        003763
   177887 07/08/22 PKS PORT A POTS        225.00   034515 582241             P W -     ACCOUNTS PAYABLE 60.2100
   177887 07/08/22 PKS PORT A POTS        150.00   034576 582240             P W -     ACCOUNTS PAYABLE 61.2100
                                          375.00   *CHECK TOTAL
                VENDOR TOTAL             375.00

P F F I A                   000116
   177888 07/08/22 FIRE MEMBERSHIP DUES     25.00   034516 MILLS              P W -     ACCOUNTS PAYABLE 10.2100
   177888 07/08/22 FIRE MEMBERSHIP DUES     25.00   034517 WHITTECK           P W -     ACCOUNTS PAYABLE 10.2100
   177888 07/08/22 FIRE MEMBERSHIP DUES     25.00   034518 PADDACK            P W -     ACCOUNTS PAYABLE 10.2100
                                            75.00   *CHECK TOTAL
                VENDOR TOTAL             75.00

PACE ANALYTICAL SERVICES     005664
   177889 07/08/22 WWTP LABORATORY SERVIC 5,449.00   034577 2260161549    220036 P W -     ACCOUNTS PAYABLE 92.2100
   177889 07/08/22 WWTP LABORATORY SERVIC 2,442.00   034578 2260161553    220036 P W -     ACCOUNTS PAYABLE 92.2100
                                       7,891.00   *CHECK TOTAL
                VENDOR TOTAL           7,891.00
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

PAOLETTI/ISABELLA           008879
   177890 07/08/22 CCTR SWIM INSTR        320.00   034519 6/27-6/28           P W N 01  ACCOUNTS PAYABLE 65.2100

PETERS/SHELLY               004952
   177891 07/08/22 SUMMER BAND            400.00   034520 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 67.2100

PLOTBOX INC                 000543
   177892 07/08/22 T&L CEMETERY SOFTWARE 3,830.00   034521 INV2678             P W -     ACCOUNTS PAYABLE 10.2100
   177892 07/08/22 T&L CEMETERY SOFTWARE 2,800.00   034521 INV2678             P W -     ACCOUNTS PAYABLE 10.2100
   177892 07/08/22 T&L CEMETERY SOFTWARE 2,000.00   034521 INV2678             P W -     ACCOUNTS PAYABLE 10.2100
                                     8,630.00  *CHECK TOTAL
                  VENDOR TOTAL       8,630.00

POTTER/DAVID M              000540
   177893 07/08/22 SUMMER BAND            300.00   034522 SUMMER 2022         P W N 01  ACCOUNTS PAYABLE 60.2100

PRINTING UNLIMITED          004763
   177894 07/08/22 FIN BUDGET BOOKS      1,440.90   034579 67542              P W -     ACCOUNTS PAYABLE 10.2100
   177894 07/08/22 POL IMPOUND NOTICES     223.89   034580 67620              P W -     ACCOUNTS PAYABLE 10.2100
   177894 07/08/22 UTIL BILL INSERT-JULY   655.60   034581 67670              P W -     ACCOUNTS PAYABLE 10.2100
   177894 07/08/22 POL CERTIFICATE          10.00   034582 67671              P W -     ACCOUNTS PAYABLE 10.2100
                                     2,330.39  *CHECK TOTAL
                  VENDOR TOTAL       2,330.39

PROFESSIONAL PEST SOLUTI    006333
   177895 07/08/22 FIRE PEST CONTROL       30.00   034523 11179              P W -     ACCOUNTS PAYABLE 10.2100
   177895 07/08/22 FIRE PEST CONTROL       30.00   034524 11178              P W -     ACCOUNTS PAYABLE 10.2100
   177895 07/08/22 FIRE PEST CONTROL       30.00   034525 11177              P W -     ACCOUNTS PAYABLE 10.2100
                                          90.00  *CHECK TOTAL
                  VENDOR TOTAL          90.00

PUBLIC WATER DIST #5        002759
   177896 07/08/22 WTR SERVICE            266.27   034583 0215               P W -     ACCOUNTS PAYABLE 90.2100
   177896 07/08/22 WWT WTR SERVICE        498.69   034584 0369               P W -     ACCOUNTS PAYABLE 92.2100
                                         764.96  *CHECK TOTAL
                  VENDOR TOTAL         764.96

RANDY RUSSELL SERVICE CO    001794
   177897 07/08/22 PKS FREEZER FAN MOTOR   867.40   034585 1942               P W N 01  ACCOUNTS PAYABLE 61.2100
   177897 07/08/22 PKS ICE MACHINE RPRS    556.85   034586 1941               P W N 01  ACCOUNTS PAYABLE 61.2100
                                     1,424.25  *CHECK TOTAL
                  VENDOR TOTAL       1,424.25

RED EQUIPMENT, LLC          001027
   177898 07/08/22 WWT #185 EQUIP MAINT    800.00   034587 2289               P W -     ACCOUNTS PAYABLE 92.2100

REJIS COMMISSION            006030
   177899 07/08/22 POL REGIS SUBSCRIPTION  886.77   034588 486596             P W -     ACCOUNTS PAYABLE 10.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT    CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

REPUBLIC SERVICES #468       008397
   177900 07/08/22 SOLID WASTE COLLECTI 118,963.72   034589 3-0468-0011069       P W -     ACCOUNTS PAYABLE 98.2100
   177900 07/08/22 RECYCLING COLLECTION  36,530.66   034589 3-0468-0011069       P W -     ACCOUNTS PAYABLE 98.2100
                                   155,494.38   *CHECK TOTAL
                 VENDOR TOTAL      155,494.38

RICOH USA, INC             000314
   177901 07/08/22 POL COPIER LEASE       153.81   034590 36710410            P W -     ACCOUNTS PAYABLE 10.2100

RICOH USA, INC             007683
   177902 07/08/22 POL COPIER LEASE       153.81   034591 106279096           P W -     ACCOUNTS PAYABLE 10.2100

ROUSE FRETS WHITE GOSS G     006287
   177903 07/08/22 MONTAGE FINANCIALS     375.00   034592 100047202           P W -     ACCOUNTS PAYABLE 56.2100

SEBA/ELISE                 000509
   177905 07/08/22 CCTR SWIM INSTR        154.00   034593 6/28-6/30           P W N 01  ACCOUNTS PAYABLE 65.2100

SHI INTERNATIONAL CORP       000027
   177906 07/08/22 T&L BLUEBEAM REVXTREME   739.55   034594 B15459833           P W -     ACCOUNTS PAYABLE 10.2100
   177906 07/08/22 T&L BLUEBEAM REVXTREME 1,479.10   034594 B15459833           P W -     ACCOUNTS PAYABLE 10.2100
                                   2,218.65   *CHECK TOTAL
                 VENDOR TOTAL       2,218.65

SHOGER/LAUREL              005680
   177907 07/08/22 CCTR SWIM INSTR        396.00   034595 6/28-7/3            P W N 01  ACCOUNTS PAYABLE 65.2100

SMITH/ABIGAIL              000433
   177908 07/08/22 CCTR SWIM INSTR         98.00   034527 6/28-6/30           P W N 01  ACCOUNTS PAYABLE 65.2100

SPECTRUM BUSINESS          004364
   177909 07/08/22 POL CABLE SERVICE      100.00   034528 0333316061722       P W N 01  ACCOUNTS PAYABLE 10.2100

STEVES AUTO REPAIR INC       005649
   177910 07/08/22 POL #210 BRAKES        634.27   034529 58593               P W -     ACCOUNTS PAYABLE 10.2100

SUMNERONE INC              005662
   177911 07/08/22 COPIER LEASE            30.46   034530 32606272            P W -     ACCOUNTS PAYABLE 90.2100
   177911 07/08/22 COPIER LEASE            30.47   034530 32606272            P W -     ACCOUNTS PAYABLE 92.2100
   177911 07/08/22 COPIER LEASE            30.47   034530 32606272            P W -     ACCOUNTS PAYABLE 92.2100
                                      91.40   *CHECK TOTAL
                 VENDOR TOTAL         91.40

SUTTON/KATELYN DANIELLE      000327
   177912 07/08/22 CCTR SWIM INSTR         56.00   034531 6/29-6/30           P W N 01  ACCOUNTS PAYABLE 65.2100

T & W TIRE LLC             005952
   177913 07/08/22 FIRE #626 TIRES-6     2,917.24   034532 3040052237          P W N 01  ACCOUNTS PAYABLE 10.2100
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION            AMOUNT   CLAIM  INVOICE       PO#    F S 9 BX M ACCOUNT NAME    ACCOUNT

TRIMBLE INC.               004149
   177914 07/08/22 WWT NON CONTACT METER 82,123.82   034533 12747035      220089 P W -     ACCOUNTS PAYABLE 96.2100

UNIFIRST CORPORATION        002825
   177915 07/08/22 CCTR MATS             104.59   034534 229 0049202         P W -     ACCOUNTS PAYABLE 65.2100

UNITE PRIVATE NETWORKS L     005621
   177847 07/08/22 T&L TELECOMMUNICATIONS 8,572.00   034535 SI-22-019057        P W N 01  ACCOUNTS PAYABLE 10.2100

USIC LOCATING SERVICES I     006076
   177916 07/08/22 WTR 2022 LOCATES     10,063.35   034536 519308       220038 P W -     ACCOUNTS PAYABLE 90.2100
   177916 07/08/22 WWT 2022 LOCATES     10,063.34   034537 519308       220038 P W -     ACCOUNTS PAYABLE 92.2100
                                   20,126.69  *CHECK TOTAL
                  VENDOR TOTAL       20,126.69

VALVOLINE LLC              005460
   177917 07/08/22 POL #207 OIL CHANGE      29.98   034538 35428              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #206 OIL CHANGE      24.99   034539 35235              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #217 OIL CHANGE      24.99   034540 35220              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #200 OIL CHANGE      29.98   034541 34991              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #214 OIL CHANGE      49.98   034542 35570              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #228 OIL CHANGE      24.99   034543 35583              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #205 OIL CHANGE      24.99   034544 35654              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #224 OIL CHANGE      24.99   034545 35659              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #204 OIL CHANGE      24.99   034546 35924              P W -     ACCOUNTS PAYABLE 10.2100
   177917 07/08/22 POL #201 OIL CHANGE      24.99   034547 36319              P W -     ACCOUNTS PAYABLE 10.2100
                                      284.87  *CHECK TOTAL
                  VENDOR TOTAL        284.87

VANCE BROTHERS INC          000957
   177918 07/08/22 ST ASPAHLT            310.00   034548 IG00015055         P W -     ACCOUNTS PAYABLE 50.2100
   177918 07/08/22 ST ASPAHLT            576.00   034549 IG00015113         P W -     ACCOUNTS PAYABLE 50.2100
   177918 07/08/22 ST ASPAHLT            559.24   034550 IG00015149         P W -     ACCOUNTS PAYABLE 50.2100
                                    1,445.24  *CHECK TOTAL
                  VENDOR TOTAL       1,445.24

WEX BANK                   005626
   177919 07/08/22 FUEL-JUNE          45,291.23   034551 82214584           P W -     ACCOUNTS PAYABLE 10.2100

WHENTOWORK INC              003493
   177920 07/08/22 SCHEDULING SOFTWARE     260.00   034552 79005559           P W -     ACCOUNTS PAYABLE 61.2100
   177920 07/08/22 SCHEDULING SOFTWARE     520.00   034552 79005559           P W -     ACCOUNTS PAYABLE 65.2100
                                      780.00  *CHECK TOTAL
                  VENDOR TOTAL        780.00

WICKLUND'S CARSTAR INC       000603
   177921 07/08/22 POL #208 BODY RPR     1,000.00   034553 50194              P W -     ACCOUNTS PAYABLE 10.2100
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VENDOR NAME AND NUMBER CHECK# DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F S 9 BX M	ACCOUNT NAME	ACCOUNT
WILSON/ANNETTE 000363								
177922 07/08/22	SUMMER BAND	400.00	034554	SUMMER 2022		P W N 01	ACCOUNTS PAYABLE	67.2100

JULY 15TH CHECKS

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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT   CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

ALTERATIONS & CUSTOM SEW     005482
         07/15/22 ACTL UNIFORMS              118.00   034596 2569                P N W CLOTHING EXPENSE 10.20.051.38.5812
         07/15/22 ACTL UNIFORMS               97.50   034597 2533                P N W CLOTHING EXPENSE 10.20.051.38.5812
         07/15/22 POL UNIFORMS               569.00   034656 2565                P N W CLOTHING EXPENSE 10.40.500.38.5812
         07/15/22 POL UNIFORMS               215.00   034701 2524A               P N W CLOTHING EXPENSE 10.40.500.38.5812
                                           999.50  *CHECK TOTAL
                      VENDOR TOTAL        999.50

AMERICAN DIGITAL SECURIT     004908
         07/15/22 ACTL SECURITY ALARM         75.00   034598 75311-1             P - W BUILDING MAINTEN 10.20.051.14.5571
         07/15/22 ACTL SECURITY ALARM         48.95   034599 78705-1             P - W BUILDING MAINTEN 10.20.051.14.5571
         07/15/22 ACTL SECURITY ALARM      2,071.97   034600 78458-1             P - W BUILDING MAINTEN 10.20.051.14.5571
         07/15/22 ACTL SECURITY ALARM         48.95   034601 80729-1             P - W BUILDING MAINTEN 10.20.051.14.5571
         07/15/22 ACTL SECURITY ALARM         48.95   034655 81720-1             P - W BUILDING MAINTEN 10.20.051.14.5571
                                         2,293.82  *CHECK TOTAL
                      VENDOR TOTAL      2,293.82

AMERICAN RESPONSE VEHICL     005616
         07/15/22 FIRE #626 SWITCHES          45.30   034603 12051               P - W VEHICLE MAINTENA 10.50.311.14.5541

AMOR/NATHAN                006511
         07/15/22 CTCR SWIM INSTR             30.00   034657 7/10                P N W PRIVATE SWIMMING 65.60.417.08.8125

ANCHOR TRUCKING SERVICE      004656
         07/15/22 WTR HAULING EQUIP          400.00   034658 22-5895             P - W MAINS & LINES MA 90.70.801.14.5532

ARC PHYSICAL THERAPY PLU     006467
         07/15/22 POET PROGRAM-PRE EMPLOY     300.00   034755 0701223154          P N W EMPLOYMENT TESTI 10.50.300.08.5392
         07/15/22 POET PROGRAM-PRE EMPLOY     300.00   034755 0701223154          P N W TRAINING TRAVEL  92.70.901.06.5210
                                           600.00  *CHECK TOTAL
                      VENDOR TOTAL        600.00

BOARD OF POLICE COMMISSI     000142
         07/15/22 POL DNA SAMPLE           1,104.00   034659 10902               P - W MISCELLANEOUS FE 10.40.500.08.5399
         07/15/22 POL LAB EXAMS               19.25   034659 10902               P - W MISCELLANEOUS FE 10.40.500.08.5399
                                         1,123.25  *CHECK TOTAL
                      VENDOR TOTAL      1,123.25

BOUND TREE MEDICAL LLC       002300
         07/15/22 FIRE EMS SUPPLIES          547.15   034604 84589151            P - W MEDICAL SUPPLIES 10.50.311.04.5003
         07/15/22 FIRE EMS SUPPLIES           36.30   034605 84591242            P - W MEDICAL SUPPLIES 10.50.311.04.5003
                                           583.45  *CHECK TOTAL
                      VENDOR TOTAL        583.45

BRADY INDUSTRIES OF KANS     000081
         07/15/22 CUSTODIAL SUPPLIES         111.75   034703 7403043       220004 P N W MAINTENANCE MATE 10.95.140.04.5009
         07/15/22 CUSTODIAL SUPPLIES          77.50   034704 7402208       220004 P N W MAINTENANCE MATE 10.95.140.04.5009
         07/15/22 CUSTODIAL SUPPLIES       1,034.76   034705 7413727       220004 P N W MAINTENANCE MATE 10.95.140.04.5009
                                         1,224.01  *CHECK TOTAL
                      VENDOR TOTAL      1,224.01
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VENDOR NAME AND NUMBER / CHECK# DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARTER WATERS CORP. 000091								
07/15/22	ST ASPHALT	105.00	034660	15541497-00		P - W	ASPHALT-STREET R	50.75.607.14.5621
CE WATER MANAGEMENT INC 006384								
07/15/22	PWK BOILER LOOP MAINT	272.00	034661	C61480		P - W	FACILITIES MAINT	10.70.221.14.5572
CINTAS RENTAL SERVICE 000129								
07/15/22	FIRE MOPS	55.65	034606	4124693518		P - W	PEST CONTROL/MOP	10.50.300.08.5369
CIVIC PLUS INC 008846								
07/15/22	ADMIN SUPPORT FEE	450.00	034607	231507		P - W	MISCELLANEOUS FE	10.20.021.08.5399
CLAYTON PAPER & DISTRIBU 005670								
07/15/22	CCTR OFFICE SUPPLIES	320.40	034662	162466		P - W	GENERAL SUPPLIES	65.60.491.04.5001
COMMERCIAL AQUATIC SERVI 007993								
07/15/22	CCTR DIVING BOARD	6,308.05	034663	43082-1		P - W	MINOR EQUIPMENT	65.60.491.18.5601
CONRAD FIRE EQUIPMENT IN 003684								
07/15/22	FIRE #611 PREV MAINT	3,957.12	034664	561333		P - W	VEHICLE MAINTENA	10.50.301.14.5541
CRIME SCENE CLEANERS 000380								
07/15/22	POL DECONTAMINATION	95.00	034665	7241		P N W	MISCELLANEOUS SU	10.40.500.04.5099
CURT HEISINGER MONUMENT 000518								
07/15/22	CEM HEADSTONE STABILIZAT	5,000.00	034706	0003	220088	F N W	HEADSTONE MAINTE	73.70.226.14.5579
CUSTOM GRAPHICS LLC 006668								
07/15/22	PKS YOUTH SPORTS APPAREL	800.00	034707	720	220023	P N W	RECREATION SUPPL	61.60.458.04.5004
CYCLONE INC 000095								
07/15/22	FIRE PORT A POT	150.00	034666	33084		P - W	BUILDING MAINTEN	10.50.300.14.5571
DAYMARK SOLUTIONS INC 009175								
07/15/22	POL ID BADGE	110.25	034667	107612		P - W	MISCELLANEOUS FE	10.40.500.08.5399
DENALI WATER SOLUTIONS 004182								
07/15/22	WWT BIOSOLIDS DISPOSAL	17,580.71	034708	INV328505	220050	P N W	FEES-BIOSOLID DI	92.70.902.08.5370
ELECTRONIC CONTRACTING C 000158								
07/15/22	ACTL FIRE ALARM PANEL	160.00	034608	30115		P - W	MISC EQUIPMENT M	10.20.051.14.5559
F C INDUSTRIES INC 000422								
07/15/22	ACTL INCINERATOR RPR	463.04	034609	46234		P - W	MISC EQUIPMENT M	10.20.051.14.5559
FISH WINDOW CLEANING 006369								
07/15/22	ACTL WINDOW CLEANING	80.00	034610	2642-78091		P N W	BUILDING MAINT S	10.20.051.04.5008
07/15/22	ACTL WINDOW CLEANING	80.00	034611	2642-78572		P N W	BUILDING MAINT S	10.20.051.04.5008
		160.00	*CHECK TOTAL					
	VENDOR TOTAL	160.00						

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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT   CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

FP MAILING SOLUTIONS INC     004739
     1773 07/13/22 POSTAGE                 1,000.00   034698 114                P - H POSTAGE        10.95.140.38.5808

GALL'S INC                 005394
         07/15/22 FIRE UNIFORMS              161.76   034612 021564186           P - W CLOTHING EXPENSE 10.50.321.38.5812
         07/15/22 FIRE UNIFORMS               67.93   034668 021570233           P - W CLOTHING EXPENSE 10.50.301.38.5812
         07/15/22 FIRE UNIFORMS               94.24   034669 021570490           P - W CLOTHING EXPENSE 10.50.301.38.5812
                                            323.93   *CHECK TOTAL
                      VENDOR TOTAL         323.93

GARY CROSSLEY FORD INC       000120
         07/15/22 POL #209 UNDERBODY TRIM      82.60   034670 323876              P - W VEHICLE MAINTENA 10.40.500.14.5541

GFOA                       006364
         07/15/22 GFOA ONLINE TRAINING        420.00   034671 3062629             P - W TRAINING TRAVEL  10.30.130.06.5210

HARMS PH D/KATHY           003607
         07/15/22 POL PRE EMPLOY TESTING      400.00   034672 6/15/22             P M W TESTING FEES    10.40.500.08.5336
         07/15/22 POL PRE EMPLOY TESTING      200.00   034673 7/8/22              P M W TESTING FEES    10.40.500.08.5336
                                            600.00   *CHECK TOTAL
                      VENDOR TOTAL         600.00

HAYNES EQUIPMENT CO INC      005908
         07/15/22 WWT MAINT                10,309.71   034674 27521H             P - W WWTR PLANT MAINT 92.70.902.14.5534

HEARTLAND COCA-COLA         000076
         07/15/22 COCA COLA PRODUCTS        1,691.64   034709 5783214924    220056 P N W CONCESSION      61.60.458.04.5007
         07/15/22 COCA COLA PRODUCTS          547.20   034710 5783214981    220056 P N W CONCESSION      61.60.458.04.5007
                                          2,238.84   *CHECK TOTAL
                      VENDOR TOTAL       2,238.84

HILL/DAVID                 000528
         07/15/22 CCTR SWIM INSTR             270.00   034675 7/4-7/10            P N W PRIVATE SWIMMING 65.60.417.08.8125
         07/15/22 CCTR SWIM INSTR             130.00   034675 7/4-7/10            P N W SEMI-PRIVATE SWI 65.60.417.08.8123
         07/15/22 CCTR SWIM INSTR             625.00   034675 7/4-7/10            P N W SWIM TEAM       65.60.417.08.8124
                                          1,025.00   *CHECK TOTAL
                      VENDOR TOTAL       1,025.00

HISTORIC DOWNTOWN LIBERT     004528
         07/15/22 HDLI CONTRACT            2,500.00   034711 JULY 2022     210156 P - W HDLI CONTRACT   67.20.061.38.5823

INNOVATIVE CONCESSIONS       005719
         07/15/22 PKS CONCESSION SUPPLIES     552.00   034676 302001517           P - W CONCESSION      61.60.458.04.5007

JAMES/MACY                 000493
         07/15/22 CCTR SWIM INSTR             537.50   034677 6/27-7/10           P N W SWIM TEAM       65.60.417.08.8124

JONES/NATHAN               005257
         07/15/22 CCTR SWIM INSTR             180.00   034678 7/10                P N W PRIVATE SWIMMING 65.60.417.08.8125
         07/15/22 CCTR SWIM INSTR              26.00   034678 7/10                P N W SEMI-PRIVATE SWI 65.60.417.08.8123
                                            206.00   *CHECK TOTAL
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT    CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

JONES/NATHAN               005257
                      VENDOR TOTAL       206.00

K C MO WATER SERVICES        003552
         07/15/22 WWT SERVICE             4,335.73   034613 527657-320655       P - W SEWAGE TREATMENT 92.70.902.08.5394

K C WINWATER WORKS CO        002767
         07/15/22 WTR WELLFIELD MAINT        335.00   034679 296943 01           P - W SMALL TOOLS     90.70.801.04.5018
         07/15/22 WTR INVENTORY            2,920.00   034680 296999 01           P - W INVENTORY-MATERI 90.1700
         07/15/22 WTR INVENTORY              168.00   034681 296451 02           P - W INVENTORY-MATERI 90.1700
         07/15/22 WTR WELLFIELD MAINT      2,771.00   034682 297126 01           P - W CONSTRUCTION CON 94.70.802.36.7510
                                       6,194.00   *CHECK TOTAL
                      VENDOR TOTAL      6,194.00

KELLOGG/MATTHEW            008968
         07/15/22 POL FBINAA CONF            328.50   034614 7/29-8/3            P - W TRAINING TRAVEL  10.40.500.06.5210

KEY EQUIPMENT & SUPPLY C     007275
         07/15/22 ST #709 SWEEPER             26.60   034683 KC204441            P - W PW EQUIPMENT REN 50.75.225.18.5611
         07/15/22 ST #709 SWEEPER             36.13   034684 KC204477            P - W PW EQUIPMENT REN 50.75.225.18.5611
         07/15/22 ST #709 SWEEPER            656.94   034685 KC204593            P - W PW EQUIPMENT REN 50.75.225.18.5611
                                         719.67   *CHECK TOTAL
                      VENDOR TOTAL       719.67

KITCHS LAWNCARE & LANDSC     006136
         07/15/22 CEMETERY MOWING          2,100.00   034712 92022        220095 P - W MOWING CONTRACT  73.70.226.14.5577

KOHL WHOLESALE INC          000713
         07/15/22 PKS- CONCESSIONS         2,300.12   034713 415402       220026 P - W CONCESSION      61.60.458.04.5007
         07/15/22 PKS- CONCESSIONS         1,407.42   034714 418627       220026 P - W CONCESSION      61.60.458.04.5007
                                       3,707.54   *CHECK TOTAL
                      VENDOR TOTAL      3,707.54

KONECRANES, INC             005549
         07/15/22 WWT LIFT STATION INSPECT  1,845.00   034686 154690416           P - W WWTR PLANT MAINT 92.70.902.14.5534

LANDWORKS STUDIO, LLC        000504
         07/15/22 PRKS MASTER PLAN PROJECT  5,408.66   034715 22-003-02     220072 P - W MISCELLANEOUS EX 10.95.140.38.5989

LAYNE CHRISTENSEN CO         000720
         07/15/22 WTR WELLFIELD SERVICES   43,200.00   034716 2270021      220079 P - W WELLFIELD MAINTE 90.70.802.14.5535

LEXIPOL LLC                005142
         07/15/22 FIRE SUBSCRIPTION        6,495.18   034687 INVLEX11248         P N W TRAINING TRAVEL  75.50.780.06.5210

LIBERTY AGGREGATES LLC       004693
         07/15/22 PKS ROCK-NORTHWYCK         310.96   034615 18025               P - W NEIGHBORHOOD PAR 11.60.415.36.7307
         07/15/22 ST ROCK                    289.88   034688 18007               P - W GRAVEL/ROCK-STRE 50.75.607.14.5622
         07/15/22 WWT ROCK                   230.54   034689 18026               P - W MAINS & LINES MA 92.70.901.14.5532
                                         831.38   *CHECK TOTAL
                      VENDOR TOTAL       831.38
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT   CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

LIBERTY AUTO UPHOLSTERY      006631
         07/15/22 CCTR EQUIP PAD RPRS        275.00   034690 131                 P - W MISC EQUIPMENT M 65.60.491.14.5559

LIBERTY HOSPITAL URGENT      000690
         07/15/22 HR TESTING FEES          1,550.00   034717 00109953-00          P M W MISCELLANEOUS FE 10.25.011.08.5399

LIBERTY SPORTS OFFICIALS     009209
         07/15/22 2022 OFFICIATING SERVICE    946.00   034718 SUMMER BB92022 220006 P - W CONTRACT LABOR   61.60.458.08.5397

LINEAGE MAILING SERVICES     000391
         07/15/22 UTIL BILL ENVELOPES        393.85   034616 197571              P N W OUTSIDE PRINTING 90.30.133.04.5120

MARMIC FIRE & SAFETY CO      006539
         07/15/22 PWK FIRE ALARM RPR       1,180.35   034691 C497861             P - W FACILITIES MAINT 10.70.221.14.5572

MCDONALD/EMMA              000356
         07/15/22 CCTR SWIM INSTR            562.50   034692 7/10                P N W SWIM TEAM       65.60.417.08.8124

MEDLINE INDUSTRIES, INC.     000389
         07/15/22 COVID, FLU & RSV TESTS      266.07   034719 2214257475    220008 P - W MISCELLANEOUS EX 12.95.140.38.5989

MICHAEL III/ARCHIE W.        000366
         07/15/22 PKS TENNIS INSTR         4,340.00   034617 JULY SESSION         P N W CONTRACT LABOR   61.60.458.08.5397

MIDWAY FORD TRUCK CENTER     000582
         07/15/22 ST #710 WTR PUMP         1,294.10   034693 R100373495:01        P - W VEHICLE MAINTENA 10.70.225.14.5541

MIDWEST OFFICE TECHNOLOG     008612
         07/15/22 COPIER USAGE                49.58   034618 INST320684          P - W COPIER LEASE & U 10.80.151.04.5110
         07/15/22 COPIER USAGE                49.57   034618 INST320684          P - W COPIER LEASE & U 10.70.201.04.5110
                                             99.15   *CHECK TOTAL
                      VENDOR TOTAL           99.15

MISSISSIPPI LIME CO INC      005761
         07/15/22 WTR LIME DRINKING WATER   7,459.33   034720 1619020       220015 P - W CHEMICALS       90.70.802.04.5010
         07/15/22 WTR LIME DRINKING WATER   7,157.67   034721 1619726       220015 P - W CHEMICALS       90.70.802.04.5010
                                          14,617.00   *CHECK TOTAL
                      VENDOR TOTAL        14,617.00

MO PARKS & RECREATION AS     001167
         07/15/22 PKS TICKET SALES         1,148.00   034619 6/1-7/5             P - W RESERVE-MPRA TIC 60.2400

MSEC FINANCIAL SERVICES      006167
         07/15/22 PKS POSTAGE MTR LEASE       153.00   034694 31990753            P - W OFFICE EQUIPMENT 60.60.415.14.5551

ORNESS/VICTORIA            .13995
         07/15/22 CCTR REFUND MEMBERSHIP      202.50   034722 1615392             P - W REFUNDS PAYABLE  65.2265

PACE ANALYTICAL SERVICES     005664
         07/15/22 WTR LEE CHEMICAL TESTING  1,080.57   034723 2260161971    220071 P - W LAB FEES        90.70.802.08.5365
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT   CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

PAOLETTI/ISABELLA           008879
         07/15/22 CCTR SWIM INSTR            544.00   034695 7/6-7/8             P N W PRIVATE SWIMMING 65.60.417.08.8125

PETTY CASH/LIBERTY COMM      003524
         07/15/22 AGING MILEAGE               77.81   034724 PETTY CASH          P - W MISCELLANEOUS EX 10.60.481.38.5989
         07/15/22 CCTR MILEAGE                57.78   034724 PETTY CASH          P - W MISCELLANEOUS EX 65.60.491.38.5989
         07/15/22 PKS MILEAGE                135.18   034724 PETTY CASH          P - W MISCELLANEOUS EX 61.60.458.38.5989
         07/15/22 PKS MILEAGE                 77.81   034724 PETTY CASH          P - W TRAINING TRAVEL  60.60.415.06.5210
         07/15/22 PKS RPRS                    48.55   034724 PETTY CASH          P - W MAINTENANCE MATE 61.60.458.04.5009
         07/15/22 AGING B-PARTY ENTERTAIN    100.00   034724 PETTY CASH          P - W PROGRAM SUPPLIES 10.60.483.04.5099
                                            497.13   *CHECK TOTAL
                     VENDOR TOTAL           497.13

PLATTE COUNTY READY MIX      004482
         07/15/22 PKS CONCRETE-NORTHWYCK     972.50   034620 21239               P - W NEIGHBORHOOD PAR 11.60.415.36.7307

PRIDE CLEANERS              000186
         07/15/22 FIRE UNIFORM CLEANING       14.50   034621 333659-063022       P N W CLOTHING EXPENSE 10.50.301.38.5812
         07/15/22 POL UNIFORM CLEANING       390.00   034696 333472-63022        P N W CLOTHING EXPENSE 10.40.500.38.5812
         07/15/22 POL JAIL LAUNDRY            95.00   034697 168997-063021       P N W CLOTHING EXPENSE 10.40.500.38.5812
                                            499.50   *CHECK TOTAL
                     VENDOR TOTAL           499.50

PRINTING UNLIMITED          004763
         07/15/22 PWK DOOR HANGERS           891.88   034725 67540               P - W GENERAL SUPPLIES 10.70.201.04.5001
         07/15/22 POL DECALS #212            960.00   034726 67698               P - W VEHICLE CHANGEOV 10.40.500.18.5606
                                          1,851.88   *CHECK TOTAL
                     VENDOR TOTAL         1,851.88

PROFESSIONAL PEST SOLUTI     006333
         07/15/22 ACTL PEST CONTROL           60.00   034622 11144               P - W BUILDING MAINT S 10.20.051.04.5008

RBE LAWN CARE LLC           006213
         07/15/22 PWK FORCED MOWS          2,825.00   034727 5956                P N W CONTRACT LABOR   10.70.225.08.5397

REJIS COMMISSION            006030
         07/15/22 MOBILE TICKET INTERFACE     67.50   034623 486507              P - W MISCELLANEOUS FE 10.20.131.08.5399
         07/15/22 COURT FEES                  67.55   034624 486689              P - W MISCELLANEOUS FE 10.20.131.08.5399
                                            135.05   *CHECK TOTAL
                     VENDOR TOTAL           135.05

RICOH USA, INC              000314
         07/15/22 ACTL COPIER LEASE           91.26   034625 36710308            P - W MINOR EQUIPMENT  10.20.051.18.5601
         07/15/22 POL COPIER USAGE            42.60   034728 5065005676          P - W COPIER LEASE & U 10.40.512.04.5110
                                            133.86   *CHECK TOTAL
                     VENDOR TOTAL           133.86

RICOH USA, INC              007683
         07/15/22 FIRE COPIER LEASE          137.89   034729 106298559           P - W COPIER LEASE & U 10.50.300.04.5110
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT   CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

SALLEE/DAPHNE              005780
         07/15/22 CCTR SWIM INSTR             16.00   034730 7/5-7/6             P N W PRIVATE SWIMMING 65.60.417.08.8125

SAMS CLUB DISCOVER-GECRS     003621
     1771 07/13/22 COURT SUPPLIES             13.28   034699 JUNE                P - H GENERAL SUPPLIES 10.20.131.04.5001
     1771 07/13/22 FIN SUPPLIES               93.84   034699 JUNE                P - H GENERAL SUPPLIES 10.30.130.04.5001
     1771 07/13/22 POL SUPPLIES              279.10   034699 JUNE                P - H MINOR EQUIPMENT  10.40.500.18.5601
     1771 07/13/22 FIRE STATION SUPPLIES     825.68   034699 JUNE                P - H STATION SUPPLIES 10.50.301.04.5020
     1771 07/13/22 AGING SUPPLIES             31.46   034699 JUNE                P - H GENERAL SUPPLIES 10.60.483.04.5001
     1771 07/13/22 PKS CONCESSION SUPPLIES  2,156.78   034699 JUNE                P - H CONCESSION       61.60.458.04.5007
     1771 07/13/22 PKS CONCESSION SUPPLIES     29.98   034699 JUNE                P - H CLOTHING EXPENSE 61.60.458.38.5812
     1771 07/13/22 CCTR RENTAL SUPPLIES        64.58   034699 JUNE                P - H GENERAL SUPPLIES 65.60.491.04.5001
     1771 07/13/22 CCTR LAUNDRY SUPPLIES       26.25   034699 JUNE                P - H MAINTENANCE MATE 65.60.491.04.5009
     1771 07/13/22 WTR SUPPLIES               93.84   034699 JUNE                P - H GENERAL SUPPLIES 90.30.133.04.5001
     1771 07/13/22 WWT SUPPLIES              176.98   034699 JUNE                P - H GENERAL SUPPLIES 92.70.901.04.5001
                                        3,791.77   *CHECK TOTAL
                     VENDOR TOTAL       3,791.77

SEBA/ELISE                 000509
         07/15/22 CCTR SWIM INSTR            196.00   034731 7/5-7/10            P N W PRIVATE SWIMMING 65.60.417.08.8125

SHOGER/LAUREL              005680
         07/15/22 CCTR SWIM INSTR            342.00   034732 7/5-7/10            P N W PRIVATE SWIMMING 65.60.417.08.8125

SIEMENS INDUSTRY INC         005996
         07/15/22 CCTR FIRE ALARM-5G INST  1,088.53   034626 5330434450          P - W BUILDING MAINTEN 65.60.491.14.5571

SITE ONE LANDSCAPE SUPPL     003068
         07/15/22 PKS CHEMICALS              992.53   034627 M121091605          P - W CHEMICALS       61.60.458.04.5010

SMITH/ABIGAIL              000433
         07/15/22 CCTR SWIM INSTR            224.00   034733 7/5-7/8             P N W PRIVATE SWIMMING 65.60.417.08.8125

STRATHMAN/AMY E            006050
         07/15/22 CCTR SWIM INSTR             26.00   034734 7/9                 P N W SEMI-PRIVATE SWI 65.60.417.08.8123

STRATUS BUILDING SOLUTIO     000460
         07/15/22 CCTR- 3RD SHIFT CLEANING    742.50   034735 5417505       220027 P N W CONTRACT LABOR   65.60.491.08.5397

SUDMANN/ASHLEY ELIZABETH     006541
         07/15/22 CCTR SWIM INSTR            680.00   034736 7/4-7/9             P N W PRIVATE SWIMMING 65.60.417.08.8125

SUTTON/KATELYN DANIELLE      000327
         07/15/22 CCTR SWIM INSTR             70.00   034737 7/6-7/8             P N W PRIVATE SWIMMING 65.60.417.08.8125
         07/15/22 CCTR SWIM INSTR            587.50   034737 7/6-7/8             P N W SWIM TEAM       65.60.417.08.8124
                                            657.50   *CHECK TOTAL
                     VENDOR TOTAL          657.50

SWIM THINGS INC            008987
         07/15/22 CCTR SWIM TEAM SUITS       677.00   034738 438636-1            P - W SWIM TEAM       65.60.417.08.8124
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VENDOR NAME AND NUMBER
   CHECK# DATE    DESCRIPTION                AMOUNT    CLAIM  INVOICE       PO#    F 9 S ACCOUNT NAME    ACCOUNT

SYNERGY SERVICES INC        005964
         07/15/22 DOMESTIC VIOLENCE FUND      464.00   034628 JUNE 2022           P - W DOMESTIC VIOLENC 10.2472

TERRY SNELLING CONSTRUCT     006428
         07/15/22 CONCRETE FLATWORK REPLAC  47,880.00   034741 #3 FINAL      220045 F - W OVERLAY PROGRAM  50.75.604.36.7515
         07/15/22 RETAINAGE              17,774.22   034742 RETAINAGE           P - W RETAINAGE PAYABL 50.2115
                                       65,654.22   *CHECK TOTAL
                      VENDOR TOTAL     65,654.22

THE RUGGED STORE           000545
         07/15/22 T&L COMPUTER EQUIP       2,925.00   034743 67295              P N W MINOR COMPUTER E 10.90.132.18.5605

TOWN AND COUNTRY BUILDIN     007143
         07/15/22 CITY HALL JANITORIAL SER  2,380.00   034744 29782        220001 P - W CONTRACT LABOR   10.70.221.08.5397

TW SPORTSWEAR, LLC          005575
         07/15/22 PKS BSKBAL, BITTY&ADULT     231.31   034739 42131        220024 P - W RECREATION SUPPL 61.60.458.04.5004
         07/15/22 PKS BSKBAL, BITTY&ADULT     125.39   034740 42132        220024 P - W RECREATION SUPPL 61.60.458.04.5004
                                         356.70   *CHECK TOTAL
                      VENDOR TOTAL       356.70

UMB BANK N A               004100
     1772 07/13/22 WWT SRF 2005C           2,336.75   034700 7/25/22            P - H SRF 2005 INTERES 92.2502
     1772 07/13/22 WWT SRF 2005C          33,333.33   034700 7/25/22            P - H TRUSTEE SRF PRIN 92.1274
                                       35,670.08   *CHECK TOTAL
                      VENDOR TOTAL     35,670.08

VALIDITY SCREENING SOLUT     004846
         07/15/22 HR BACKGROUND CHECKS       518.50   034745 218703             P - W MISCELLANEOUS FE 10.25.011.08.5399
         07/15/22 HR BACKGROUND CHECKS      1,900.50   034746 220041             P - W MISCELLANEOUS FE 10.25.011.08.5399
                                        2,419.00   *CHECK TOTAL
                      VENDOR TOTAL      2,419.00

VALVOLINE LLC              005460
         07/15/22 POL #203 OIL CHANGE         24.99   034747 36843              P - W VEHICLE MAINTENA 10.40.500.14.5541
         07/15/22 POL #209 OIL CHANGE         24.99   034748 36584              P - W VEHICLE MAINTENA 10.40.500.14.5541
                                          49.98   *CHECK TOTAL
                      VENDOR TOTAL        49.98

VANCE BROTHERS INC          000957
         07/15/22 ST ASPHALT                408.00   034749 IG00015272         P - W ASPHALT-STREET R 50.75.607.14.5621
         07/15/22 ST EMULSION               170.10   034750 ZH00025909         P - W ASPHALT-STREET R 50.75.607.14.5621
                                         578.10   *CHECK TOTAL
                      VENDOR TOTAL       578.10

VETERINARY CENTER OF LIB     004817
         07/15/22 ACTL VET SERVICES           65.00   034629 20852              P - W DOG CARE       10.40.3202
         07/15/22 ACTL VET SERVICES           65.00   034630 20853              P - W DOG CARE       10.40.3202
         07/15/22 ACTL VET SERVICES           45.00   034631 20785              P - W DOG CARE       10.40.3202
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VENDOR NAME AND NUMBER

CHECK# DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
VETERINARY CENTER OF LIB 004817								
07/15/22	ACTL VET SERVICES	65.00	034632	20868		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034633	20867		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034634	20870		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034635	20787		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034636	20869		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034637	20884		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	78.00	034638	443554		P - W	VETERINARY SERVI	10.20.051.08.5358
07/15/22	ACTL VET SERVICES	467.05	034639	443554		P - W	RESERVE-ANIMAL S	10.2408
07/15/22	ACTL VET SERVICES	116.05	034640	442979		P - W	RESERVE-ANIMAL S	10.2408
07/15/22	ACTL VET SERVICES	26.00	034641	442979		P - W	VETERINARY SERVI	10.20.051.08.5358
07/15/22	ACTL VET SERVICES	554.50	034642	442979		P - W	MEDICAL SUPPLIES	10.20.051.04.5003
07/15/22	ACTL VET SERVICES	65.00	034643	20747		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	45.00	034644	20834		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034645	20807		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034646	20828		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034647	20783		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	45.00	034648	20702		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	65.00	034649	20792		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	45.00	034650	20746		P - W	DOG CARE	10.40.3202
07/15/22	ACTL VET SERVICES	45.00	034651	20764		P - W	DOG CARE	10.40.3202
		2,311.60	*CHECK TOTAL					
	VENDOR TOTAL	2,311.60						
VON FINTEL/ROSEMARIE 005659								
07/15/22	CCTR DOG OBEDIENCE INSTR	1,190.00	034652	SUM 2022-1		P N W	COMMUNITY PROGRA	65.60.417.08.8602
VOSS LIGHTING INC 005809								
07/15/22	PWK CH LIGHTS	213.91	034751	17256684-00		P - W	FACILITIES MAINT	10.70.221.14.5572
WALKER TREE SERVICE INC 007108								
07/15/22	PKS NORTHWYCK TREES	1,200.00	034653	4860		P - W	TREE MAINTENANCE	60.60.420.14.5574
WORK ZONE INC/THE 008901								
07/15/22	ST SIGN MATERIALS	322.00	034752	62712		P - W	STREET SIGNS	50.75.607.14.5641
07/15/22	ST SIGN MATERIALS	54.74	034753	62634		P - W	STREET SIGNS	50.75.607.14.5641
07/15/22	ST SIGN MATERIALS	27.00	034754	62764		P - W	STREET SIGNS	50.75.607.14.5641
		403.74	*CHECK TOTAL					
	VENDOR TOTAL	403.74						
ZOLL MEDICAL CORPORATION 006014								
07/15/22	FIRE EMS SUPPLIES	155.96	034654	3518508		P - W	MEDICAL SUPPLIES	10.50.311.04.5003

The City of Liberty missouri

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: July 25, 2022
Subject: Providence Apartments

The City Council held a public hearing for the Providence Apartments proposed at South Liberty Parkway and Plummer Road at the June 27, 2022 regular session. At that meeting, the neighbors voiced concerns over retaining access to their property during construction, increased traffic and safety concerns on Plummer Road, and the intermingling of the apartment community residents with the residents to the north.

Since that meeting, the developer/ applicant has submitted the attached information in response to neighborhood concerns. As such, these items are stipulated in the attached ordinance:

1. The developers commit to stage the construction of Plummer Road to maintain access to Mercy Lane at all times, recognizing this is Our Lady of Mercy's only point of access. This will be outlined in the Public Improvement Plans, issued through the city Engineering Division.

2. The developers agree to install a fence along the north property line of the multi-family project. The fence will be shown on the Final Development Plans.

3. The developers agree to add additional trees along the north property line. The landscape plan will be shown in the Final Development Plan.

4. The developers agree to dedicate public right-of-way at the northeast corner of the intersection of South Liberty Parkway and Plummer Road, to accommodate the northeast quadrant of a round-a-bout traffic circle, in the event the City would ever seek to replace the traffic signal that is to be installed by the developer with a round-a-bout as the means of traffic control at this intersection. The dedication of right-of -way would occur at the Final Plat phase.

This memorandum is provided for your information.

FORESIGHT
REAL ESTATE SERVICES, LLC
105 NORTH STEWART COURT SUITE 225 LIBERTY MISSOURI 64068 | PHONE 816.918.1612 | FAX 816.415.0591 | WWW.REALFORESIGHT.COM

July 14, 2022

Mayor and City Council of the City of Liberty, Missouri
c/o Katherine Sharp, Planning and Development Director
100 E. Kansas Street
Liberty, MO

RE: P&Z Case 22-17R&PDP: Rezoning & Preliminary Development Plan (the "Providence Apartments project")

MEMORANDUM

By way of background, the City Council held a public hearing for the Providence Apartments project proposed north of South Liberty Parkway between Plummer Road and Hughes Road at the June 27, 2022, regular session. At that meeting, and subsequent thereto, certain adjoining owners identified certain matters of interest to them relative to the Providence Apartments project. Those matters of interest included retaining access to their property during construction, increased traffic and safety concerns on Plummer Road, and the intermingling of the apartment community residents with the residents to the north (hereinafter the "adjoining owners matters of interest"). In addition, after the June 27, 2022, City Council meeting, applicant became aware that others may be interested in whether the applicant would be willing to dedicate right of way from its property at the northeast corner of the South Liberty Parkway/Plummer Road intersection for a potential future round-a-bout at that intersection (hereinafter the "round-a-bout right of way").

Prior to the July 11, 2022, City Council meeting, the applicant, at staff's request, provided a written response to the adjoining owners matters of interest and to the round-a-bout right of way. At the City Council meeting on July 11, 2022, after hearing staff's explanation of the applicant's response, the Council decided that it wanted staff, in consultation with the applicant, to compile a statement of the stipulations to which the applicant agreed.

With Staff's guidance, applicant has prepared the following definitive list of stipulations agreeable to the applicant relative to the adjoining owners matters of interest and round-a-bout right of way. (Note: Some of the items on this list are not required by your Code.) Staff has concurred that this list of stipulations does not constitute an amendment to the rezoning or PDP application before you, and that concessions of this nature are implemented by stipulations to the ordinance of approval in ordinary course of PD zoning approvals.

1. *The developers commit to stage the construction of Plummer Road to maintain access to Mercy Lane at all times, recognizing this is Our Lady of Mercy's only point of access. This will be outlined in the Public Improvement Plans, issued through the city Engineering Division.*

2. *The developers agree to install a fence along the north property line of the multi-family project. The fence will be shown on the Final Development Plans.*

3. *The developers agree to add additional trees along the north property line. These trees will be shown on the Final Development Plans.*

4. *The developers agree to dedicate public right-of-way at the northeast corner of the intersection of South Liberty Parkway and Plummer Road, to accommodate the northeast quadrant of a round-a-bout traffic circle, in the event the City would ever seek to replace the traffic signal that is to be installed by the developer with a round-a-bout as the means of traffic control at this intersection. The dedication of right-of -way would occur at the Final Plat phase when the Final Plat is approved.*

This memorandum is provided at the request of your Staff and for your information. Staff has indicated these agreeable stipulations will be incorporated into the ordinance approving the rezoning and PDP to be voted on at the July 25, 2022, City Council meeting.

BY: _____
John R. Davis, Jr., Principal

Document No._____ P&Z Case No. 22-17R&PDP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 19.8+/- ACRES AT THE NE CORNER OF SOUTH LIBERTY PARKWAY & PLUMMER ROAD FROM R-1A, “SUBURBAN RESIDENTIAL” DISTRICT TO PD “PLANNED DEVELOPMENT” DISTRICT FOR PROVIDENCE APARTMENTS

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning Providence Apartments in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35’54” E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet; thence N 89°46'05" W, a distance of 18.72 feet; thence S 0°13'55" W, a distance of 10.20 feet; thence N 89°09'27" W, a distance of 78.16 feet; thence S 0°50'33" W, a distance of 380.62 feet; thence S 8°23'47" W, a distance of 52.77 feet; thence S 86°37'55" W, a distance of 100.67 feet; thence N 89°09'10" W, a distance of 279.91 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 438.00 feet, an arc distance of 229.30 feet; thence N 59°09'27" W, a distance of 34.28 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 362.00 feet, an arc distance of 189.51 feet; thence N 89°09'10" W, a distance of 137.80 feet, to a point on the East line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the East Right-of-Way line of said Plummer Road; thence N 1°24'06" E, along the East line of said Right-of-Way, a distance of 113.98 feet; thence N 88°35'54" W, along the North line of said Right-of-Way, a distance of 4.59 feet, to the point of beginning, containing 19.8415 acres, more or less.

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri. Including the following stipulations to the approved preliminary development plan:

1. The developers commit to stage the construction of Plummer Road to maintain access to Mercy Lane at all times, recognizing this is Our Lady of Mercy's only point of access. This will be outlined in the Public Improvement Plans, issued through the city Engineering Division.

2. The developers agree to install a fence along the north property line of the multi-family project. The fence will be shown on the Final Development Plans.

3. The developers agree to add additional trees along the north property line. The landscape plan will be shown in the Final Development Plan.

4. The developers agree to dedicate public right-of-way at the northeast corner of the intersection of South Liberty Parkway and Plummer Road, to accommodate the northeast quadrant of a round-a-bout traffic circle, in the event the City would ever seek to replace the traffic signal that is to be installed by the developer with a round-a-bout as the means of traffic control at this intersection. The dedication of right-of -way would occur at the Final Plat phase.

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

_____
MAYOR

STAFF REPORT

Planning and Zoning Case 22-17R&PDP

Staff: Katherine Sharp, Director of Planning & Development

Date: June 27, 2022

GENERAL INFORMATION

Application:	**P&Z Case 22-17R&PDP: Rezoning & Preliminary Development Plan Rezoning from R-1A "Suburban Residential" To PD "Planned Development" for Providence Apartments. A 478-unit apartment complex on 20 +/- acres at South Liberty Parkway and Plummer Rd.**
Applicant:	John Davis/ Foresight Real Estate Services 105 Stewart Ct. #225 Liberty, MO 64068
Owner:	Angela Laville/ Catholic Diocese of Kansas City 20 W 9th Street KC, MO 64105
Location:	20 +/- acres north of South Liberty Parkway between Plummer Road and Hughes Road.
Existing Land Use/Zoning:	Undeveloped / R-1A, Suburban Residential District
Future Land Use Designation:	High Density Residential (north) & Commercial (along South Liberty Parkway)
Proposed Zoning:	PD "Planned Development" for Providence Apartments. A 478-unit apartment complex on 20 +/- acres at South Liberty Parkway and Plummer Rd.
Surrounding Land Uses/Zoning:	**North**: Assisted Living Facilities: Immaculata Manor & Our Lady of Mercy County Home / R-1A **South**: Undeveloped / R-1A **East**: Undeveloped / R-1A **West**: Undeveloped/ PD (expired apartment project)
Public Notice:	Legal Notice printed in Courier Tribune- May 26 Letter sent to property owners within 185 ft. on May 27 Sign Posted on site on May 27
File Date:	April 1, 2022

PREVIOUS CASE

PZ Case 16-30A: Future Land Use Amendment for South Liberty Parkway Phase I was approved by the City Council in February 2017.

APPLICANT'S PROPOSAL

Summary

This is an application for Providence Apartments, a 478- unit apartment complex on approximately 20 acres. A future rezoning application will analyze a commercial component along South Liberty Parkway.

The residential portion (Lot 1) is +/- 20 acres and will have a total of 478 dwelling units distributed through 11 apartment buildings. The buildings will house a mix of one, two- and three-bedroom units. The buildings will be comprised primarily of vertical and horizontal lap board and batten siding and stone accents with asphalt composition roofing. The proposed buildings are 4 story in height and may include one or more buildings with walkout basement levels to facilitate topography and grade transitions throughout the site due to grading as final development plans are prepared. The buildings include "tuck under" garages on one side, and the combined garage parking and surface parking maintains a 1.7 parking stalls per dwelling unit parking ratio. Also included will be a community clubhouse and amenities which may include a pool and sport courts. Access for the apartments is proposed to be off of Plummer Rd. and South Liberty Parkway.

Use

The applicant proposes that the site be high density residential to allow for apartments. A future application will analyze a potential commercial component along the South Liberty Parkway frontage.

Site Design

The residential development is comprised of 11 buildings that are 4/5 stories tall, and a clubhouse. A pool and sport courts are being proposed as potential amenities to the site. The buildings are situated throughout the site and provide significant open space between the buildings. In final development plan phase, staff will work with the applicant on final-level details to the site plan.

Below are the height and area regulations as proposed by the applicant:

The requested PD zoning seeks to establish the following height and area regulations:

- Height: Maximum four (4) stories above grade; five (5) stories may be exposed above grade on the downhill side of walkout buildings
- Lot area: Minimum one thousand eight hundred (1,800) square feet per dwelling unit.
- Lot depth: Minimum one hundred ten (110) feet.
- Street frontage: Minimum forty (40) feet.
- Yard requirements:
    - Front yard: Minimum twenty (20) feet.
    - Rear yard: Minimum ten (10) feet to a property line or minimum twenty-five (25) feet to a public street.
    - Side yard: Minimum ten (10) feet to a property line or minimum twenty-five (25) feet to a public street.

Building Design
The 11 residential buildings will be comprised primarily of vertical and horizontal lap board and batten siding and stone accents with asphalt composition roofing. The proposed buildings are 4 story in height and may include one or more buildings with walkout basement levels to facilitate topography and grade transitions throughout the site due to grading as final development plans are prepared. The clubhouse with similar design is also proposed. Final building details will be worked through during the final development plan phase.

Access/Circulation/Parking
The proposed residential portion includes one entrance from South Liberty Parkway, two entrances on Plummer Road, and a private drive will loop through the site. Access on South Liberty Parkway will have a restricted turning movement, allowing for a ¾ access that would inhibit left out movement from the complex onto east bound South Liberty Parkway. There are 819 total parking spaces for this residential portion. The proposed number of parking stalls meets the standards within the Unified Development Ordinance (UDO) which requires 1.7 parking stalls for each dwelling unit in an apartment complex. Sidewalks will be installed on the east side of Plummer Road and throughout the site for pedestrian connectivity. Site and parking lot lighting must be designed to minimize light spillage onto neighboring properties and will be further addressed in the final development plan application.

Landscaping/ Parkland
Lot 1, the residential portion, exceeds the 20% open space requirements by providing 39.9% open space on site. This does not include stormwater detention facilities in other tracts on the site. Ornamental trees, evergreens and shrubs are planned throughout the site. Further evaluation of landscaping will occur at Final Development Plan phase.

As no parkland has been identified for this project, a fee-in-lieu of parkland dedication will be due as required in Sec. 90-94.1of the UDO.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance:

Streets
The proposed residential portion includes two entrances on Plummer Road, an access off of South Liberty Parkway, and a private drive will loop through the site. The proposed full access entrance from Plummer Road will be signalized and fully improved to city standards as part of this project. Access on South Liberty Parkway will have a restricted turning movement, allowing for a ¾ access that would inhibit left out movement from the complex onto east bound South Liberty Parkway.

Sanitary Sewer
Sanitary service will be provided via a public sewer main extension to an existing offsite 36" sewer main (East of Withers Road and South of South Liberty Parkway).

Water
Water service will be provided via connections to an existing 16" water main and 12" water main.

Stormwater
Stormwater will be collected by an on-site collection system directed to the five storm water detention areas located on the site, then released into the Liberty stormwater system at an acceptable rate. Final detailed stormwater analysis will be required at the final development plan phase.

STAFF ANALYSIS

Staff evaluates all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. **The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.**

   The Comprehensive Plan was updated for this area in 2016 during an extensive discussion regarding South Liberty Parkway (SLP) Phase I. During the 2016 SLP update, the SLP Task Force determined appropriate uses along SLP. The land use amendment identified commercial along the frontage of SLP at this location, with high density residential shown north of the commercial.

   Staff believes the proposed rezoning conforms to the 2016 South Liberty Parkway Phase I Update and the Future Land Use map.

2. **The effect the proposed rezoning will have on properties in the general vicinity.**
   The UDO describes the Planned Development District (PD) as:

   The purpose of the planned development district is to facilitate the development of unique, large scale or mixed use developments, or for the development of difficult sites due to topographical or other environmental considerations. The PD district allows a mix of land uses, densities, setbacks, and building heights for a defined area. This zoning district is intended to encourage innovative and creative design and to facilitate a mix of uses in the development of a balanced community.

   The impact of this development will be felt mostly by the existing properties to the north. These impacts might include increase in traffic, noise, and light generated by this development. However, the community has envisioned this parcel as developing with high density residential and commercial since the Future Land Use Plan approval in 2016. Additionally, South Liberty Parkway has been designed to accommodate increased traffic capacity and Plummer Road will be improved and signalized to mitigate traffic concerns. The proposal of a PD zoning district is appropriate, and shows quality design.

3. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.**
   As further described in the Infrastructure section, the site will be served by adequate public facilities.

In accordance with the Liberty Unified Development Ordinance (UDO), staff's analysis of a Preliminary Development Plan application is guided by Section 30-27.3. In evaluating an application for a preliminary development plan the following three criteria are considered:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   As addressed above, staff believes this proposal does satisfy the intent of the Comprehensive Plan and the Future Land Use map.

2. **The plan complies with the provisions of this UDO;**
   The plan meets all standards and provisions and requires no variances.

3. **The plan substantially complies with approved city development standards and policies;**
   Staff finds that this PD does comply with the intent of city development standards and policies.

STAFF RECOMMENDATION

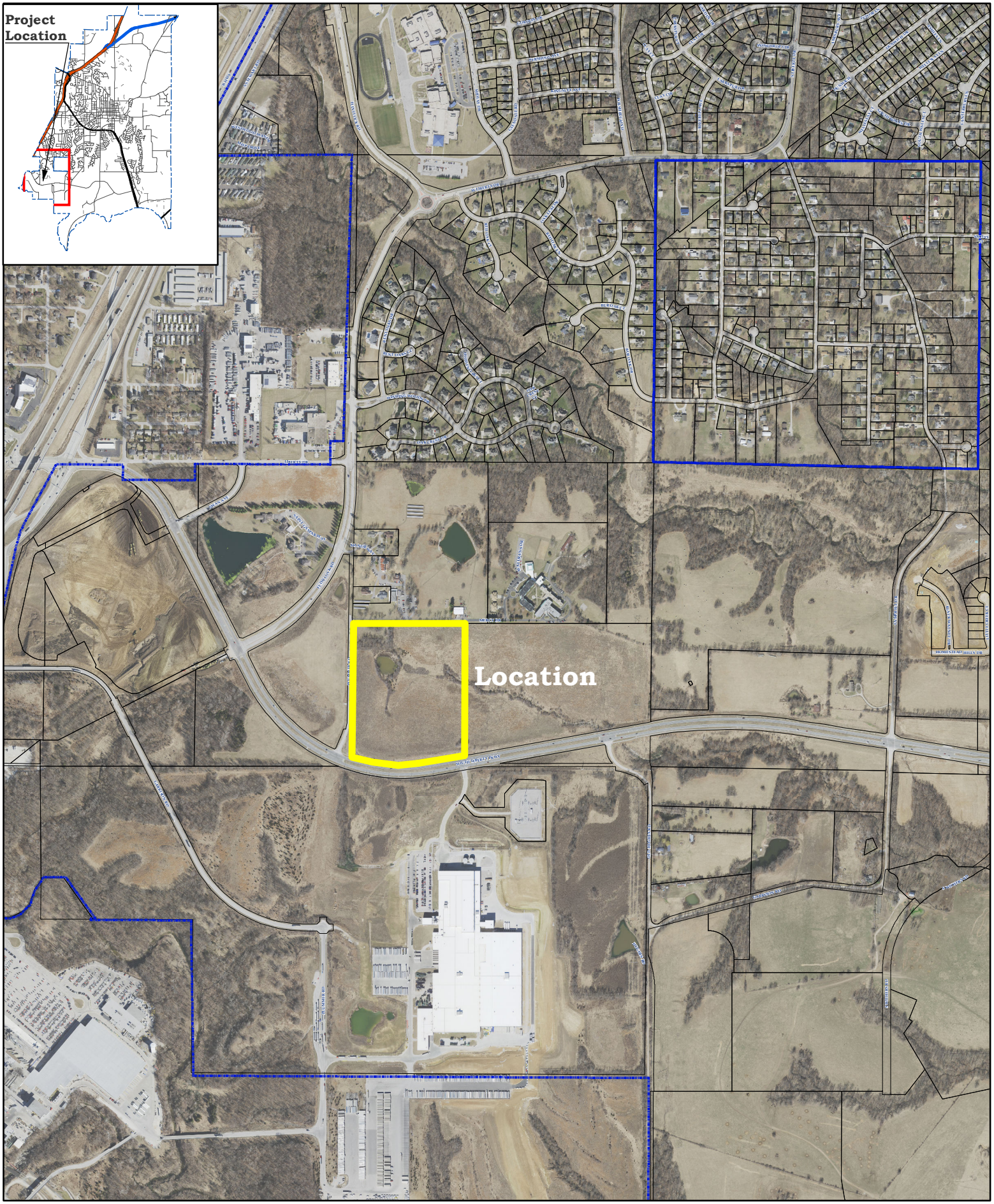
This application does meet the standards of review for a rezoning and preliminary development plan and so staff recommends approval of P&Z Case 22-17R&PDP.

PZ RECOMMENDATION

At its June 14, 2022 meeting, the Planning Commission voted 5-0-0 to recommend approval of P&Z Case 22-17R&PDP as presented in the staff report.

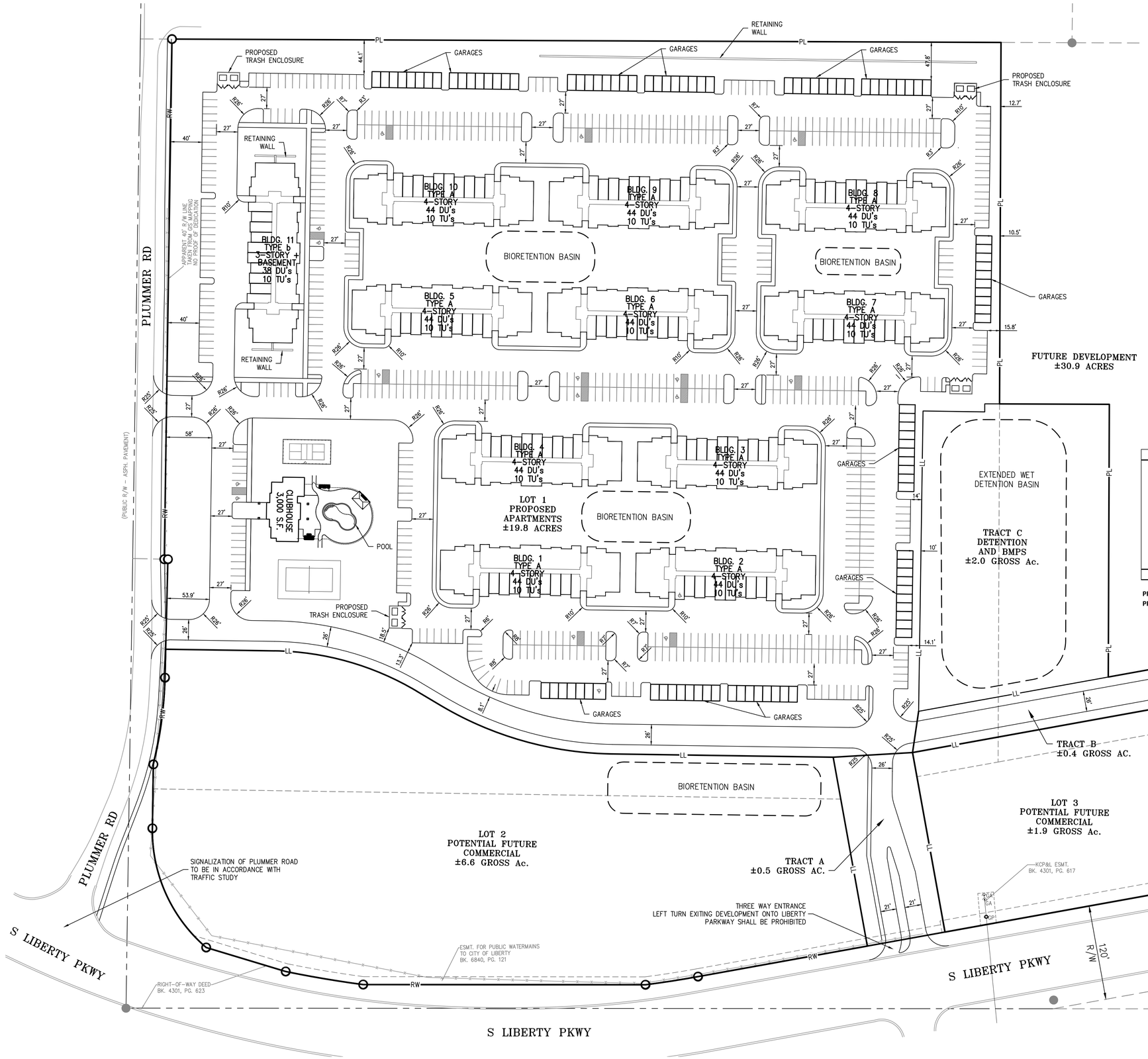
ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Applicant's proposal
Exhibit C:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit D:	Ordinance



P&Z Case 22-17R&PDP
Rezoning & Preliminary Development Plan
Providence Apartments

Exhibit A: Vicinity Map



DESCRIPTION PDP:

All that part of the Southeast Quarter of Section 23, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, as prepared by Scott G. Chrisman, MO PLS-2594 as Phelps Engineering, Inc. Project No. 220192, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35'54"E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 01°13'55" W, a distance of 457.98 feet, thence S 89°46'05" E, a distance of 139.08 feet, thence S 01°13'55" W, a distance of 345.52 feet; thence N 79°44'28" E, a distance of 89.08 feet; thence S 10°15'32" E, a distance of 281.27 feet, to a point on the North line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the North Right-of-Way line of S. Liberty Parkway, as now established; thence Westerly and Northerly, along the North and East line of said Right-of-Way the following nine (9) courses: thence S 79°45'52" W, a distance of 667.90 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 1375.49 feet, an arc distance of 67.37 feet; thence N 89°57'38" W, a distance of 357.55 feet; thence Westerly on a curve to the right, said curve having an initial tangent bearing of N 82°29'31" W and a radius of 1375.39 feet, an arc distance of 99.55 feet; thence N 73°13'41" W, a distance of 105.21 feet; thence Northwesterly on a curve to the right, said curve having an initial tangent bearing of N 49°25'53" W and a radius of 195.00 feet, an arc distance of 171.13 feet; thence N 0°51'03" E, a distance of 81.08 feet; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 13°56'00" E and a radius of 507.46 feet, an arc distance of 110.99 feet; thence N 1°24'06" E, a distance of 150.09 feet, thence N 88°35'54" W, a distance of 4.59 feet to the point of beginning, containing 31.2250 acres, more or less.

LAND AREA SUMMARY

PARCEL	AREA	PROPOSED ZONING
LOT 1	19.8	PD
LOT 2	6.6	C2
LOT 3	1.9	C2
TRACT A	0.5	C2
TRACT B	0.4	C2
TRACT C	2	C2
TOTAL	31.2	

RESIDENTIAL SITE DATA TABLE

LOT #	LOT AREA	BLDG. #	BLDG. TYPE	TOTAL # UNITS	STORIES
LOT 1	19.80 AC.	1	A	44	4
		2	A	44	4
		3	A	44	4
		4	A	44	4
		5	A	44	4
		6	A	44	4
		7	A	44	4
		8	A	44	4
		9	A	44	4
		10	A	44	4
		11	B	38	3-STORY + BASEMENT
TOTAL	19.80 AC.			478	

PROVIDED LOT AREA (SF / UNIT)= 1,804 SF/UNIT
PROVIDED DENSITY (UNITS/ACRE)= 24.14 UNITS/ACRE

RESIDENTIAL PARKING SUMAMRY

PROPOSED SURFACE SPACES	608	SPACES
PROPOSED GARAGE SPACES	101	SPACES
PROPOSED TUCK UNDER SPACES	110	SPACES
TOTAL PROPOSED SPACES	819	SPACES
TOTAL PROPOSED SPACES / UNIT	1.71	SPACES / UNITS

OPEN SPACE:

LOT 1 TOTAL AREA = 19.8 ACRES
LOT 1 OPEN SPACE = 7.9 ACRES (39.9%)

TRACT A TOTAL AREA = 0.5 ACRES
TRACT A OPEN SPACE = 0.3 ACRES (60.0%)

TRACT B TOTAL AREA = 0.4 ACRES
TRACT B OPEN SPACE = 0.2 ACRES (50.0%)

TRACT C TOTAL AREA = 2.0 ACRES
TRACT C OPEN SPACE = 2.0 ACRES (100%)

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1164
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

SITE PLAN
LIBERTY APARTMENTS
LIBERTY, CLAY COUNTY, MISSOURI

No.	Date	Revisions:	By	App.
1.	04-15-22	REVISED PER STAFF COMMENTS	SNH	DAF
2.	05-20-22	REVISED PER STAFF COMMENTS	SNH	DAF
3.	06-01-22	REVISED PER STAFF COMMENTS	SNH	DAF

PROJECT NO. 220192
DATE: 04-01-22 DRAWN: BJG
CHECKED: DEJ APPROVED: JDC
CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007005038

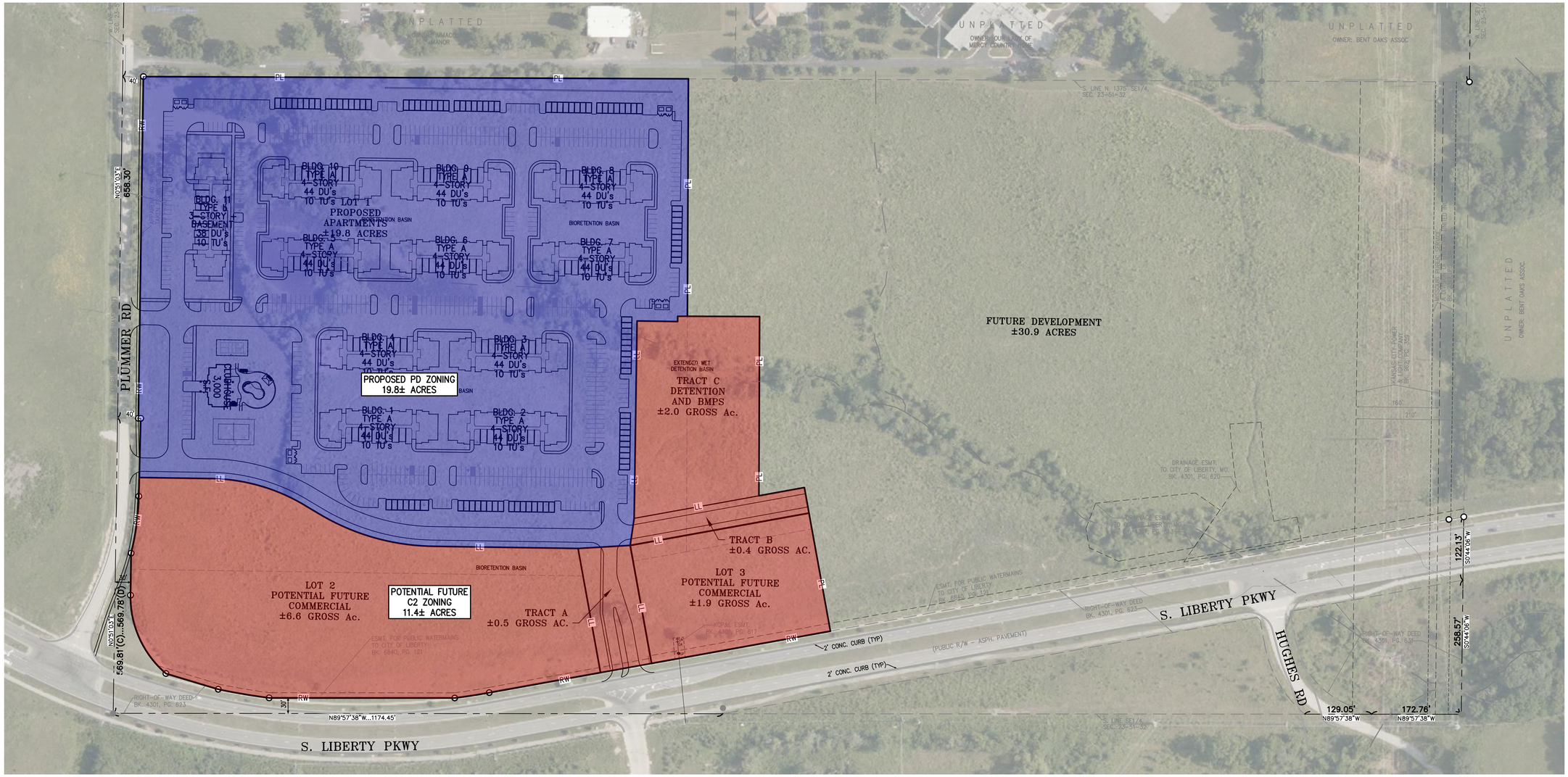
SHEET
C1.2

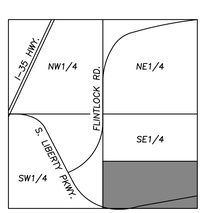
\\phelps-server\projects\P\220192\dwg\preliminary\site.dwg Layout:2 Jun 01, 2022 – 1:59pm Daniel Finn

DESCRIPTION PD ZONE:

All that part of the Southeast Quarter of Section 23, Township 51 North, Range 32 West, in the City of Liberty, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35'54" E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet; thence N 89°46'05" W, a distance of 18.72 feet; thence S 0°13'55" W, a distance of 10.20 feet; thence N 89°09'27" W, a distance of 78.16 feet; thence S 0°50'33" W, a distance of 380.62 feet; thence S 82°23'47" W, a distance of 52.77 feet; thence S 86°37'55" W, a distance of 100.67 feet; thence N 89°09'10" W, a distance of 279.91 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 438.00 feet, an arc distance of 229.30 feet; thence N 59°09'27" W, a distance of 34.28 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 362.00 feet, an arc distance of 189.51 feet; thence N 89°09'10" W, a distance of 137.80 feet, to a point on the East line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the East Right-of-Way line of said Plummer Road; thence N 1°24'06" E, along the East line of said Right-of-Way, a distance of 113.98 feet; thence N 88°35'54" W, along the North line of said Right-of-Way, a distance of 4.59 feet, to the point of beginning, containing 19.8415 acres, more or less.





SCALE: 1"=2000'

VICINITY MAP
SEC. 23-51-32

LEGEND

- PROPOSED PD ZONING
- POTENTIAL FUTURE C-2 ZONING

SCALE: 1"=100'
0' 100' 200'

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811 Know what's below. Call before you dig.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION

REZONING PLAN
LIBERTY APARTMENTS
LIBERTY, CLAY COUNTY, MISSOURI

Revisions:			By	App.
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PROJECT NO. 220192
DATE: 04-01-22 | DRAWN: BJG
CHECKED: DEU | APPROVED: JDC
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING - LS-82 LANDS SURVEYING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005259

SHEET
C1.1

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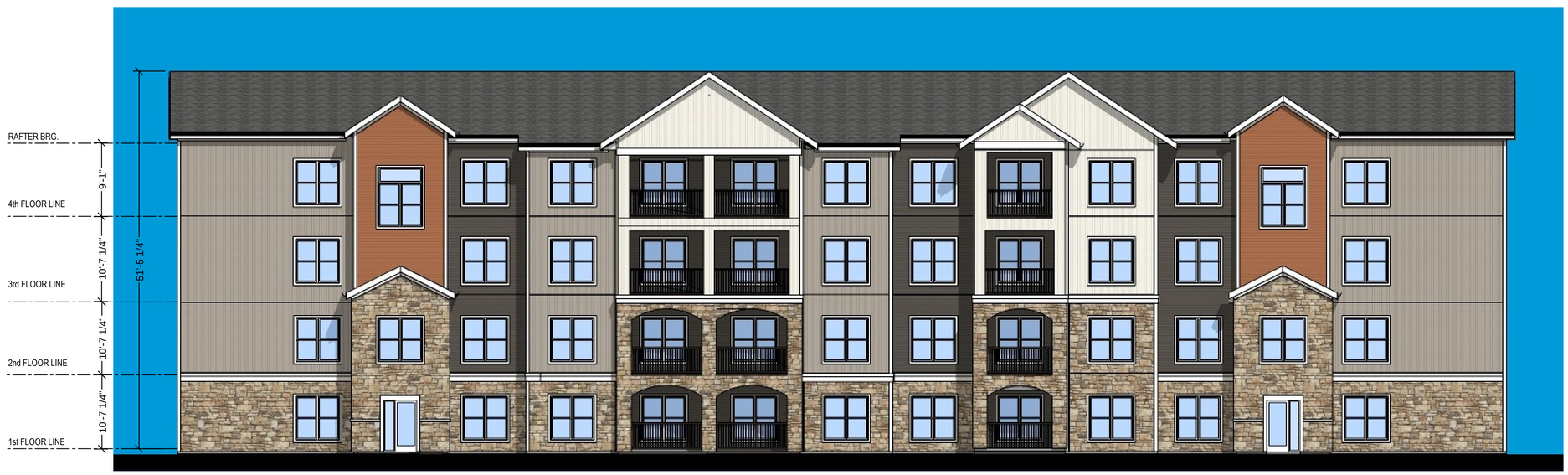
4-STORY APARTMENT BUILDING | FRONT ELEVATION



4-STORY APARTMENT BUILDING | REAR ELEVATION

CLUBHOUSE | FRONT ELEVATION

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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A NEW COMMUNITY FOR:

LIBERTY APARTMENTS

NE CORNER OF PLUMMER RD. & S. LIB. PKWY.
LIBERTY, MISSOURI

DRAWING RELEASE LOG
- 04.01.22 PRELIM. DEV. PLAN
- 04.15.22 PRELIM. DEV. PLAN - ReSub
- 05.23.22 PRELIM. DEV. PLAN - ReSub

△ REVISIONS

DATE
05.23.2022
JOB NO.
700721
DRAWN BY:
BNH / TWH
SHEET NO.

PRELIMINARY DEVELOPMENT PLAN

A2.0

A. 22-17R&PDP: Rezoning and Preliminary Development Plan for Providence Apartments. A 478 unit apartment complex on 20 acres at South Liberty Parkway and Plummer Rd.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any additional questions, seeing none he asked if the applicant would like to speak.

John Davis, Foresight Real Estate, 105 N. Stewart Ct, Liberty, the applicant, said he was a near lifelong resident of Liberty, and so he was very excited to be here this evening, this project has been working in the background for a long time. Staff has been great, we have worked hand in hand to work out the details in a project this large. Would like to reintroduce my team. He introduced his development partner, Mike Yeates, they developed the Davidson Farms Subdivision together. Tim Holmberg of NSPJ architects, who also designed Copper Ridge Apartments. Judd Claussen from Phelps Engineering and John Roe with the Roe Law Firm were also introduced.

Tim Holmberg, NSPJ, 3515 West 75th St, Prairie Village, KS, Explained the site, the green space, and the modern architecture of the buildings. He said as this is a PDP it will continue to be refined as we move forward to make it a beautiful Class A project.

Commissioner Reiner asked if the retention basins are underground.

Judd Claussen, Phelps Engineering, 1270 N Winchester, Olathe, KS. Said that the stormwater retention area will be surface in the visible green spaces. We expect them to be highly manicured and well kept to add a nice layer of landscape beauty to the area. We are not planning on underground basins.

Chairman Rosekrans opened the public hearing. He asked if there was anyone else in the audience that would like to speak for or against the case.

Brad Hober, Our Lady of Mercy Country Home, 2115 Maturana Drive. Mr. Hober said he was in opposition of this project. He said, Our name says it all, Country Home. We feel this project will decrease the value of our brand. He said we will see an increase 800 plus cars. We have 100 hundred residents with a convent. We have buses that transport people, we are concerned about traffic, noise and light pollution so we are opposed.

Chairman Rosekrans asked if there was anyone else in the audience that would like to speak, seeing none he closed the public hearing.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Howard moved to approve the case as presented in the staff report Commissioner Waterman seconded the motion.

Vote: Motion passed 5-0-0
Yes: Howard, Reinier, Rosekrans, Summers and Waterman

No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, June 27, 2022.

Document No._____ P&Z Case No. 22-17R&PDP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 19.8+/- ACRES AT THE NE CORNER OF SOUTH LIBERTY PARKWAY & PLUMMER ROAD FROM R-1A, “SUBURBAN RESIDENTIAL” DISTRICT TO PD “PLANNED DEVELOPEMNT” DISTRICT FOR PROVIDENCE APARTMENTS

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning Providence apartments in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence N 0°51'03" E, along the West line of the Southeast Quarter of said Section 23, a distance of 569.81 feet, to a point on the North line of the Right-of-Way Deed recorded in Book 4301 at Page 623, in the Recorder of Deeds Office, Clay County, Missouri; thence S 88°35’54” E, along said North line, a distance of 40.00 feet, to a point on the East Right-of-Way line of Plummer Road, as now established, said point also being the Point of Beginning; thence N 0°51'03" E, along the East Right-of-Way line of said Plummer Road, a distance of 659.12 feet, to a point on the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23; thence S 89°46'05" E, along the South line of the North 1375.00 feet of the Southeast Quarter of said Section 23, a distance of 1050.00 feet; thence S 0°13'55" W, a distance of 457.98 feet; thence N 89°46'05" W, a distance of 18.72 feet; thence S 0°13'55" W, a distance of 10.20 feet; thence N 89°09'27" W, a distance of 78.16 feet; thence S 0°50'33" W, a distance of 380.62 feet; thence S 8°23'47" W, a distance of 52.77 feet; thence S 86°37'55" W, a distance of 100.67 feet; thence N 89°09'10" W, a distance of 279.91 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 438.00 feet, an arc distance of 229.30 feet; thence N 59°09'27" W, a distance of 34.28 feet; thence Westerly on a curve to the left, said curve being tangent to the last described course and having a radius of 362.00 feet, an arc distance of 189.51 feet; thence N 89°09'10" W, a distance of 137.80 feet, to a point on the East line of said Right-of-Way Deed recorded in Book 4301 at Page 623, said point also being on the East Right-of-Way line of said Plummer Road; thence N 1°24'06" E, along the East line of said Right-of-Way, a distance of 113.98 feet; thence N 88°35'54" W, along the North line of said Right-of-Way, a distance of 4.59 feet, to the point of beginning, containing 19.8415 acres, more or less.

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

ORDINANCE NO. _____ (CONT.)

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

_____
MAYOR

The City of Liberty missouri

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: July 25, 2022
Subject: Fulkerson Cottages 2nd Read

The City Council held a public hearing for the property at 73 Fulkerson Circle at the July 11, 2022 regular session. At that meeting, many of the neighbors voiced concerns over increased traffic congestion on Liberty Drive and increased stormwater runoff caused by this proposed development. Additional questions arose about the buffers.

Since that meeting, the applicant has submitted the attached comments and exhibits in response to neighborhood concerns.

This memorandum is provided for your information.

Fulkerson Cottages
Liberty, Missouri

In response to issues presented in the public hearing for the proposed Fulkerson Cottages senior living community conducted by the City Council of Liberty, Missouri on July 11, 2021, the applicant/developer presents the following follow-up information for consideration by the City staff and Council:

Traffic:

Several residents expressed concerns related to the amount of traffic that would be exiting onto Liberty Drive west of Withers Road should the project be approved. The plans intentionally place the entrance to the project at the far west end of the property. There are a several reasons for this entrance placement.

- The access point is as far away as possible from the signalized intersection. The current exit out of Fulkerson Circle is within 4 car lengths of the intersection and, as a result, is sometimes blocked by cars stacking at the signal. The city has singed and striped the area to allow for easier access during those stacking times which has appeared to help.

- Having an entrance/access point to the development off of Fulkerson Circle would only increase the existing issues with the proximity of the existing Fulkerson Circle intersection with the signalized intersection. The majority of neighbors living on Fulkerson Circle have expressed a strong desire to the applicant that any access directly between the proposed development and Fulkerson Circle be limited to emergency access only. Applicant prefers the current access as designed and believes it is in the best interest of the community and will have the least impact upon traffic flow and any already existing issues.

- The potential for a left turn lane into the development heading west on Liberty Drive was raised by at least one member of the City Council. The traffic engineer who studied the project concluded that no additional road improvements, including turn lanes, are warranted or recommended. The total daily traffic count from the proposed development over a 24-hour period is only 140 car trips due the type of development (senior). Even if you assume only 16 hours of traffic (because people have to sleep) it results in fewer than 10 car trips an hour on average. The traffic engineer in fact indicates approximately 10 car trips during the a.m. and p.m. peak times. The simple fact is the proposed use as senior housing is the use that will generate the fewest possible car trips including substantially fewer than single family use would generate. Also, very important to note, there is currently a left turn lane east bound on Liberty Drive for the commercial entrance (bank building). This widening starts at about the entrance location. This would cause conflicts with conflicting left turns and would likely actually create more of a danger. The applicant has now had three separate engineering firms analyze the traffic and road improvement issues and they have strongly indicated that no road improvements, including turn lanes, are needed or recommended.

As a result of the concerns raised at the meeting the intersection traffic at Fulkerson Court and Liberty Drive was observed by the engineer for the applicant. This observation was conducted on July 12, 2022, between 4:50 p.m. and 5:30 p.m. The primary purpose of the observation was to obtain an approximate trip count at the Fulkerson Circle intersection with Liberty Drive. During that time frame the following was observed:

- 6 vehicles turning into Fulkerson Circle from Liberty Drive and 9 vehicles turning on to Liberty Drive from Fulkerson Circle
- 2 movements each direction were from the same car
- The development has 21 single family residences (assume 2 cars per household)
- East bound traffic approaching the intersection of Withers Road cleared all stacked vehicles during one traffic signal cycle in every instance but one
- The maximum stack was 12 cars
- All of the cars in the area of the Fulkerson Court intersection honored the signs and striping for the conflicting intersection
- At no time did stacked cars reach the location for the planned entrance to the proposed development and in fact were a substantial distance away

The results of the traffic engineers traffic memo for trip generation were compared to the results obtained above. Note that the proposed development has 40 units for seniors and the existing development has 21 single family houses. The following outlines the comparison of trips generated by each:

	Existing development	Proposed development (projected)
Trips In Peak Hour	6	6
Trips out Peak Hours	9	4

Based on this data it shows that the projected peak hour traffic is similar, but regardless the overall number of cars is not significant during this time frame. We also note that the resident's concerns with traffic seemed to be mostly centered on the peak hours and it was observed that more of the residents leave the neighborhood during that time than come in.

<u>Storm Drainage</u>:

The proposed development is just under 7 acres. The current surface drainage pattern approximately cuts the property in half north and south and then the western portion drains northwest and southwest. We have provided an exhibit (sheet 1 of 3) that shows the exiting drainage pattern and related acres. The proposed development is designed to carry water from the project through the private street and into an enclosed system running to a detention area in the northwest corner of the development. This discharge would be in the public storm sewer system near that location. The existing system capacity will be evaluated where the detention outlet connects to the public system The proposed system will over detain if necessary to not overload the existing system in the related design storms. This detention

could be a dry basin or an underground system or combination thereof. Based on this we have developed a summary of the drainage areas in the existing conditions and the proposed conditions. It is important to note that because existing neighbors have expressed storm water concerns, we are establishing grade that not only drains to the street from the front of the units but also encompasses 5 to 10 feet of the rear yard. The following is a summary of the area reduction and exhibits are attached depicting this on 3 sheets. The first sheet shows the existing conditions for the site. The next sheets show the green area on the attached sheets show areas that we have as remaining existing areas of flow after development. Thee red/pink areas depict the area that will drain to the enclosed system in the private drive and be piped to the proposed detention basin in the northwest corner.

Area	Existing	Proposed	Remaining	Percentage Remaining
Northwest	2.42 acres	1.60 acres	0.82 Acres	33.9
Southwest	1.40 acres	0.97 acres	0.48 acres	34.3
East	2.86 acre	1.98 acres	0.88 acres	30.8

As shown above, the applicant's plans will reduce the area drainage to each section by as much as nearly 65 percent and the flow off that area is still pervious. The proposed area is the area going to the enclosed system and then to the detention basin. So, for example the southwest corner existing drainage area is 2.86 currently and with the proposed grading and enclosed system there is a reduction of 1.98 acres leaving only 0.88 acres remaining flowing to the boundaries of the site. In all cases the existing area is significantly reduced and therefor the flow reduced.

Buffers and Trees:

The proposed plan will preserve as many mature trees as possible, particularly along the west property line. It is in the applicant's interest to preserve the trees and the natural barrier they create for a number of reasons including aesthetics, beauty, cost savings and maintaining separation/buffer from adjoining properties. The extent of the planned grading disturbs about 15 feet of the proposed 35-foot buffer. The grading in those areas has been reduced as able and every effort will be made to preserve as many of those trees as possible. Applicant will also obviously comply with all requirements of the City's tree ordinance including as relates to the replacement of lost trees. There are substantial natural buffers on all sides of the proposed development including adjacent to the public streets.

POINT OF COMMENCEMENT
NE CORNER NE 1/4
SEC 13–T51N–R32W
FND. 2" ALUM. MON.

NORTH LINE NE 1/4
SEC. 13–T51N–R32W

CURB INLET
TOP=864.59
FL OUT (S)=860.44

CURB INLET
TOP=863.54
FL IN=858.52
FL OUT=858.02

CURB INLET
TOP=852.57
FL IN (E)=848.47
FL OUT (W)=847.17

W. LIBERTY DRIVE

ASPHALT

15" RCP

S89°40'40"E 540.19'

POINT OF BEGINNING

0.20 AC.

0.26 AC.

0.49 AC.

1.60 AC.

1.98 AC.

0.97 AC.

0.69 AC.

0.49 AC.

GRASS

TREES

TRACT 1
258,879 SQ. FT. ±
6.63 AC. ±

539.06'

N00°27'08"W

539.01'

S00°26'59"W

FULKERSON COURT

N89°40'40"W 396.00'

S00°26'59"W
15.00

N89°40'40"W
135.70

TRACT II
2,035 SQ. FT. ±
0.05 AC. ±

FULKERSON CIRCLE

ASPHALT

4
CURRENT OWNER:
MCKINNEY TROY
PARCEL ID:
14608000100100

5
CURRENT OWNER:
DURINGTON DAVID A & VICKIE D
PARCEL ID:
14608000100400

6
CURRENT OWNER:
WILKINSON KYNDAL RAYA
PARCEL ID:
14608000100500

7
CURRENT OWNER:
BOYER RENTALS LLC
PARCEL ID:
14608000100600

8
CURRENT OWNER:
ABSHER BEVERLY

14
CURRENT OWNER:
BROOKE SAMUEL J

1
CURRENT OWNER:
KOERNER SUNELL
PARCEL ID:
14608000102700

CURRENT OWNER:
THORNTON DONAVAN
PARCEL ID:
14608000102800

2
FULKERSON COUNTRY ESTATES
BK. C, PG. 193

3
CURRENT OWNER:
MCMULLEN MICHELLE L
PARCEL ID:
14608000102900

4
CURRENT OWNER:
HOUSTON JULIAN L &
MARY JANE
PARCEL ID:
14608000103000

WESTBORO
BK. 8, PG. 230

MH B–2
RIM=860.50
FL OUT=850.58

EAST LINE NE 1/4 SEC. 13–T51N–R.32W

MH B–1
RIM=850.50
FL IN=845.89
FL OUT=845.89

℄ S. WITHERS ROAD

SHEET
2 OF 3

POINT OF COMMENCEMENT
NE CORNER NE 1/4
SEC 13–T51N–R32W
FND. 2" ALUM. MON.

NORTH LINE NE 1/4
SEC. 13–T51N–R32W

CURB INLET
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FL OUT (S)=860.44

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CURB INLET
TOP=852.57
FL IN (E)=848.47
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GRASS

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0.49 AC.

TREES

4.55 AC.

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288,879 SQ. FT. ±
6.63 AC. ±

0.69 AC.

0.49 AC.

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539.01'

S00°26'59"W

FULKERSON COURT

N89°40'40"W 396.00'

S00°26'59"W
15.00

N89°40'40"W
135.70

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2,035 SQ. FT. ±
0.05 AC. ±

FULKERSON CIRCLE

ASPHALT

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RIM=860.50
FL OUT=850.58

MH B–1
RIM=850.50
FL IN=845.89
FL OUT=845.89

EAST LINE NE 1/4 SEC. 13–T51N–R.32W

℄ S. WITHERS ROAD

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KOERNER SUNELL
PARCEL ID:
14608000102700

2
CURRENT OWNER:
THORNTON DONAVAN
PARCEL ID:
14608000102800

3
CURRENT OWNER:
MCMULLEN MICHELLE L
PARCEL ID:
14608000102900

4
CURRENT OWNER:
HOUSTON JULIAN L &
MARY JANE
PARCEL ID:
14608000103000

FULKERSON COUNTRY ESTATES
BK. C, PG. 193

4
CURRENT OWNER:
MCKINNEY TROY
PARCEL ID:
14608000100100

5
CURRENT OWNER:
DURINGTON DAVID A & VICKIE D
PARCEL ID:
14608000100400

WESTBORO
BK. 8, PG. 230

6
CURRENT OWNER:
WILKINSON KYNDAL RAYA
PARCEL ID:
14608000100500

7
CURRENT OWNER:
BOYER RENTALS LLC
PARCEL ID:
14608000100600

8
CURRENT OWNER:
ABSHER BEVERLY

14
CURRENT OWNER:
BROOKE SAMUEL J

SHEET
3 OF 3

POINT OF COMMENCEMENT
NE CORNER NE 1/4
SEC 13–T51N–R32W
FND. 2" ALUM. MON.

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15" RCP

S89°40'40"E 540.19'

POINT OF BEGINNING

GRASS

TREES

2.42 AC.
NW

1.40 AC.
SW

EAST
2.86 AC.

TRACT I
288,879 SQ. FT. ±
6.63 AC. ±

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2,035 SQ. FT. ±
0.05 AC. ±

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FULKERSON COURT

N89°40'40"W 396.00'

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FULKERSON CIRCLE

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EAST LINE NE 1/4 SEC. 13–T.51N–R.32W

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RIM=850.50
FL IN=845.89
FL OUT=845.89

℄ S. WITHERS ROAD

SHEET
1 OF 3

The City of Liberty missouri

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: July 11, 2022
Subject: Fulkerson Cottages

The Planning & Zoning Commission held a public hearing for the property at 73 Fulkerson Circle at the May 10, 2022 regular session. Since that meeting, the applicant has made changes to the plan in response to neighborhood concerns.

The changes as outlined by the applicant are below:

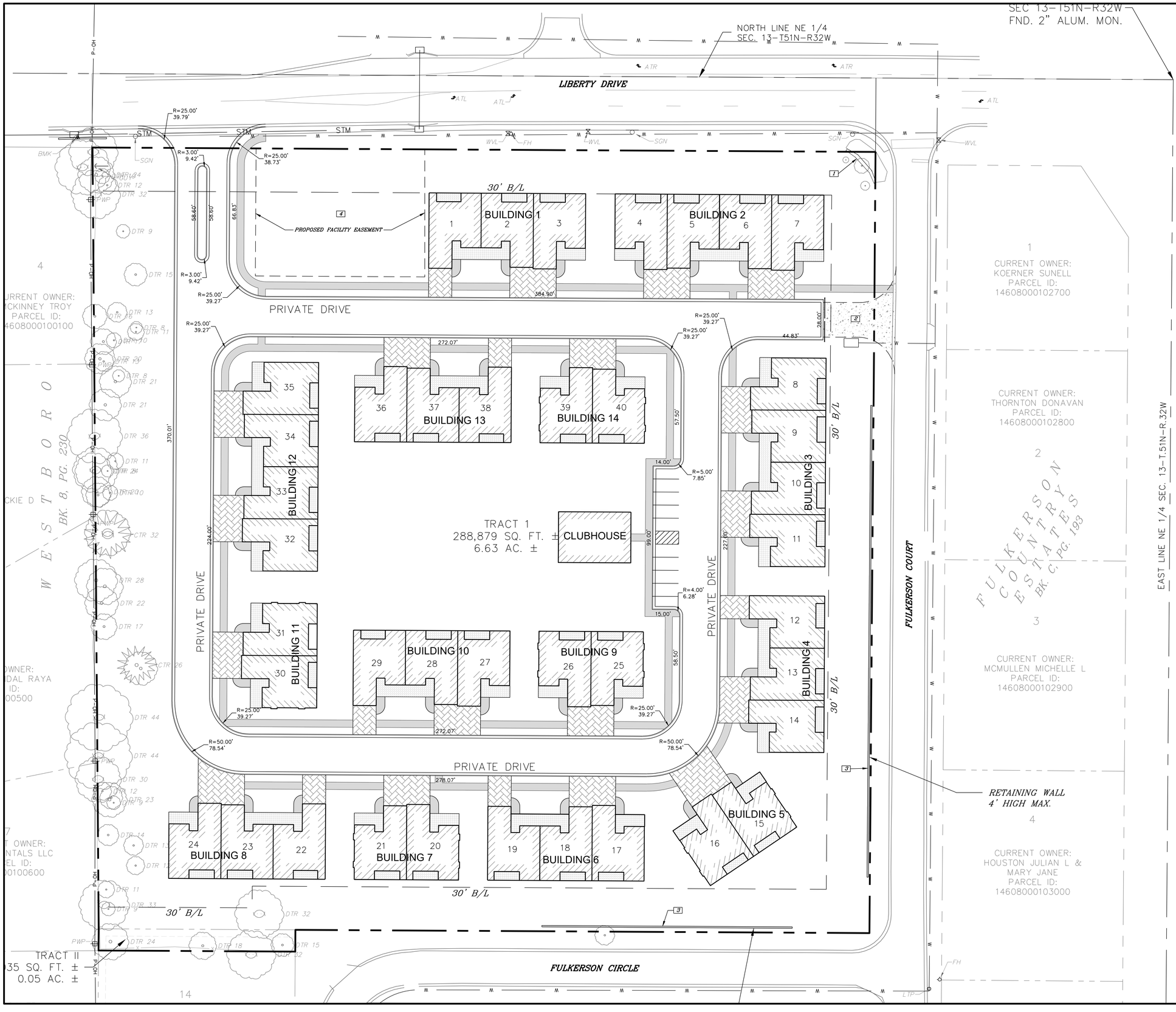
- *The grading plan was redesigned to result in much fewer and lower retaining walls than previously planned. One of the complaints from a few neighbors was the size/height of the retaining walls so the new plan addressed that by dramatically reducing the number and maximum height of retaining walls from around 11 feet to approximately 4.*
- *With respect to the private street that serves the development there was previously a north-south connection that ran through the middle of the development. That street connection has been eliminated and, as a result, the clubhouse has been moved further to the east and facing east and will be accessed solely off the ring road. Also as a result units that previously faced that connecting road have been turned to face the ring road. This also results in a sort of open green space remaining in the middle of the development.*
- *The duplex unit in the far southeast corner of the development has been turned diagonally to face and connect to the ring road without the need for further extending the street or "dead ending" it to access that unit.*
- *The sanitary sewer line connection has been moved so that instead of running it several hundred feet west down Liberty Drive and having to contend with an abundance of other existing utilities and disruption to Liberty Drive during construction it now runs and connects to an existing, closer line to the south.*
- *What hasn't changed is the unit count (still 40), the building plans/designs, the access (still on the far west), the natural buffers and set-backs and really anything of substance that would have any real impact on the neighbors, the public or safety.*

Several neighbors voiced concerns about site distance at the entrance/ exit from the site. The applicant provided a follow-up report conducted by Olsson engineering which found no concerns with the site distance. The exhibit, which is attached to this memo, states, "*Nationally-recognized engineering standards were used to determine the distance needed to see oncoming traffic in order to safely turn onto Liberty Drive. Then, profiles were generated along these lines of sight showing the topography of the area. These profiles show that the line of sight will not be obstructed by existing or proposed grades, and motorists will have adequate sight distance in both directions to make safe turns onto Liberty Drive.*" Engineering staff has reviewed this exhibit.

Protest Petition

40.29% of the neighboring property owners within the 185 foot area of notification have signed a petition opposing this application. Staff has reviewed the protest petition and believes it is valid. The signatures match the names on the Clay County tax records. Due to this protest petition, this rezoning application will require 6 affirmative votes to pass.

This memorandum is provided for your information.



GENERAL NOTES:

1. *EXISTING MONUMENT SIGN TO REMAIN.*
2. *EMERGENCY FIRE ACCESS ONLY. INSTALL CHIRP GATE.*
3. *PROPOSED RETAINING WALL.*
4. *PROPOSED STORMWATER MANAGEMENT AREA.*

FULKERSON COTTAGES		
SITE DATA		
ZONING	EXISTING: R1-C	PROPOSED: MPD
GROSS AREA	290,980.80 SF	6.68 AC.
USAGE	55+ TOWNHOMES	
BUILDING DATA		
UNIT FOOTPRINT	1,456 SF	TOWNHOME
UNITS PER BUILDING	2, 3 & 4	
NUMBER OF BLDGS	14	
TOTAL NUMBER OF UNITS	40	
CLUBHOUSE TOTAL AREA	1,750 SF	
TOTAL BUILDING FOOTPRINT AREA	65,340 SF	
PARKING DATA		
	REQUIRED	PROVIDED
UNIT PARKING STALLS (DRIVEWAY)	2 SPACES PER UNIT=80 SPACES	40 SPACES
UNIT PARKING STALLS (GARAGE)		40 SPACES
CLUBHOUSE PARKING	N/A	10 SPACES
ADA PARKING	4 SPACES	4 SPACES

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

FULKERSON COTTAGES
REZONING & DEVELOPMENT PLAN
SITE PLAN

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY	JOB NO.
13-51-32	CLAY	L-22210
PLAT BK. 15	CHECKED BY SHW	DRAWN BY JKF
JULY 2022		

FOR *PATRIOT PROPERTIES, LLC*

SHEET NO.
C3 OF 7

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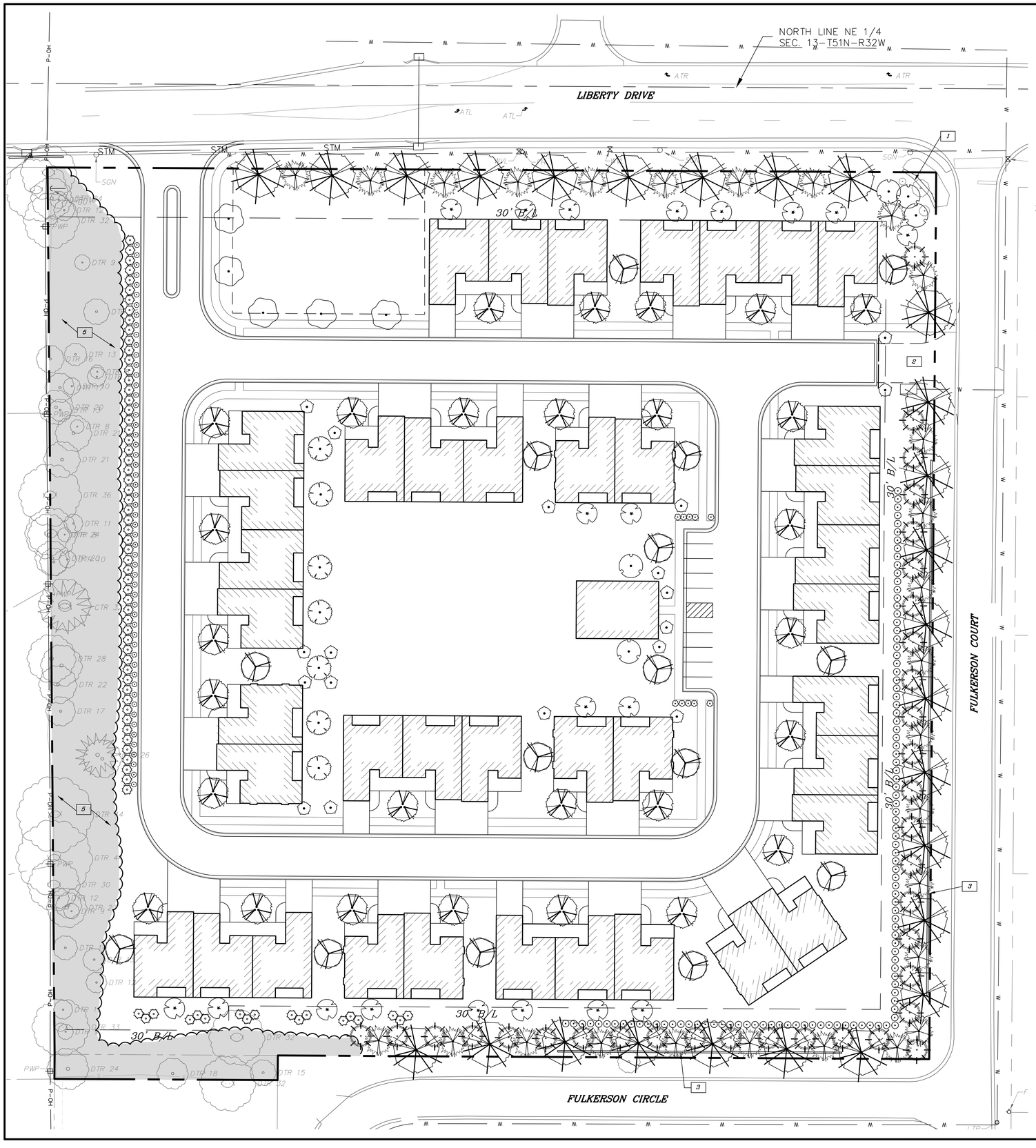

PLANT SCHEDULE

OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
	16	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' TM PACIFIC SUNSET MAPLE	N/A	B & B	1.5"	
	7	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	N/A	B & B	1.5"	
	27	PINUS STROBUS WHITE PINE	N/A	B & B		5' HT.
	33	POPULUS TREMULOIDES 'CLUMP FORM' CLUMP FORM QUAKING ASPEN	N/A	B & B	1.5"	
	26	QUERCUS PALUSTRIS PIN OAK	N/A	B & B	1.5"	

UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER	HEIGHT
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	20	CORNUS FLORIDA 'CHEROKEE BRAVE' CHEROKEE BRAVE DOGWOOD	N/A	B & B	1.5"	
	35	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE	N/A	B & B		5' HT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	18	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	3 GAL
	74	JUNIPERUS X MEDIA 'SEA GREEN' SEA GREEN JUNIPER	3 GAL
	20	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TM TINY WINE NINEBARK	3 GAL
	55	SPIRAEA X BUMALDA 'GOLDMOUND' GOLD MOUND SPIREA	3 GAL
	106	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL

LANDSCAPE CALCULATIONS

REQUIRED RATIO	REQUIRED #	PROVIDED #
STREET FRONTAGE: 1 TREE PER 50 LF	LIBERTY DRIVE 412 LF = 9 TREES	9 TREES
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OPEN SPACE: 1 LARGE TREE OR 2 SMALL TREES PER 3000 SF BUILDING AND 1 SHRUB PER 250 SF BUILDING	65,340 SF BUILDING = 22 LARGE TREES OR 44 SMALL TREES = 262 SHRUBS	0 TREES (PROVIDED VIA PRESERVED TREES PER BELOW) 262 SHRUBS
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TREE REPLACEMENT: 2 TREES PER 8"+ DIAMETER TREE REMOVED	72 (8"+) TREES REMOVED = 144 TREES	144 TREES

GENERAL NOTES:

1. *EXISTING MONUMENT SIGN TO REMAIN.*
2. *EMERGENCY FIRE ACCESS ONLY, INSTALL CHIRP GATE.*
3. *PROPOSED RETAINING WALL.*
4. *PROPOSED STORMWATER MANAGEMENT AREA.*
5. *EXISTING VEGETATION TO REMAIN.*

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

FULKERSON COTTAGES
REZONING & DEVELOPMENT PLAN
LANDSCAPE PLAN

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rlba@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR PATRIOT PROPERTIES, LLC

SEC.-TWP.-RGE.	COUNTY	JOB NO.
13-51-32	CLAY	L-22210
PLAN DATE	CHECKED BY	DRAWN BY
JULY 2022	SMW	JKK

SHEET NO.
L1 OF 7

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MEMO

☐	Overnight
☐	Regular Mail
☐	Hand Delivery
x	Other: email_____

TO:	Joshua Martinez, I.E. City of Liberty Public Works
FROM:	Chris Holmquist, P.L.A.
RE:	Fulkerson Cottages – Sight Distance Exhibit
DATE:	2022.05.17
PROJECT #:	A21-06867
PHASE:	200
TASK:	200001

To Whom it May Concern,

Intersection sight distance requirements for vehicles entering a roadway are set by the American Association of State Highway and Transportation Officials (AASHTO) and can be found in the manual *A Policy on Geometric Design of Highways and Streets, 2011, 6th Edition by AASHTO* and commonly called the Green Book. Controlling factors for sight distance are design speed, left turn, right turn, roadway grade, object height, and sight line. Below is a breakdown of each of these factors and how they relate to Liberty Drive.

- Design Speed: The design speed for Liberty Drive in this area is 35 mph.
- Left Turn from Intersection: According to the Green Book, Table 9-6. Design Intersection Sight Distance – Case B1, Left Turn from Stop, the intersection sight distance for 35 mph is 390 feet from intersection.

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390

- Right Turn from Intersection: According to the Green Book, Table 9-8. Design Intersection Sight Distance – Case B2, Right Turn from Stop, and Case B3, Crossing Maneuver, the intersection sight distance for 35 mph is 335 feet from intersection.

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335

- Roadway Grade: The roadway grade is the grade of the street from the intersection to the intersection sight distance.
- Object Height: According to the Green Book, Page 9-31, paragraph 5, "…it should be assumed that the driver's eye is 1.08 m (3.50 ft) above the roadway surface and that the object to be seen is 1.08 m (3.50 ft) above the surface of the intersecting road."
- Line of Sight: The determination of sight distance is based on the direct line of sight from the intersection to the design sight distance at object height. The profiles in the exhibit show that the line of sight is well above the roadway grade and meets sight distance requirements.

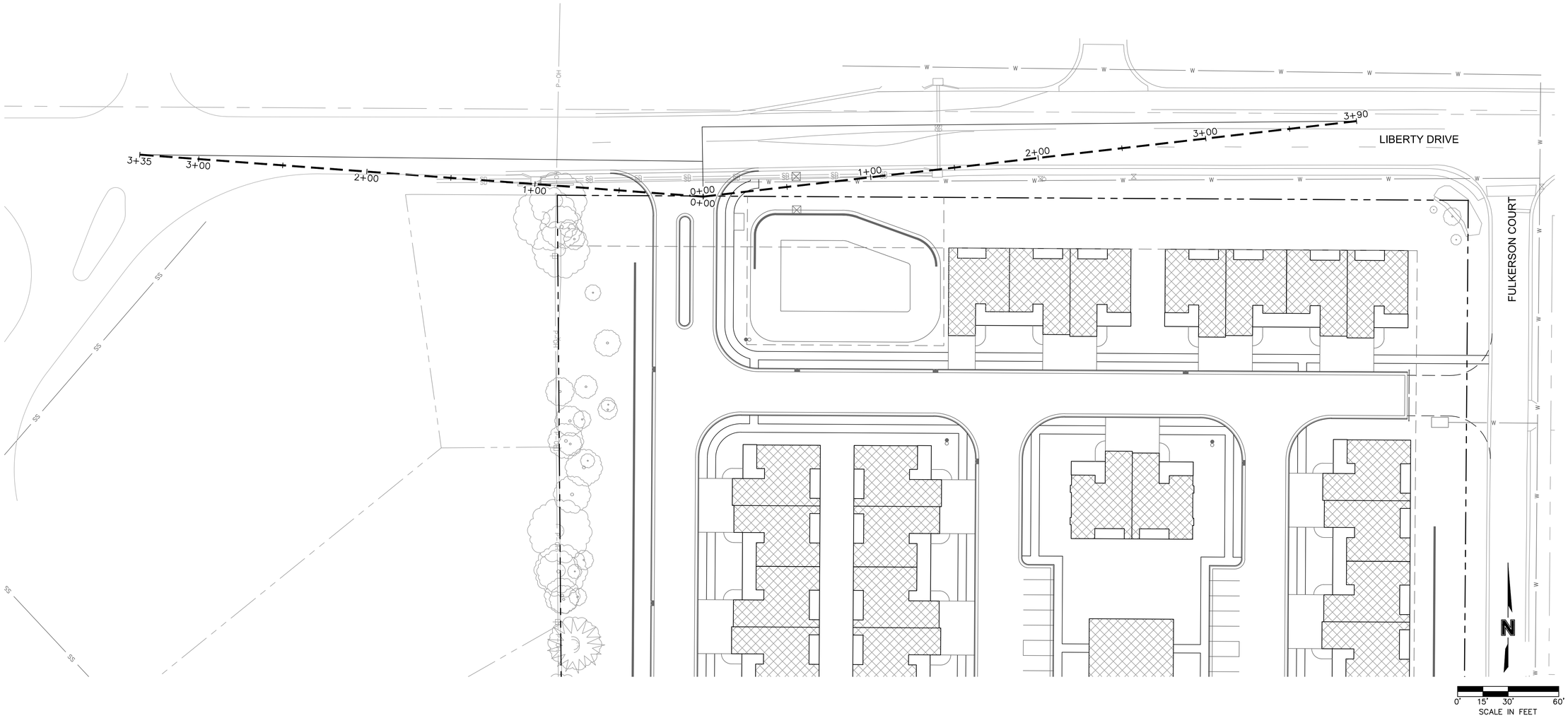
SUMMARY/CONCLUSION:

Nationally-recognized engineering standards were used to determine the distance needed to see oncoming traffic in order to safely turn onto Liberty Drive. Then, profiles were generated along these lines of sight showing the topography of the area. These profiles show that the line of sight will not be obstructed by existing or proposed grades, and motorists will have adequate sight distance in both directions to make safe turns onto Liberty Drive.

If you have any questions or concerns, please do not hesitate to contact me.

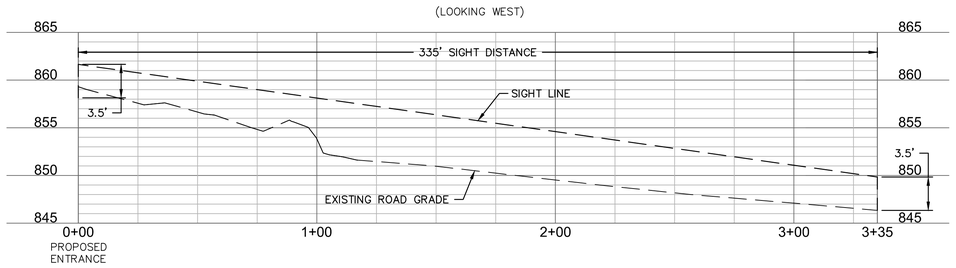
Sincerely,

Chris Holmquist, PLA
cholmquist@olsson.com
816.361.1177



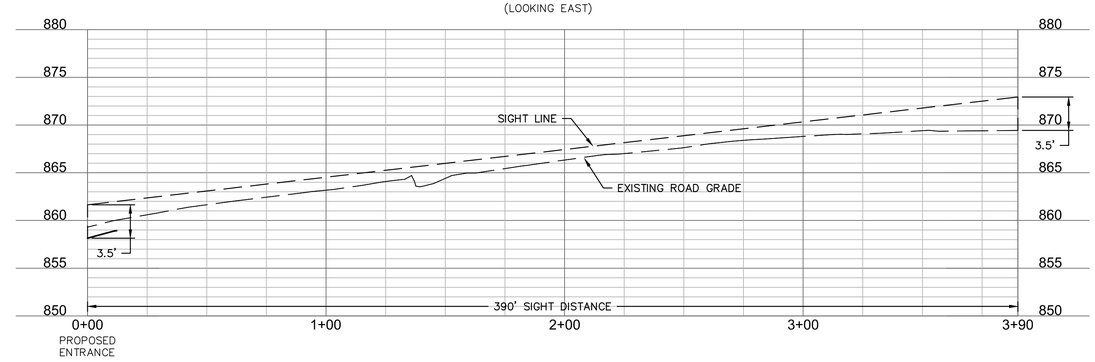
RIGHT TURN SIGHT (0+00 - 3+35)

(LOOKING WEST)



LEFT TURN SIGHT (0+00 - 3+90)

(LOOKING EAST)



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TEL 515.331.6517
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SIGHT DISTANCE EXHIBIT

FULKERSON COTTAGES

LIBERTY, MO

2022

drawn by: BF
checked by: CJH
approved by: CJH
QA/QC by:
project no.: A21-06867
drawing no.: C_SD_GIS_A21-06867
date: 2022.05.13

SHEET
EX-001

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DATE: May 13, 2022 9:54am XREFS: C_XBASE_A2106867 C_PBASE_A2106867

STAFF REPORT

Planning and Zoning Case 22-19R&PDP

Staff: Katherine Sharp, Director of Planning & Development

Date: June 13, 2022

GENERAL INFORMATION

Application:	**Proposal to Rezone 6.68 ac from R-1C to PD for Fulkerson Cottages to allow the construction of a 40 unit age restricted community at the SW corner of Liberty Dr. & Fulkerson Circle.**
Applicant:	Spencer Thomson Patriot Properties, LLC 351 W. Washington St. Kearney, MO 64060
Property Owner:	Fulkerson Trust 14413 E Tipperary Circle Wichita, KS 67230
Location:	Southwest corner of Liberty Dr. & Fulkerson Ct.
Existing Land Use/Zoning:	Undeveloped / R-1C "Standard Single Family Residential"
Proposed Zoning:	PD, "Planned Development" district
Future Land Use Designation:	Low Density Residential
Surrounding Land Uses/Zoning:	**North**: Single family & Bank/ R-1C "Single Family Residential" & C-2 "General Business" **South**: Fulkerson Estates / R-1C "Single Family Residential" **East**: Fulkerson Estates / R-1C "Single Family Residential" **West**: Westboro / R-1C "Single Family Residential"
Public Notice:	Courier Tribune-April 21 Letter sent to property owner within 185 ft. on April 22 Sign Posted on site on April 22
File Date:	April 1, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-20PP: Preliminary Plat for Fulkerson Cottages, 1 lot on 6.68 acres is running concurrently with this application.

PZ Case 16-27A: Proposal to amend the Future Land Use Map to High Density Residential failed at the City Council on July 25, 2016.

PZ Case 16-08R: A request by Historic District Review Commission to rezone 73 Fulkerson Circle (Fulkerson House) to Historic Preservation District Overlay-Local Landmark was recommended for denial by the Planning Commission on March 8, 2016. This case did not go to the City Council.

APPLICANT'S PROPOSAL

This is an application to rezone 6.68 acres from R-1C to PD, Planned Development district. The purpose of this proposal is to allow the applicant to build 40 units; 7 duplexes, 2 triplexes, and 5 fourplex units and a clubhouse in an age restricted development.

The PD district is detailed in Sec. 30-59 of the *Unified Development Ordinance* (UDO):

> The purpose of the planned development district is to facilitate the development of unique, large scale or mixed use developments, or for the development of difficult sites due to topographical or other environmental considerations. The PD district allows a mix of land uses, densities, setbacks, and building heights for a defined area. This zoning district is intended to encourage innovative and creative design and to facilitate a mix of uses in the development of a balanced community. The PD land use designation shall require approval of a preliminary development plan in order to provide general development goals for the property. The PD zoning district shall clearly define the purpose and intent of the property and its development limitations or allowances.

The same section outlines the criteria by which development and uses shall be established and amended:

> In district PD, any land use may be permitted if such use or uses can be shown to provide an orderly relation and function to other uses in the development and to existing land uses, as well as with regard to the comprehensive plan of the City of Liberty. The permitted use or uses of property located in the planned development shall be determined at the time the PD zoning district and preliminary development plan is approved, and development within that PD district shall be limited to those uses specifically requested as part of the application and approved by the planning and zoning commission and city council. Any addition of uses, change of plans, or increase in size or density shall require a separate application for amendment to the original approved development plan and shall follow the same process as any other development plan amendment.

Site Design

The site is proposed south of W. Liberty Drive and west Fulkerson Circle, with one entrance from W. Liberty Drive. The proposal consists of a private internal drive with 40 homes, and a clubhouse. A stormwater management area is located on the north portion of the property. There will be 30 foot building setbacks from Fulkerson Circle. The only public access to the development will be from a drive at the northwest corner of the property onto W. Liberty Drive. There will be a gated emergency drive on Fulkerson Circle that will only be accessible by emergency vehicles.

Access/Circulation/Parking

There will be 1 entrance to the site from W. Liberty Drive. The internal private drive will loop around the development, and is wide enough to allow large service vehicles such as fire trucks adequate maneuverability.

Each home has a driveway that fits a minimum of 2 vehicles, which meets the minimum code requirements in UDO Section 30-83.2 for a non-apartment residential use. Additional parking is at the clubhouse.

Building Design

The home designs will vary with residential siding and stone accents, and an example of these designs has been attached to this report as Exhibit C. Final building details will be worked through during the Final Development Plan phase.

Landscaping/ Open Space/ Tree Preservation/ Parkland

The application shows a heavily landscaped area along all of Fulkerson Circle. The existing vegetation is proposed to remain in the buffer to the west. Final details regarding landscaping and tree preservation requirements will be provided during the Final Development Plan. The preliminary plan meets the requirements in the UDO. The overall site will be required to meet the 20% open space standard as defined in the UDO Section 30-97.6.

PUBLIC INFRASTRUCTURE

Streets

The property will have direct access to W. Liberty Drive.

Sanitary Sewer

The site has access to an 8" public sanitary sewer line to the west along W. Liberty Drive. A public main extension to the property will be required. An internal sewer lines will run along the internal streets.

Water

The site has direct access to a public water line along W. Liberty Drive and Fulkerson Circle. All internal lines will be private

Stormwater

Storm water will be collected on the property and directed into a combination of storm water quality best management practices and a storm water detention basin located on the northern portion of the property. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

Staff evaluates all rezoning applications in accordance with the following criteria described in section 30-24.3 of the Unified Development Ordinance:

1. **The conformance of the proposed rezoning to the comprehensive plan and other adopted planning policies.**

   Staff believes this application conforms to Principles Eight, Eleven and Twelve of the Plan, by providing the development of a vacant and underutilized infill parcel, and the use of a parcel served by existing public utilities.

The property is designated for Low-Density Residential on the Future Land Use map. Low-Density Residential envisions residential development between 0-6 dwelling units per acre. The construction of 40 units on 6.68 acres equals a density of 5.98 units per acre.

Staff believes the proposed rezoning conforms to the Comprehensive Plan.

2. **The effect the proposed rezoning will have on properties in the general vicinity.**
   The site exists along a busy, well-travelled corridor, and is surrounded by established single-family homes to the east, west and south. Staff believes the layout of the proposed homes and the amount of existing open space proposed should minimize the impact of the development on the surrounding area. The single entrance from W. Liberty Drive should not add any increased traffic to Fulkerson Circle.

3. **The extent to which public facilities and services are available and adequate to meet the demand generated by the proposed use.**
   As further described in the Infrastructure section, the site will be served by adequate sanitary sewer and water.

In accordance with the Liberty Unified Development Ordinance (UDO), staff's analysis of a Preliminary Development Plan application is guided by Section 30-27.3. In evaluating an application for a preliminary development plan the following three criteria are considered:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   As further described above, Staff believes this proposal satisfies the comprehensive plan.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.

3. **The plan substantially complies with approved city development standards and policies;**
   Staff finds that this application does fully comply with the intent of city development standards and policies.

STAFF RECOMMENDATION

Staff finds this application meets the criteria required for a rezoning in section 30-24.3 of the UDO and a preliminary development plan in section 30-27.3 of the UDO. Staff recommends approval of P&Z Case 22-19R&PDP.

PZ RECOMMENDATION

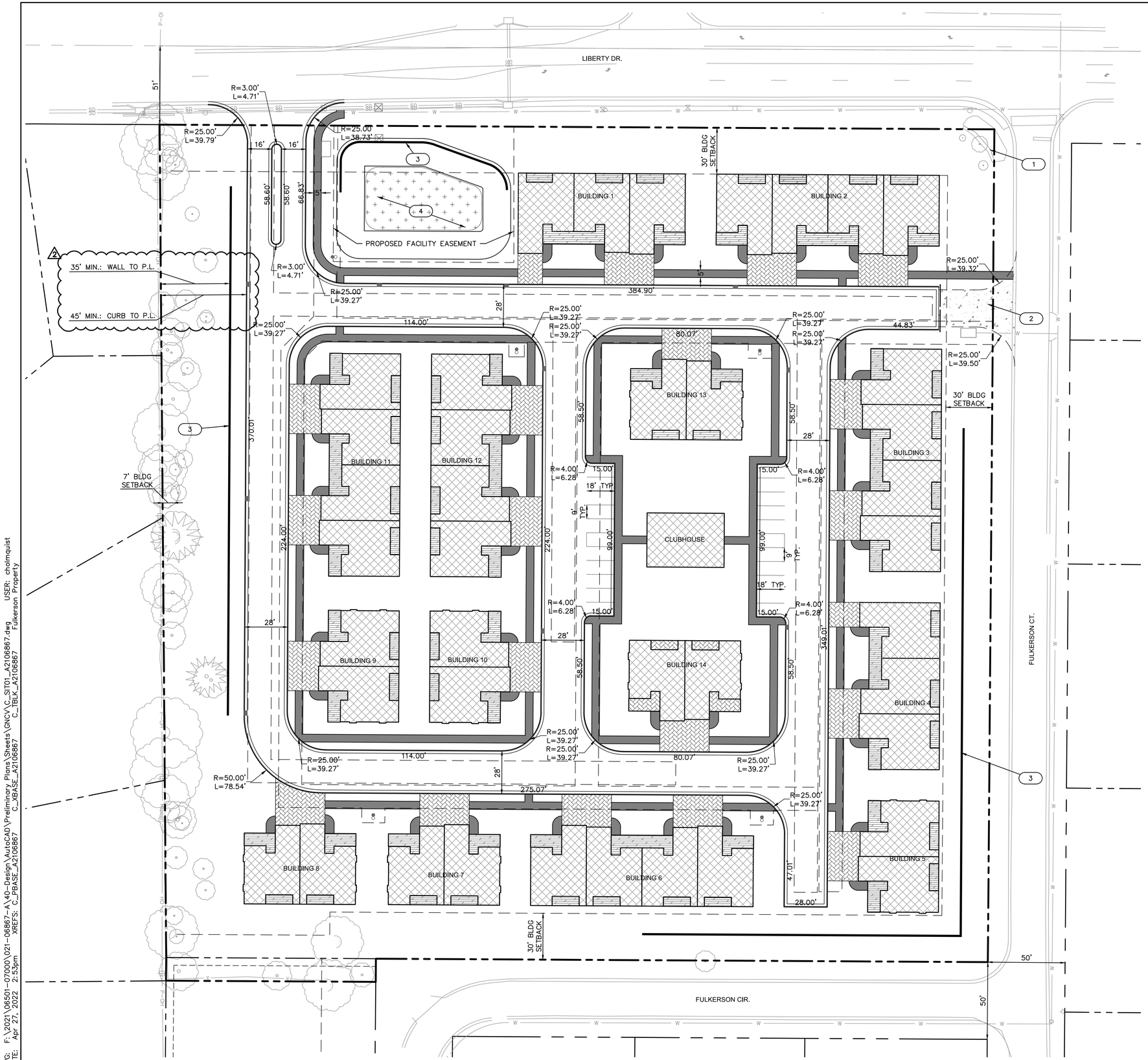
At its May 10, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-19R&PDP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Site Plan
Exhibit C:	Elevations
Exhibit D:	Landscape Plan
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Ordinance

P&Z Case 22-19R&PDP
Rezoning & Preliminary Development Plan
Fulkerson Cottages

Exhibit A: Vicinity Map



KEYNOTES

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2. EMERGENCY FIRE ACCESS ONLY; INSTALL CHIRP GATE
3. PROPOSED RETAINING WALL.
4. PROPOSED STORMWATER MANAGEMENT AREA.

FULKERSON COTTAGES		
SITE DATA		
ZONING	EXISTING: R1-C	PROPOSED: MPD
GROSS AREA	290,980.80 SF	6.68 A.C.
USAGE	55+ TOWNHOMES	
BUILDING DATA		
UNIT FOOTPRINT	1,456 SF	TOWNHOME
UNITS PER BUILDING	2, 3, & 4	
NUMBER OF BUILDINGS	14	
TOTAL NUMBER OF UNITS	40 UNITS	
CLUBHOUSE TOTAL AREA	1,750 SF	
TOTAL BUILDING FOOTPRINT AREA	65,340 SF	
PARKING DATA		
	REQUIRED	PROVIDED
UNIT PARKING STALLS (DRIVEWAY)	2 SPACES PER UNIT=80 SPACES	40 SPACES
UNIT PARKING STALLS (GARAGE)		40 SPACES
CLUBHOUSE PARKING	N/A	20 SPACES
ADA PARKING	4 SPACES	4 SPACES

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	04.15.2022	CITY COMMENTS
2	04.27.2022	CITY COMMENTS

SITE PLAN
REZONING & DEVELOPMENT PLANS

FULKERSON COTTAGES
73 FULKERSON CIR.

LIBERTY, MO

2022

drawn by:	BF
checked by:	CITY COMMENTS
approved by:	CH
QA/QC by:	CH
project no.:	A21-06867
drawing no.:	
date:	04/01/2022

SHEET
C3

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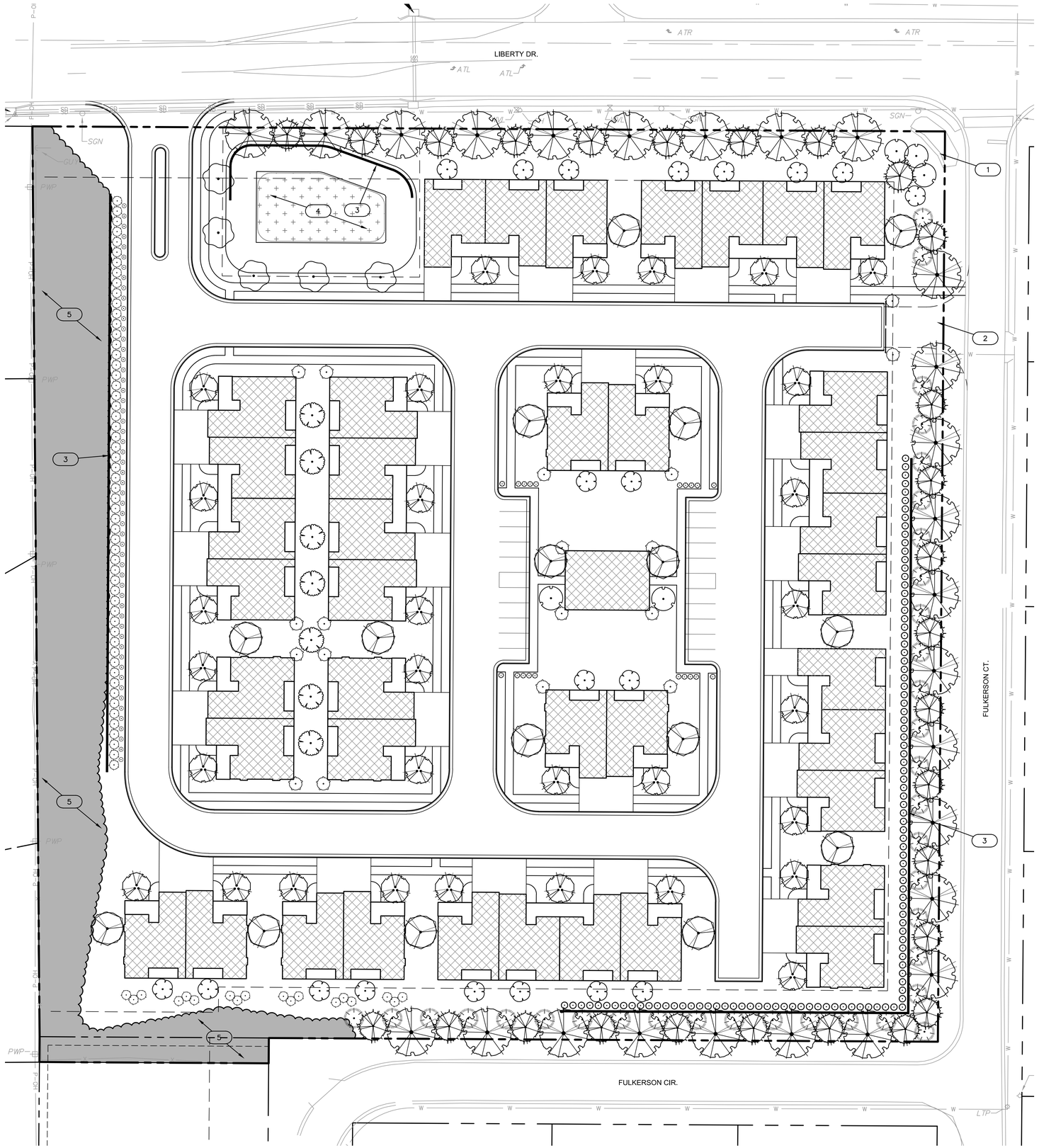

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0' 15' 30' 60'
SCALE IN FEET

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REV. NO.	DATE	REVISIONS DESCRIPTION
1	04.15.2022	CITY COMMENTS
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REVISIONS

LANDSCAPE PLAN
REZONING & DEVELOPMENT PLAN

FULKERSON COTTAGES
73 FULKERSON CIR.

LIBERTY, MO

2022

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SHEET
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A. 22-19R&PDP: Rezoning and Preliminary Development Plan to Rezone 6.68 ac from R-1C to PD for Fulkerson Cottages to allow the construction of a 40-unit age restricted community at the SW corner of Liberty Dr. & Fulkerson Circle.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Commissioner Personett asked if any street improvements were proposed.

Mr. Martinez stated that the submitted traffic review did not call for any improvements to W. Liberty Dr.

Commissioner Reinier asked if there were guarantees that this project would stay a senior restricted community in the future.

Ms. Sharp stated that the city code does not restrict tenants by age. She said staff does not verify age of tenants and all age restrictions would come from the Convents and Restrictions in the Home Owners Association and be verified by the site manager. She said that this sort of restriction is not enforceable by the city and if the HOA chose to not enforce their own rules, the city would not step in to enforce them.

Chairman Rosekrans asked what changes in the project would require it to come back through the PD planning process.

Ms. Sharp said that the changes such as layout, change in number of units, and design of the structures would require the project to be reviewed and considered by the Planning and Zoning Commission and the City Council.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked if the applicant would like to speak.

Spencer Thomson, Patriot Properties, 1207 Campbell, Liberty, the applicant, stated the at the age restriction will be enforced by the association documents. They will be private restrictions that will run with the land. The bank financing will also be dependent on this project being a senior restricted project. His company has developed a similar product in Blue Springs, North Ridge Cottages. He also stated that senior independent living is in high demand.

Chairman Rosekrans opened the public hearing. He asked if there was anyone else in the audience that would like to speak for or against the case.

Joseph Frey, 40 Fulkerson Circle, stated he was concerned with the entrance on W. Liberty Dr. He stated that have the one entrance to the neighborhood and no connection to Fulkerson circle was best option for this development.

Paula Vanderstel, 70 Fulkerson Circle, stated she was apprehensive about future of the property if it is sold and is no longer an age restricted project. She also noted that currently the property needs maintenance and mowing.

Troy McKinney, 1133 W. Liberty Dr., stated that while he is in favor of the project, he is concerned with traffic flow on W. Liberty Dr. The road narrows and there is a hill that he foresees as a problem for those entering and exiting from the development. He also noted that the brush along the property line is overgrown and needs to be addressed as part of the landscaping as part of this project.

Michael Brown, 813 Lindenwood, stated that there are storm drainage problems related to this current site. Thee are lots of animals that will be displaced with this development. He also stated that traffic problems exist on W. Liberty Dr. and that sometimes it is backed up to Westboro.

Ralph Boots, 72 Fulkerson Circle stated that he is in favor of the project but only as an age restricted project.

Sue Koerner, 15 Fulkerson Circle stated that she believes that traffic is a problem on W. Liberty Dr. and that she thinks that entrance to the site may have a site distance issue. She hopes that the emergency only entrance stays a s emergency use only. She also stated that the setbacks along Fulkerson Circle should be larger than 30 feet. She agrees that she thinks that the project should be required to stay age restricted.

Chairman Rosekrans asked if there was anyone else in the audience that would like to speak, seeing none he closed the public hearing.

Ms. Sharp stated that she would recommend that the applicant work with the City attorney to find a path that would guarantee the age restriction stays in place.

Mr. Martinez stated that the site grading plans show that the applicant intends for the site to drain toward the detention area on the north and away from the neighbors' homes.

Ms. Sharp stated that they will request additional site distance information from the applicant, and that site distance will be discussed by staff and have a response by the time this goes to the City Council.

Chairman Rosekrans asked if staff could address the western property line landscaping.

Ms. Sharp stated that the large trees will remain in the area and that the applicant would likely clear the underbrush to create a pleasing landscaping design.

Mr. Thomson, the applicant, stated that they will retain the mature trees and remove the scrub and dead trees on the western property line. He also agreed with staff regarding the stormwater drainage will travel to the north away from Fulkerson Circle. He also said that the emergency entrance will be gated for use only by emergency services. He said that the buffer on Fulkerson Circle is as large as it can be with out losing units by shrinking the site. The entrance onto W. Liberty drive was designed to keep it as far from S. Withers and the traffic issues at that intersection. The type of traffic generated by this development should be very little.

Ms. Sharp stated that the 30 ft setbacks along Fulkerson Circle are typical setbacks

in a single-family neighborhood.

Commissioner Personett asked how high the wall will be at the southeast corner.

Mr. Thomson stated that at the corner it will be 11 feet and decrease in height from that point both directions.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Waterman moved to approve the case as presented in the staff report Commissioner Personett seconded the motion.

Commissioner Holt stated that he will vote in favor. The proposal meets City requirements. He stated that the project feels too dense.

Commissioner Personett stated that he will vote in favor and that he appreciated all the input from the neighbors. The neighbors concern for traffic issues should be investigated more.

Commissioner Dilts stated that the traffic is a concern and should be looked at again.

Commissioner Evans stated she feels traffic is a concern.

Chairman Rosekrans stated that ability to require age restriction should be pursued.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Personett, Reinier, Rosekrans, Summers and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 23, 2022

Mr. Thomson requested that this application be moved to a future City Council meeting because he has a scheduling conflict with the May 23rd date.

Ms. Sharp said the item would be moved to the June 13 City Council meeting, and that any changes to this date would be posted on the Planning & Zoning page of the City website.

Document No._____ P&Z Case No. 22-19R&PDP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LIBERTY, MISSOURI BY REZONING 6.68+/- ACRES AT THE SW CORNER OF LIBERTY DR. & FULKERSON CIRCLE FROM R-1C, "STANDARD SINGLE FAMILY" DISTRICT TO PD "PLANNED DEVELOPEMNT" DISTRICT FOR FULKERSON COTTAGES

BE IT ORDAINED by the City Council of the City of Liberty, Missouri as follows:

SECTION I

WHEREAS, the City Council finds that the rezone described duly conforms to the standards and requirements of the Unified Development Ordinance of the City of Liberty, Missouri, the official zoning map shall be and the same is hereby amended rezoning Fulkerson Cottages in the City of Liberty, Clay County, Missouri, the legal description of which is as follows:

TRACT I:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-ONE (51), RANGE THIRTY-TWO (32), IN LIBERTY, CLAY COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-ONE (51), RANGE THIRTY-TWO (32); THENCE SOUTH ON THE SECTION LINE, A DISTANCE OF 1182.6 FEET; THENCE WEST, A DISTANCE OF 736.7 FEET; THENCE NORTH, A DISTANCE OF 1182.6 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION THIRTEEN (13); THENCE EAST ALONG THE SECTION LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS,
AND EXCEPT, THAT PART PLATTED AS LOTS 1 THRU 5, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,
AND EXCEPT THAT PART PLATTED AS LOTS 6 THRU 10, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,
AND EXCEPT THAT PART PLATTED AS LOTS 11 THRU 14, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,
AND EXCEPT THAT PART PLATTED AS LOTS 15 THRU 21, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,

TRACT II:
THE NORTH 15 FEET OF LOT 14, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

SECTION II

The City Council finds and declares that, prior to any action on the amendment herein described, all requirements pertaining to notices and hearings have been fulfilled.

SECTION III

Any and all development within the above-described lot shall comply with all applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

ORDINANCE NO. _____ (CONT.)

SECTION IV

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

APPROVED by the Mayor this _____ day of _____, 2022.

_____
MAYOR

The City of Liberty missouri

MEMORANDUM

To: Mayor and City Council
From: Katherine Sharp, Planning & Development Director
Date: July 11, 2022
Subject: Fulkerson Cottages Preliminary Plat

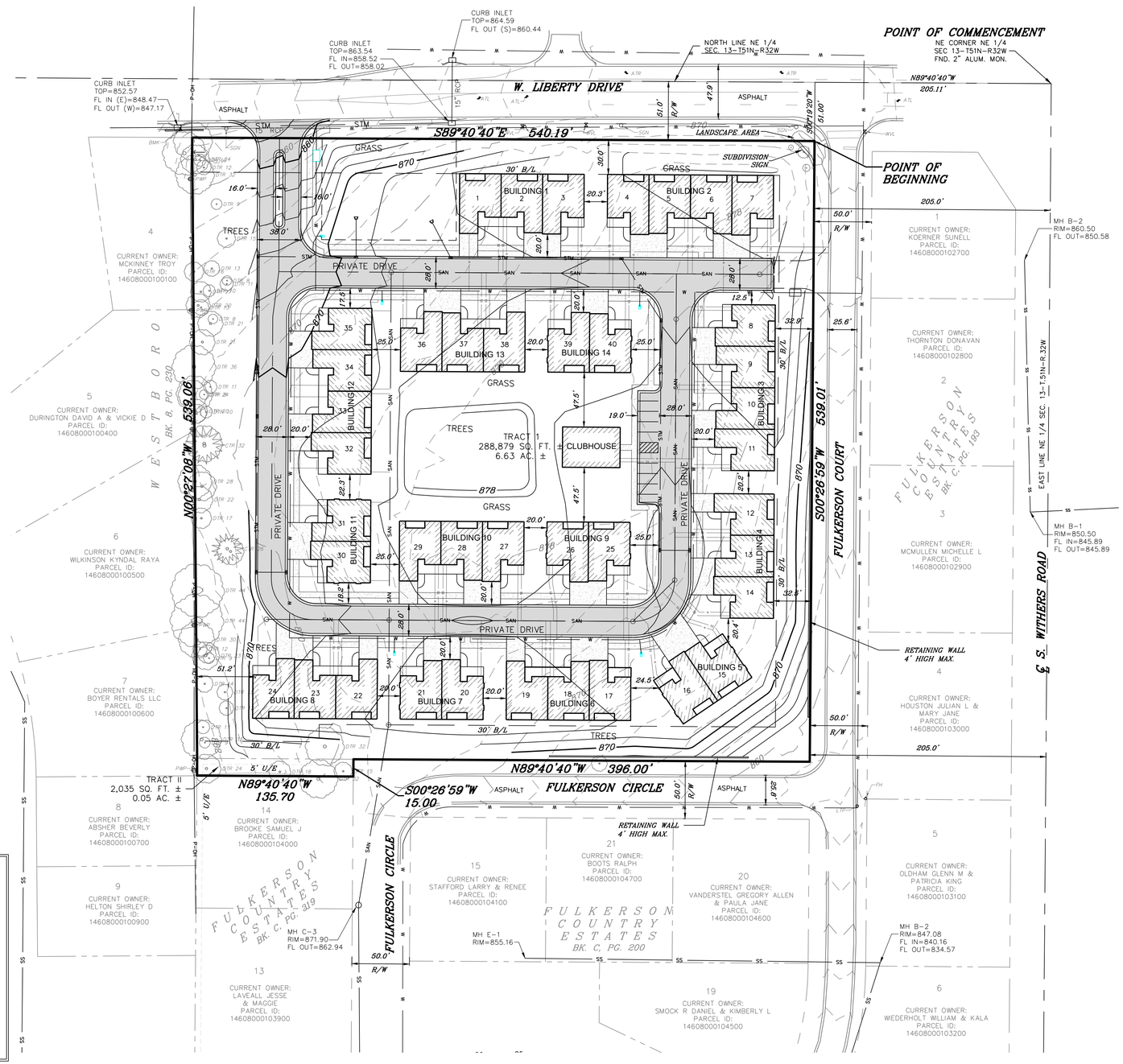
The attached preliminary plat was updated to reflect the updated preliminary plan which will be discussed on July 11, 2022. The north/ south drive was eliminated and the sanitary sewer line connection has been moved to the south.

This memorandum is provided for your information.

PRELIMINARY PLAT
FULKERSON COTTAGES

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 32 WEST, LIBERTY, CLAY COUNTY, MISSOURI

SHEET 1 OF 1



GRAPHIC SCALE

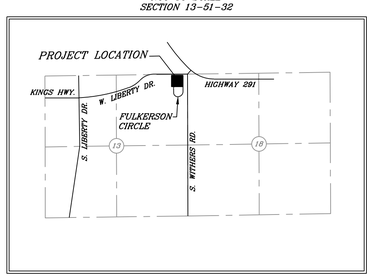
50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

NOTES:

1. EXISTING ZONING = R-1C SINGLE FAMILY RESIDENTIAL
   PROPOSED ZONING = ?
2. PROPOSED USE = MULTI FAMILY RESIDENTIAL
3. GROSS LAND AREA = 290,978 SQUARE FEET OR 6.68 ACRES
4. GROSS DENSITY = 5.99 UNITS/AC.
5. CONTOUR INTERVAL = 2'
6. THIS TRACT OF LAND DOES NOT LIE WITHIN A REGULATORY FLOODPLAIN PER FIRM MAP #29047C0227E, EFFECTIVE 8/3/2015

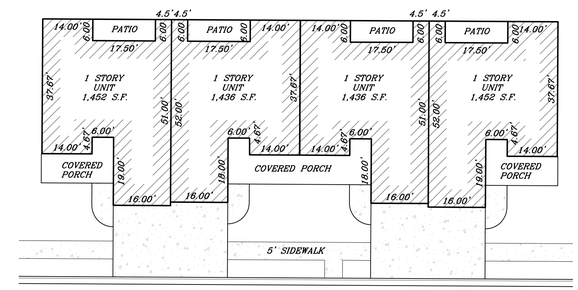
VICINITY MAP
NOT TO SCALE
SECTION 13-51-32



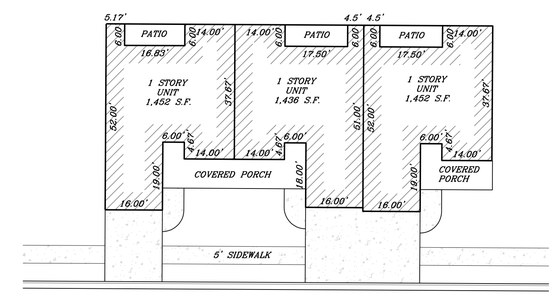
PROPERTY DESCRIPTION

CONTAINING 290,978 SQUARE FEET OR 6.68 ACRES

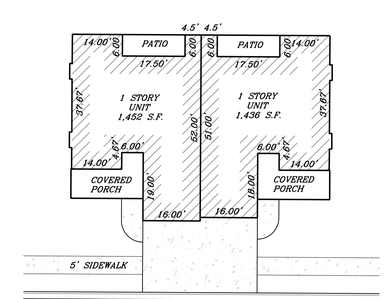
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 32 WEST, LIBERTY, CLAY COUNTY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE N89°40'40"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 205.11 FEET; THENCE S00°19'20"W, A DISTANCE OF 51.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. LIBERTY DRIVE, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF FULKERSON COURT AND THE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE S00°26'59"W, ALONG THE WEST RIGHT OF WAY LINE OF SAID FULKERSON COURT, A DISTANCE OF 539.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FULKERSON CIRCLE; THENCE N89°40'40"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID FULKERSON CIRCLE AND THE NORTH LINE OF LOT 14, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, A DISTANCE OF 396.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 7, WESTBORO, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI; THENCE N00°22'08"W, ALONG THE EAST LINE OF LOTS 4, 5, 6 & 7 OF SAID WESTBORO, A DISTANCE OF 539.06 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID WESBORO, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID W. LIBERTY DRIVE; THENCE S89°40'40"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 540.19 FEET TO THE POINT OF BEGINNING.



TYPICAL 4 UNIT TOWNHOME DETAIL
SCALE: 1"=20'



TYPICAL 3 UNIT TOWNHOME DETAIL
SCALE: 1"=20'



TYPICAL 2 UNIT TOWNHOME DETAIL
SCALE: 1"=20'

PLAN REVISIONS

STATE OF MISSOURI
ROBERT C. YOUNG
NUMBER PLS-2007000889
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I, HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT C. YOUNG, PLS-2007000889 — REV 08/03/2022 — DATE

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R.L. Buford & Associates, LLC
LAND SURVEYORS • CIVIL ENGINEERS • DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rlb@rlbuford.com

FOR 27, LLC
PO BOX 416
RAYMORE, MO 64083
DONAVAN JONES (816) 797-6565

SEC-TWP-RGE.	COUNTY	JOB NO.
13-51-32	CLAY	J-22210
DATE 06/24/2022	FIELD BOOK	DRAWN BY JKR

FULKERSON COTTAGES – PRELIMINARY PLAT

Z:_AA-ENGINEERING\A-CLAY COUNTY\J-22210 - FULKERSON\Dwg\J-22210 PRELIM PLAT.dwg, 6/29/2022 8:23:57 AM

STAFF REPORT

Planning and Zoning Case 22-20PP

Staff: Katherine Sharp, Director of Planning & Development

Date: June 13, 2022

GENERAL INFORMATION

Application:	**Preliminary Plat for Fulkerson Cottages, 1 lot on 6.68 acres at the SW corner of Liberty Dr. & Fulkerson Ct.**
Applicant:	Spencer Thomson Patriot Properties, LLC 351 W. Washington St. Kearney, MO 64060
Property Owner:	Fulkerson Trust 14413 E Tipperary Circle Wichita, KS 67230
Location:	Southwest corner of Liberty Dr. & Fulkerson Ct.
Site Acreage:	6.68 +/- Acres
Existing Land Use/Zoning:	Undeveloped / R-1C "Standard Single Family Residential"
Surrounding Land Uses/Zoning:	**North**: Single family & Bank/ R-1C "Single Family Residential" & C-2 "General Business" **South**: Fulkerson Estates / R-1C "Single Family Residential" **East**: Fulkerson Estates / R-1C "Single Family Residential" **West**: Westboro / R-1C "Single Family Residential"
Public Notice:	None Required
File Date:	April 1, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-19R&PDP: Proposal to Rezone 6.68 ac from R-1C to PD for Fulkerson Cottages to allow the construction of a 40 unit age restricted community is running concurrently with this application.

PZ Case 16-27A: Proposal to amend the Future Land Use Map to High Density Residential failed at the City Council on July 25, 2016.

PZ Case 16-08R: A request by Historic District Review Commission to rezone 73 Fulkerson Circle (Fulkerson House) to Historic Preservation District Overlay-Local Landmark was recommended for denial by the Planning Commission on March 8, 2016. This case did not go to the City Council.

DESCRIPTION OF PROPOSAL

Technical Information

This is a proposal for one lot on 6.68 +/- acres. The project includes 40 units; 7 duplexes, 2 triplexes, and 5 fourplex units and a clubhouse in an age restricted, maintenance provided development. The internal streets will be private. The site is proposed to be rezoned from R-1C to PD "Planned Development".

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The property will have direct access to W. Liberty Drive.
Sanitary Sewer	Direct, gravity flow connection	The site has direct access to a 8" public sanitary sewer lateral line located on W. Liberty Dr. The development will be required to construct public sanitary sewer extensions.
Water	Direct connection to City water services	The site has direct access to a public water line along W. Liberty Drive and Fulkerson Circle. All internal lines will be private.
Storm Water	Storm water must be released at an acceptable rate	Storm water will be collected on the property and directed into a combination of storm water quality best management practices and a storm water detention basin located on the northern portion of the property. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

A preliminary plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and the UDO. Staff's analysis of a preliminary plat application is guided by Section 30-28.10. Preliminary plat, approval criteria:

1. **The preliminary plat substantially complies with the intent of the comprehensive plan;**
   This project complies with the designation of Low Density Residential.

2. **The preliminary plat complies with the provisions of this UDO; and**
   Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.

3. **The preliminary plat substantially complies with approved city development standards and policies.**
   Staff finds that this Preliminary Plat complies with the intent of city development standards and policies.

STAFF RECOMMENDATION

Staff finds this application meets the standards of review for a Preliminary Plat in Section 30-28.10 of the UDO and recommends approval of P&Z Case 22-20PP.

PZ RECOMMENDATION

At its May 10, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-20PP as presented in the staff report.

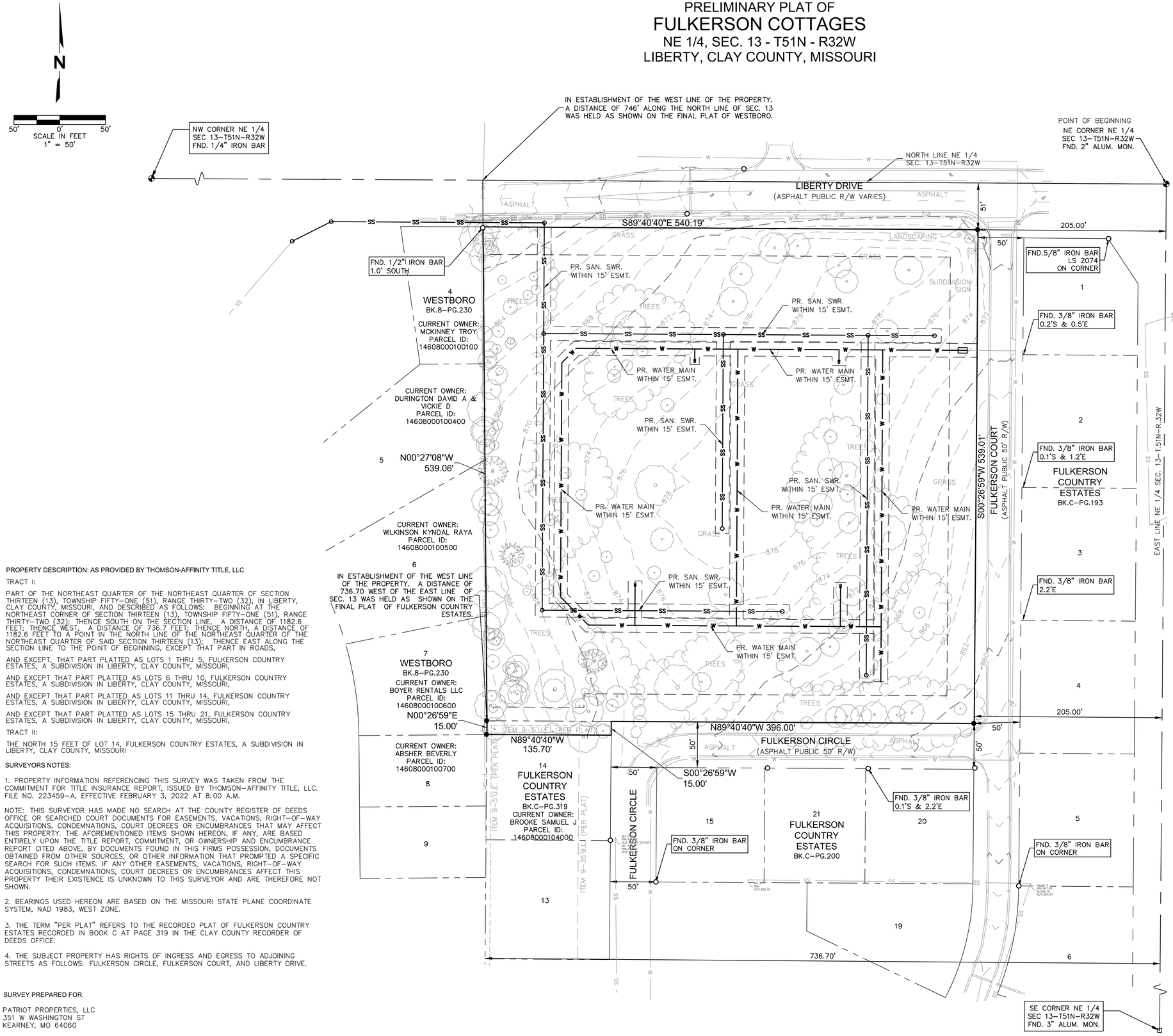
ATTACHMENTS

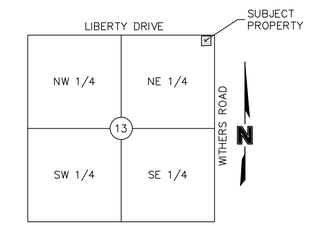
Exhibit A:	Vicinity Map
Exhibit B:	Preliminary Plat
Exhibit C:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit D:	Resolution

P&Z Case 22-20PP
Preliminary Plat
Fulkerson Cottages

Exhibit A: Vicinity Map

PRELIMINARY PLAT OF
FULKERSON COTTAGES
NE 1/4, SEC. 13 - T51N - R32W
LIBERTY, CLAY COUNTY, MISSOURI





LOCATION MAP
SEC 13 – T51N – R32W
(N.T.S.)

TEMPORARY BENCHMARKS:

BENCHMARK NO. 1
LOCATED ON THE SOUTHEAST CORNER OF CURB INLET, STRAIGHT SOUTH OF DRIVEWAY TO 1124 W LIBERTY DR, LIBERTY MO 64068
ELEVATION = 852.661

LEGEND		
○	FND	FOUND MONUMENT
●	SET	SET MONUMENT
	ATL	ARROW TURN LEFT
	ATR	ARROW TURN RIGHT
	BMK	BENCHMARK
	B.L.	BUILDING SETBACK
	DTR	DECIDUOUS TREE
	FH	FIRE HYDRANT
	GUY	GUY WIRE
	LTP	LIGHT POLE
—	P–OH—	OVERHEAD POWER LINE
	PWP	POWER POLE
	SW	SIDEWALK
	SGN	SIGN
—	SD—	UNDERGROUND STORM LINE
	U.E.	UTILITY EASEMENT
	WVL	WATER VALVE

PROPERTY DESCRIPTION: AS PROVIDED BY THOMSON-AFFINITY TITLE, LLC

TRACT I:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY–ONE (51), RANGE THIRTY–TWO (32), IN LIBERTY, CLAY COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY–ONE (51), RANGE THIRTY–TWO (32); THENCE SOUTH ON THE SECTION LINE, A DISTANCE OF 1182.6 FEET; THENCE WEST, A DISTANCE OF 736.7 FEET; THENCE NORTH, A DISTANCE OF 1182.6 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION THIRTEEN (13); THENCE EAST ALONG THE SECTION LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS,

AND EXCEPT, THAT PART PLATTED AS LOTS 1 THRU 5, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,

AND EXCEPT THAT PART PLATTED AS LOTS 6 THRU 10, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,

AND EXCEPT THAT PART PLATTED AS LOTS 11 THRU 14, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,

AND EXCEPT THAT PART PLATTED AS LOTS 15 THRU 21, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI,

TRACT II:

THE NORTH 15 FEET OF LOT 14, FULKERSON COUNTRY ESTATES, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON–AFFINITY TITLE, LLC. FILE NO. 223459–A, EFFECTIVE FEBRUARY 3, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT–OF–WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT–OF–WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. THE TERM "PER PLAT" REFERS TO THE RECORDED PLAT OF FULKERSON COUNTRY ESTATES RECORDED IN BOOK C AT PAGE 319 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE.

4. THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO ADJOINING STREETS AS FOLLOWS: FULKERSON CIRCLE, FULKERSON COURT, AND LIBERTY DRIVE.

SURVEY PREPARED FOR:

PATRIOT PROPERTIES, LLC
351 W WASHINGTON ST
KEARNEY, MO 64060

DATE
2022-04-01

drawn by:	JRH
surveyed by:	AH-DH
checked by:	CJH
approved by:	JSR
project no.:	A21-06867
file name:	C_PPLT_A2106867.DWG

olsson
Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

SHEET
1 of 1

DWG: F:\2021\06501-07000\021-06867-A\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\Preliminary Plat\C_PPLT_A2106867.dwg USER: cholmquist
DATE: Mar 31, 2022 5:16pm

A. 22-12PP: Preliminary Plat for one lot on 16 +/- ac at Old Withers and S. Withers for Vintage Estates.

Ms. Sharp presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Howard moved to approve the case as presented in the staff report Commissioner Evans seconded the motion.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Personett, Reinier, Rosekrans, Summers and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, May 23, 2022

Mr. Thomson requested that this application be moved to a future City Council meeting because he has a scheduling conflict with the May 23rd date. This case was moved to the June 13 City Council meeting.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR FULKERSON COTTAGES, ONE LOT ON 6.68+/- ACRES AT SW CORNER OF LIBERTY DR. & FULKERSON CIRCLE, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a preliminary plat for Fulkerson Cottages, a subdivision of land in Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on May 10, 2022 and City Council on May 23, 2022; and

WHEREAS, the City Council finds that the preliminary plat described duly conforms to the standards and requirements of section 30-28.10 of the Unified Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the preliminary plat for Fulkerson Cottages, a subdivision of land in Liberty, Clay County, Missouri, is hereby approved and made apart hereof as though more fully set out herein;

BE IT FURTHER RESOLVED, that any and all development within the above-described preliminary plat shall be allowed only after a final plat which substantially conforms to this preliminary plat is approved and recorded, and shall comply with all other applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

The City of Liberty missouri

CITY COUNCIL ACTION REPORT

Meeting Date: July 25, 2022
A/R No.: 2022-147

Department: Public Works

Submitted By: Sherri McIntyre, Director Public Works

Subject: ORDINANCE AMENDING ORDINANCE NO. 11399, APPROVING A MEMORANDUM OF UNDERSTANDING WITH BIRD RIDES, INC. FOR THE DEPLOYMENT OF STAND-UP ELECTRIC SCOOTER SHARING SYSTEMS WITHIN THE CITY OF LIBERTY (second reading) (postponed from June 13)

Summary:

- Renewal Memorandum of Understanding (MOU) with Bird Rides, Inc.
- Extends the existing contract with Bird for another year and then monthly for a maximum of six (6) additional months, unless terminated prior as outlined in the MOU.
- MOU includes the addition of a 6% fee of gross receipts for use of the public right-of-way.

Background:

Bird Scooters presented the original proposal to the City Council on March 22, 2021. At that time, Mike Butler presented on behalf of Bird Scooters. Mr. Butler made the following points during his presentation:

- The scooters, which travel up to 15 miles an hour, are app-based and pay as you go.
- The city would not be liable for the scooters or own and maintain them and can terminate the agreement as needed.
- A local operator hired by the company will run the system and pick up the scooters, recharge them to put them back on the streets. The operator will be responsible for repairing any broken scooters. They would also strategically place the scooters in high-demand areas within the community and move them from low-demand areas back to high-demand areas.
- Users must be at least 18 years of age and would be responsible for following rules of the road and must park scooters so not to impede ADA access.
- Scooters are to be ridden on streets, and where available, in bike lanes.
- Helmets are encouraged, but not required.

As Bird Rides, Inc, is a business operating and utilizing the public right-of-way it is subject to an annual fee of six percent (6%) of gross receipts from sale of scooter usage in the City. This provision has been added to this MOU extension.

Staff found that once the local operator was hired and became familiar with the operation, they responded in a more timely manner to address complaints and areas of

concern. The area team managers are to address called in issues within 2 hours.

Previous Action (if applicable):

- Study Session discussion of MOU was held on July 18, 2022.
- First reading of the MOU extension on May 9, 2022.
- At the March 22, 2022 staff was directed to bring a draft agreement forward for consideration.
- City Council approved the original MOU with Bird Scooters on April 26, 2021.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item: Line Item:	Amount: Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:

1. Bird Scooters MOU extn Ord
2. Liberty_BIRD_2022_Extension_Amendment_fee_added 7-18-2022

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 11399, APPROVING A MEMORANDUM OF UNDERSTANDING WITH BIRD RIDES, INC. FOR THE DEPLOYMENT OF STAND-UP ELECTRIC SCOOTER SHARING SYSTEMS WITHIN THE CITY OF LIBERTY, MISSOURI

WHEREAS, on April 26, 2022, the City Council approved a Memorandum of Understanding with Bird Rides Inc.; and

WHEREAS, Bird Rides, Inc. wishes to extend the Memorandum of Understanding for the period of May 2022 to May 2023;

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a one-year extension of the Memorandum of Understanding by and between the City of Liberty, Clay County, Missouri and Bird Rides, Inc., 406 Broadway #369, Santa Monica, CA 90401, pertaining to the proposed deployment of stand-up electric scooter sharing systems within the City of Liberty.

SECTION II

The City Council hereby authorizes the Mayor to sign the Memorandum of Understanding as described in Section I of this Ordinance.

SECTION III

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

.

PASSED by the City Council this ___ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

ORDINANCE NO. _____ (CONT.)

APPROVED by the Mayor this ____ day of _____, 2022.

_____
MAYOR

Extension Amendment to
Memorandum of Understanding

This extension amendment (this "Amendment") dated as of {date} is entered into by and between Bird Rides, Inc., located at 406 Broadway, #369, Santa Monica, CA 90401 ("Company"), and the City of Liberty, located at 101 E. Kansas St., Liberty, MO 64068 ("City"), and amends that certain Memorandum of Understanding by and between Company and City (as further amended, restated, supplemented or modified from time to time prior to the date hereof, the "Agreement").

The Agreement is amended as follows:

1. Term. The term of the Agreement shall hereby continue through May 1, 2023 and shall automatically renew for successive one-month terms thereafter for a maximum of six (6) months, unless terminated by either party.

2. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement or any earlier amendment, the terms of this amendment will prevail.

3. As Bird Rides, Inc, is a business operating and utilizing the public right-of-way is subject to an annual fee of six percent (6%) of gross receipt from sale of scooter usage in the City. Report of gross receipts and payment should be delivered quarterly to the Director of Finance of the City. The quarterly schedule will be based on a calendar year schedule and will be due by the end of the month after each quarter..

4. Unless otherwise stated in this Amendment, defined terms shall be given the meanings attributed to them in the Agreement.

Company:

Bird Rides, Inc.

By: _____
Name:
Title:

City:

City of Liberty, MO

By: _____
Name:
Title:

STAFF REPORT

Planning and Zoning Case 22-37PP

Staff: Mike Peterman, City Planner

Date: July 25, 2022

GENERAL INFORMATION

Application:	**Preliminary Plat for Liberty Heartland Logistics Center, Phase 2, 1 lot on 66+/- acres at the SE corner of Shepherd Road and Lightburne Road.**
Applicant:	Joe Downs OPUS Development 2020 Baltimore Ave., Ste. 120 Kansas City, MO 64108
Owner:	Erik Lund Hallmark Cards, Inc. 2405 Grand, Ste. 200 Kansas City, MO 64108
Location:	SE corner of Shepherd Road and Lightburne Road
Site Acreage:	66+/- Acres
Existing Land Use/Zoning:	Undeveloped / R-1A, "Suburban Residential" and M-1 "Light Industrial"
Future Land Use Map:	Business and Conservation Lands
Surrounding Land Uses/Zoning:	**North**: Earnest Shepherd Youth Center / R-1A, Suburban Residential **South**: Hallmark/ M-1 "Light Industrial" **West**: Lightburne Road / R-1A, Suburban Residential **East**: Phase 1 of Liberty Heartland Logistics Center/ M-1 "Light Industrial"
Public Notice:	None Required
File Date:	June 3, 2022

PREVIOUS CASES/SITE HISTORY

PZ Case 22-28R&PDP: Rezone and Preliminary Development Plan of 66+/- acres at the SE corner of Shepherd Road and Lightburne Road from R-1A to M-1 for Liberty Heartland Logistics Center, Phase 2 an industrial development and associated variance is running concurrently with this application.

PZ Case 21-32FDP: Final Development Plan for Liberty Heartland Logistics Center, 3 industrial/warehouse

buildings totaling 1.6 Million sq. ft. was approved by the City council on July 26, 2021

PZ Case 21-31FP: Final Plat for Liberty Heartland Logistics Center, 3 lots on 152 Acres was approved by the City council on July 26, 2021.

PZ Case 21-23PP: Preliminary Plat for Liberty Heartland Logistics Center, 3 Lots at the SE corner of Shepherd Road and Lightburne Road was approved by the City council on May 24, 2021

PZ Case 21-22R&PDP: Rezone and Preliminary Development Plan of 152+/- acres at the SE corner of I-35 and Lightburne Road from R-1A to M-1 for Liberty Heartland Logistics Center, an industrial development and associated variances was approved by the City council on May 24, 2021

DESCRIPTION OF PROPOSAL

Technical Information

This is a proposal for 1 lots on 66+/- acres. The project includes 1 building on 1 lot at the SE corner of Shepherd Road and Lightburne Road.

PUBLIC INFRASTRUCTURE

Facility	City Standard	Status
Streets	Direct connection to fully improved street network	The proposed development will have access to Shepherd Rd. at two points via commercial drive approaches. Staff has reviewed the latest Phase II Traffic Impact Study which makes no recommendations for improvements. No public street improvements are anticipated.
Sanitary Sewer	Direct, gravity flow connection	Sanitary sewer service will be provided via connection to an existing public sanitary sewer main on the east side of the property. No public sanitary sewer main additions are anticipated.
Water	Direct connection to City water services	Water service will be provided via a connection to the public main on Shepherd Rd. No public water main additions are anticipated.
Storm Water	Storm water must be released at an acceptable rate	Storm water will be collected on the property and directed into a combination of storm water quality best management practices (BMPs) and storm water detention basins. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

A preliminary plat is required for the general subdivision of land to ensure the layout of a proposed subdivision conforms to the comprehensive plan and the UDO. Staff's analysis of a preliminary plat application is guided by

Section 30-28.10. Preliminary plat, approval criteria:

1. **The preliminary plat substantially complies with the intent of the comprehensive plan;**
   This project complies with the designation of Business and avoids encroachment into the existing stream buffers.

2. **The preliminary plat complies with the provisions of this UDO; and**
   Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.

3. **The preliminary plat substantially complies with approved city development standards and policies.**
   Staff finds that this Preliminary Plat complies with the intent of city development standards and policies.

STAFF RECOMMENDATION

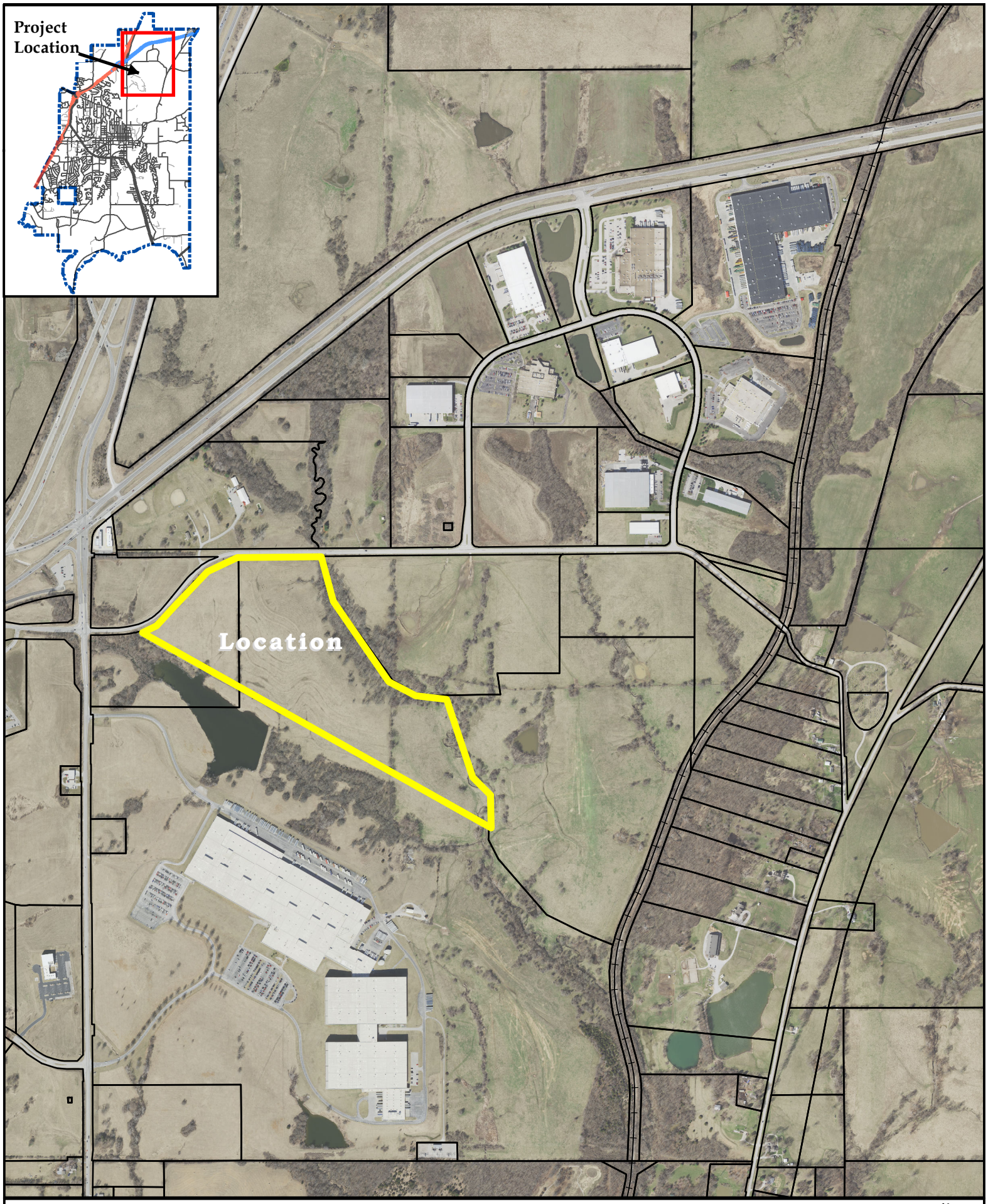
Staff finds this application meets the standards of review for a Preliminary Plat in Section 30-28.10 of the UDO and recommends approval of P&Z Case 22-37PP.

PZ RECOMMENDATION

At its July 12, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-37PP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Preliminary Plat
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Resolution



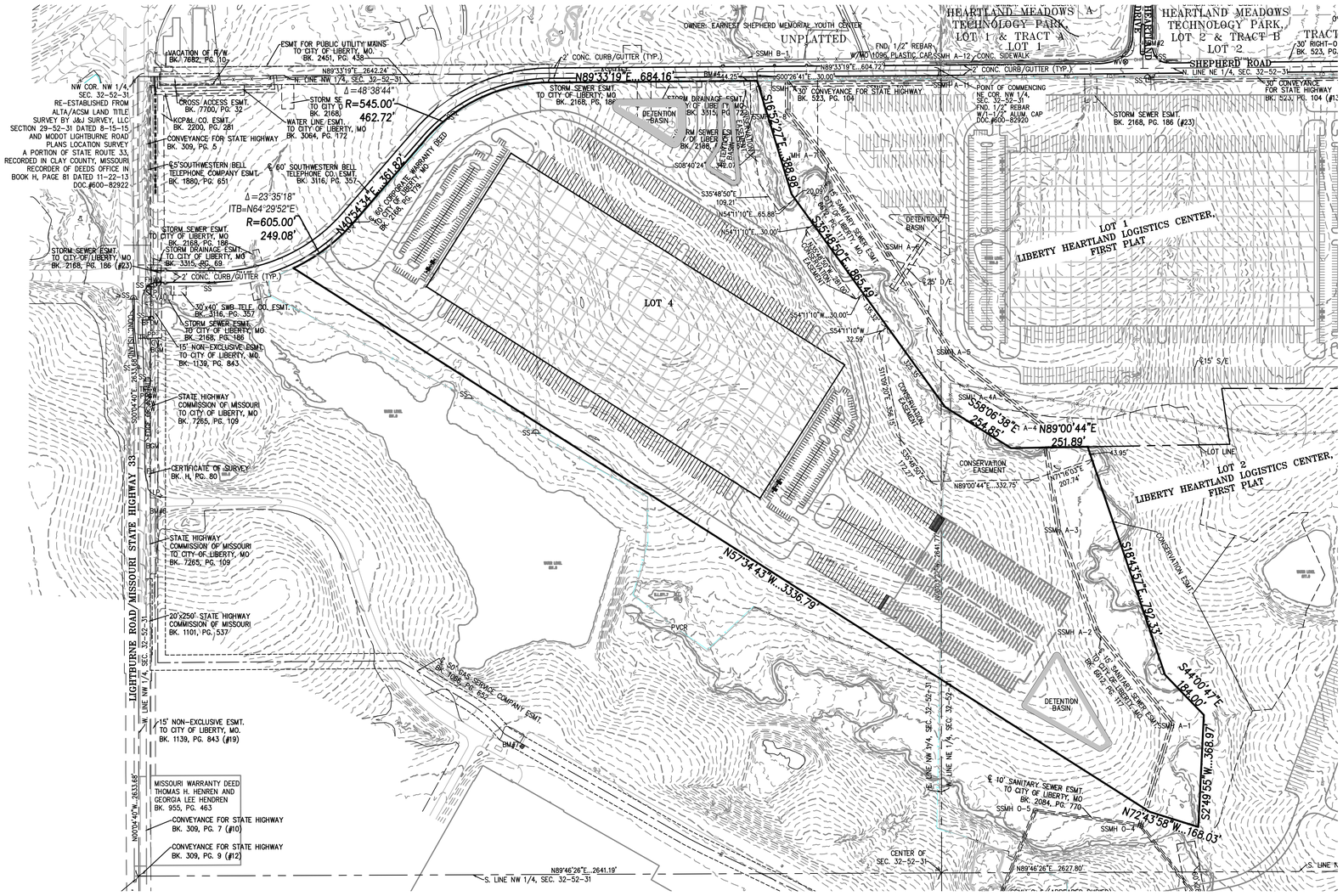
City of Liberty missouri

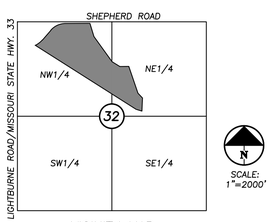
P&Z Case 22-37PP
Preliminary Plat
Liberty Heartland Logistics Center, Phase 2

EXHIBIT A:
VICINITY MAP

N W E S

Date: 7/6/2022





VICINITY MAP
SEC. 32–52N–31W

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 4	2874960.71	66.0000

LEGAL DESCRIPTION

All that part of the Northwest Quarter, and the Northeast Quarter of Section 32, Township 52 North, Range 31 West, in the City of Liberty, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 32; thence S 89°33'19" W, along the North line of the Northwest Quarter of Said Section 32, a distance of 604.72 feet; thence S 0°26'41" E, a distance of 30.00 feet, to a point on the South right-of-Way line of Shepherd Road, as now established, said point being the Northwest corner of LIBERTY HEARTLAND LOGISTICS CENTER, a subdivision of land in the City of Liberty, Clay County, Missouri, said point also being the Point of Beginning; thence along the West line of said LIBERTY HEARTLAND LOGISTICS CENTER for the following seven (7) courses; thence S 16°52'27" E, a distance of 388.98 feet; thence S 35°48'50" E, a distance of 865.49 feet; thence S 58°06'38" E, a distance of 254.85 feet; thence N 89°00'44" E, a distance of 251.89 feet; thence S 18°43'57" E, a distance of 792.33 feet; thence S 44°00'47" E, a distance of 184.00 feet; thence S 02°49'55" W, a distance of 368.97 feet; thence N 72°43'58" W, a distance of 168.03 feet; thence N 57°34'43" W, a distance of 3336.79 feet, to a point on the Southerly Right-of-Way line of said Shepherd Road; thence along the Southerly Right-of-Way line of said Shepherd Road for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 64°29'52" E, and a radius of 605.00 feet, an arc distance of 249.08 feet; thence N 40°54'34" E, a distance of 361.82 feet; thence Northeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 545.00 feet, an arc distance of 462.72 feet; thence N 89°33'19" E, a distance of 684.16 feet; to the point of beginning, containing 2,874,961 square feet or 66.0000 acres, more or less, unplatted land.

N

SCALE: 1"=200'
0' 200' 400'

BEARING BASIS: LIBERTY HEARTLAND LOGISTICS CENTER, FIRST PLAT

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE A, DEFINED AS AREAS OF NO BASE FLOOD ELEVATION DETERMINED.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LIBERTY, COMMUNITY NO. 290096, CLAY COUNTY, MISSOURI, MAP NO. 29047C0144E AND 29047C0145E AND DATED AUGUST 3, 2015.

CONSERVATION EASEMENT: (CE)

AN EASEMENT AND LICENSE IS HEREBY GRANTED TO THE CITY OF LIBERTY, MISSOURI TO ENTER UPON AND REGULATE WITHIN THE AREA OF LAND DESCRIBED ON THIS PLAT AND DESIGNATED AS "CONSERVATION EASEMENT" OR "C/E" FOR THE PURPOSES OF CONSERVING AND MAINTAINING, AT ITS SOLE COST AND RISK, THE TREES AND OTHER VEGETATION LOCATED THEREIN. WITHIN THIS AREA OF LAND, THE CITY OF LIBERTY IS GRANTED THE RIGHT TO ACCESS AND MAINTAIN SUCH LAND AT ITS SOLE COST AND RISK, INCLUDING UNDERSTORY THINNING, TREE THINNING, AND CLEARING OF DEAD AND DOWN WOOD, IN ACCORDANCE WITH THE PURPOSE OF THIS CONSERVATION EASEMENT AND APPROVED CITY POLICY. VEGETATION WITHIN THE AREA DESIGNATED AS THE CONSERVATION EASEMENT SHALL BE MAINTAINED IN ITS NATURAL STATE AND NO TREES SHALL BE REMOVED UNLESS THEY POSE A RISK TO PEOPLE OR PROPERTY. DUMPING ANY MATERIALS, CONSTRUCTING OR PLACING ANY STRUCTURES OR RETAINING WALLS, AND GRADING, FILLING OR MATERIALLY ALTERING THE TERRAIN OR OTHER NATURAL FEATURES IN THE AREA OF LAND DESIGNATED AS "C/E", EXCEPT AS MAY BE SPECIFICALLY PERMITTED BY THE CITY OF LIBERTY, IN WRITING, IN ADVANCE, IN ACCORDANCE WITH APPROVED CITY POLICY, SHALL BE PROHIBITED.

PROJECT NOTES:

1. CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS AND SUPPLIED BY WESTERN AERIAL.
2. SIDEWALKS ALONG STREETS ARE PUBLIC CITY SIDEWALKS.

SITE DATA:

GROSS AREA: 66.00± ACRES
NUMBER OF LOTS 1

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1045791-MPLS AND WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020, AT 8:00 A.M.

APPLICANT:

DAVIDSON o+e
4301 Indian Creek Parkway
Overland Park, KS 66207

STATE OF MISSOURI
PLS-2594
SCOTT G. CHRISMAN
6/29/22
REGISTERED LAND SURVEYOR

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

PRELIMINARY PLAT

LIBERTY HEARTLAND LOGISTICS CENTER, SECOND PLAT
PART OF SEC. 32, TOWNSHIP 52 N., RANGE 31 W.
CITY OF LIBERTY, CLAY COUNTY, MISSOURI
2101 N LIGHTBURNE STREET

No.	Date	Revisions:	By	App.

PROJECT NO. 220471
DATE: 6/27/22
DRAWN: SGC
CERTIFICATE OF AUTHORIZATION LAND SURVEYING – LS-82
ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128
ENGINEERING-2007003038

SHEET
1
OF 1

\\PHELPS-SERVER\Projects\P\220471\Dwg\PRELIMINARY PLAT.dwg Layout:1 Jun 29, 2022 - 1:24pm Scott Chrisman

A. 22-37PP: Preliminary Plat for Liberty Heartland Logistics Center, Phase II. 1 lot, 66 acres

Mr. Peterman presented the case as described in the staff report.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked if the applicant would like to speak.

The applicant, Joe Downs, of OPUS, and the OPUS team were available for questions.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Dilts moved to approve the case as presented in the staff report Commissioner Summers seconded the motion.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR LIBERTY HEARTLAND LOGISTICS CENTER, PHASE 2, 66 +/- ACRES AT THE SE CORNER OF SHEPHERD AND LIGHTBURNE, A SUBDIVISION OF LAND IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a preliminary plat for Liberty Heartland Logistics Center, Phase 2, a subdivision of land in Liberty, Clay County, Missouri, has been duly and properly presented to the Planning and Zoning Commission on July 12, 2022 and City Council on July 25, 2022; and

WHEREAS, the City Council finds that the preliminary plat described duly conforms to the standards and requirements of section 30-28.10 of the Unified Development Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the preliminary plat for Liberty Heartland Logistics Center, Phase 2, a subdivision of land in Liberty, Clay County, Missouri, is hereby approved and made apart hereof as though more fully set out herein;

BE IT FURTHER RESOLVED, that any and all development within the above-described preliminary plat shall be allowed only after a final plat which substantially conforms to this preliminary plat is approved and recorded, and shall comply with all other applicable standards and requirements as set forth in the City Code of the City of Liberty, Missouri.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

STAFF REPORT

Planning and Zoning Case 22-33FDP

Staff: Michael Peterman, City Planner

Date: July 25, 2022

GENERAL INFORMATION

Application:	**Final Development Plan for Refuge Church, a new 15,513 sq. ft. church building at SW corner of N. Church Rd and Camille St.**
Applicant:	Matt Cross Kaw Valley Engineering 8040 N. Oak Tfwy Kansas City, MO 64118
Property Owner:	Arthur Shilts Refuge Church 1315 Nashua Rd. Liberty, MO 64068
Location:	Southwest corner of N. Church Rd. and Camille St.
Existing Land Use/Zoning:	Undeveloped / R-1A, "Suburban Residential" district
Future Land Use Designation:	High Density Residential, Mixed Use and Conservation Lands
Surrounding Land Uses/Zoning:	**North**: Undeveloped Park Land / R-1A, "Suburban Residential" **South**: Church Rd. and I-35 / C-2 "General Business" **East**: Church Rd. and Undeveloped / R-1A, "Suburban Residential" **West**: School / R-1A, "Suburban Residential"
Public Notice:	Courier Tribune-June 23 Letter sent to property owner within 185 ft. on June 24 Sign Posted on site on March 28
File Date:	June 3, 2022

PREVIOUS CASE

PZ Case 06-040FP: Final Plat for Liberty Hills Baptist Church was approved by the City Council on September 25, 2006

APPLICANT'S PROPOSAL

Summary
This Final Development Plan is to allow the development of a new church building on a vacant lot.

Use
The applicant's proposal is to construct a 15,513 sq. ft. building to be used as a church. The site is currently 6.89 acres and is zoned R-1A. The proposal meets required setbacks and the use of this site for a church is appropriate for this zoning district, as churches can be located in any zoning district.

Site Design
The site is proposed west of N. Church Road and south of Camille Street. The access is proposed from Camille St. A stormwater detention area is to be located on the NE corner of the site. The building is to be located centrally on the site with parking areas on the north side and south side of the building. Sidewalks are proposed along both Camille St. and N. Church Rd.

Access/Circulation/Parking
There will be 2 entrances to the site from Camille St. The site is proposed to have 178 parking stalls which exceeds the minimum code requirements in UDO Section 30-83.2 for parking of at least 1 stall for every 3 seats for an assembly type use. There is a drive aisle around the building allowing access to all sides.

Building Design/ Signage/Lighting
The building is proposed as 15,513 sq. ft. It is designed at nearly 42 ft tall at its tallest point. The exterior will consist of a combination of stucco, limestone, brick and metal panels.

Landscaping/ Open Space/ Tree Preservation
The application shows adequate landscaping along Camille St. and N. Church Rd. The parking lot and site landscaping also meet requirements as stated in the UDO. The overall site meets the 20% open space standard as defined in the UDO Section 30-97.6. by providing 63%. The site currently does not have any trees.

PUBLIC INFRASTRUCTURE

The submitted plans for this application have been evaluated in accordance with the adequate public facilities ordinance. The detailed Public Improvement plans are currently in review by the Public Works and Utilities departments. Final approval of these plans must be obtained prior to building permits being issued.

Streets
The property will have direct access to Camille St.

Sanitary Sewer
The site will access an 8" public sanitary sewer line on the southwest corner and provide a public extension to the site which will be located in a public easement.

Water
The site has direct access to a 12" public water line along N. Church Rd. and an 8" public water line along Camille St.

Stormwater

Storm water will be collected on the property and directed into a combination of storm water quality best management practices and a storm water detention basin located on the northeastern portion of the property. Storm water released from the development will be managed to reduce offsite erosion potential or additional erosion prevention measures will be designed and constructed.

STAFF ANALYSIS

In accordance with the UDO, staff's analysis of a Final Development Plan application follows section 30-27.8. Before staff may recommend approval, the UDO requires the following be determined:

1. **The plan substantially complies with the intent of the comprehensive plan;**
   Staff believes this application conforms to Principles Eight, Eleven and Twelve of the Plan, by providing the development of a vacant and underutilized infill parcel, and the use of a parcel served by existing public utilities.

   The property is designated for High Density Residential and Mixed use on the Future Land Use map. However, churches may locate in most areas as long as they can meet the setbacks, parking, open space, building code regulations and other aspects of the code.

2. **The plan complies with the provisions of this UDO;**
   Staff finds that the application substantially conforms to the requirements set forth in the Unified Development Ordinance.

3. **The plan substantially complies with approved city development standards and policies;**
   Staff finds that this application fully complies with the intent of city development standards and policies.

4. **The plan substantially complies with the approved preliminary development plan, where applicable.**
   There is not a preliminary development plan on file. This property has been envisioned to be a church based on the ownership for many years.

STAFF RECOMMENDATION

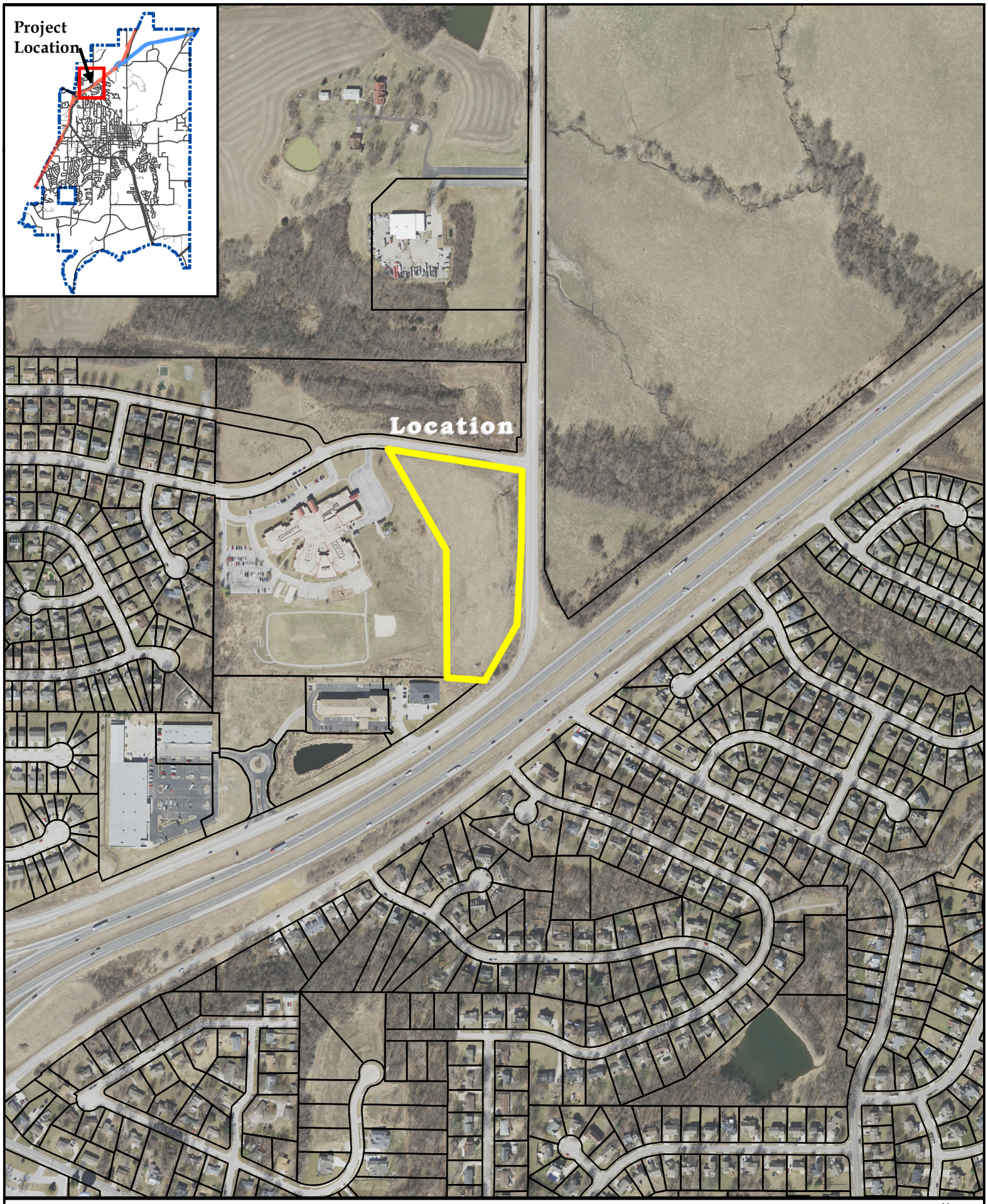
Staff finds that this application meets the standards of review for a final development plan, Staff recommends approval of P&Z Case 22-33FDP.

PZ RECOMMENDATION

At its July 12, 2022 meeting, the Planning Commission voted 9-0-0 to recommend approval of P&Z Case 22-33FDP as presented in the staff report.

ATTACHMENTS

Exhibit A:	Vicinity Map
Exhibit B:	Site Plan
Exhibit C:	Landscape Plan
Exhibit D:	Building Elevations
Exhibit E:	Minutes Excerpt from Planning & Zoning Commission meeting
Exhibit F:	Resolution



City of Liberty missouri

P&Z Case 22-33FDP
Final Develoment Plan
Refuge Church

EXHIBIT A:
VICINITY MAP

N
W E
S

Date: 7/6/2022

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

CONSTRUCTION NOTES:

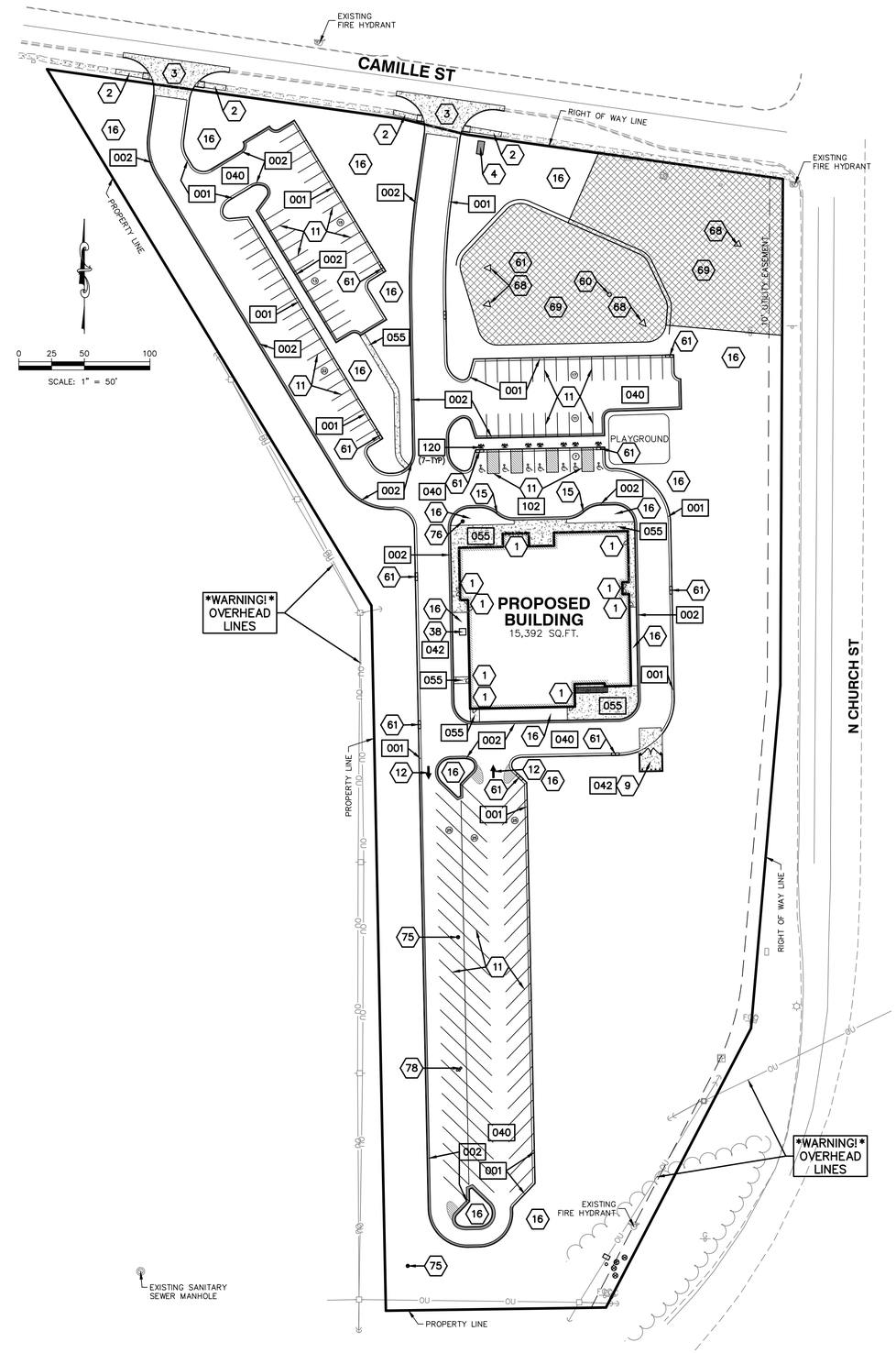
1. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF LIBERTY, MISSOURI.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS, AND ENTRANCES, SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.

DETAILS – SEE DETAIL SHEET FOR THE FOLLOWING DETAILS

001	FULL HEIGHT TYPE 'B' CURB
002	FULL HEIGHT DRY CURB
040	REGULAR DUTY ASPHALT PAVEMENT
042	P.C. CONCRETE PAVEMENT
055	CONCRETE SIDEWALK
102	ADA ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGN

NOTES:

1.	ENTRY (SEE ARCH. PLANS)
2.	INSTALL SIDEWALK PER CITY OF LIBERTY STANDARD, DETAIL D22
3.	INSTALL CONCRETE DRIVEWAY PER CITY OF LIBERTY STANDARD, DETAIL D22
4.	MONUMENT SIGN (SEE ARCH. PLANS)
9.	DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
11.	WHITE PARKING LOT STRIPING (SHERWIN–WILLIAMS™ 2160 LEAD–FREE OR APPROVED EQUAL)
12.	TRAFFIC DIRECTION ARROWS
15.	TAPER CURB FROM 6" TO 0"
16.	LANDSCAPE AREA (SEE LANDSCAPE PLAN)
17.	LIGHT POLE (SEE MEP PLANS)
38.	PC CONCRETE SLAB FOR TRANSFORMER (SEE UTILITY PLAN)
60.	POND RELEASE STRUCTURE (SEE UTILITY PLAN)
61.	NYLOPLAST DRAIN BASIN W/ 2–2'x3' CURB INLET (SEE UTILITY PLAN)
68.	FLARED END SECTION (SEE UTILITY PLAN)
69.	PP5HPTRM WITH PP5 ARMOR SYSTEM TURF REINFORCEMENT MAT INSTALLED PER MANUFACTURER'S SPECIFICATIONS
75.	SANITARY MANHOLE (SEE UTILITY PLAN)
76.	SAMPLING MANHOLE (SEE UTILITY PLAN)
78.	CLEAN–OUT (SEE UTILITY PLAN)



SAFETY NOTICE TO CONTRACTOR:

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LOT COVERAGE

DESCRIPTION	SITE ACRES	SITE SF	COVERAGE	LOT COVERAGE
SITE	6.89 ACRES	299,989 SF		
BUILDING			15,392 SF	5.0%
HARD SURFACE			95,901 SF	32.0%
OPEN AREA			188,696 SF	63.0%
TOTALS	6.89 ACRES	299,989 SF	299,989 SF	100%

BLDG SF/SITE SF=LOT COVERAGE

PARKING SUMMARY

DESCRIPTION	REQUIRED
REQUIRED STALLS (380 SEATS/3) (1 PER 3 SEATS MAIN ASSEMBLY)	127
DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	7
STANDARD PARKING STALLS	153
TOTAL PARKING STALLS	160

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	06/03/22	INITIAL SUBMITTAL	MAC	JNG	JAD

STATE OF MISSOURI MATTHEW A. CROSS NUMBER PE-2020008364 PROFESSIONAL ENGINEER 6/3/22

MATTHEW A. CROSS
ENGINEER
MO # 2020008364

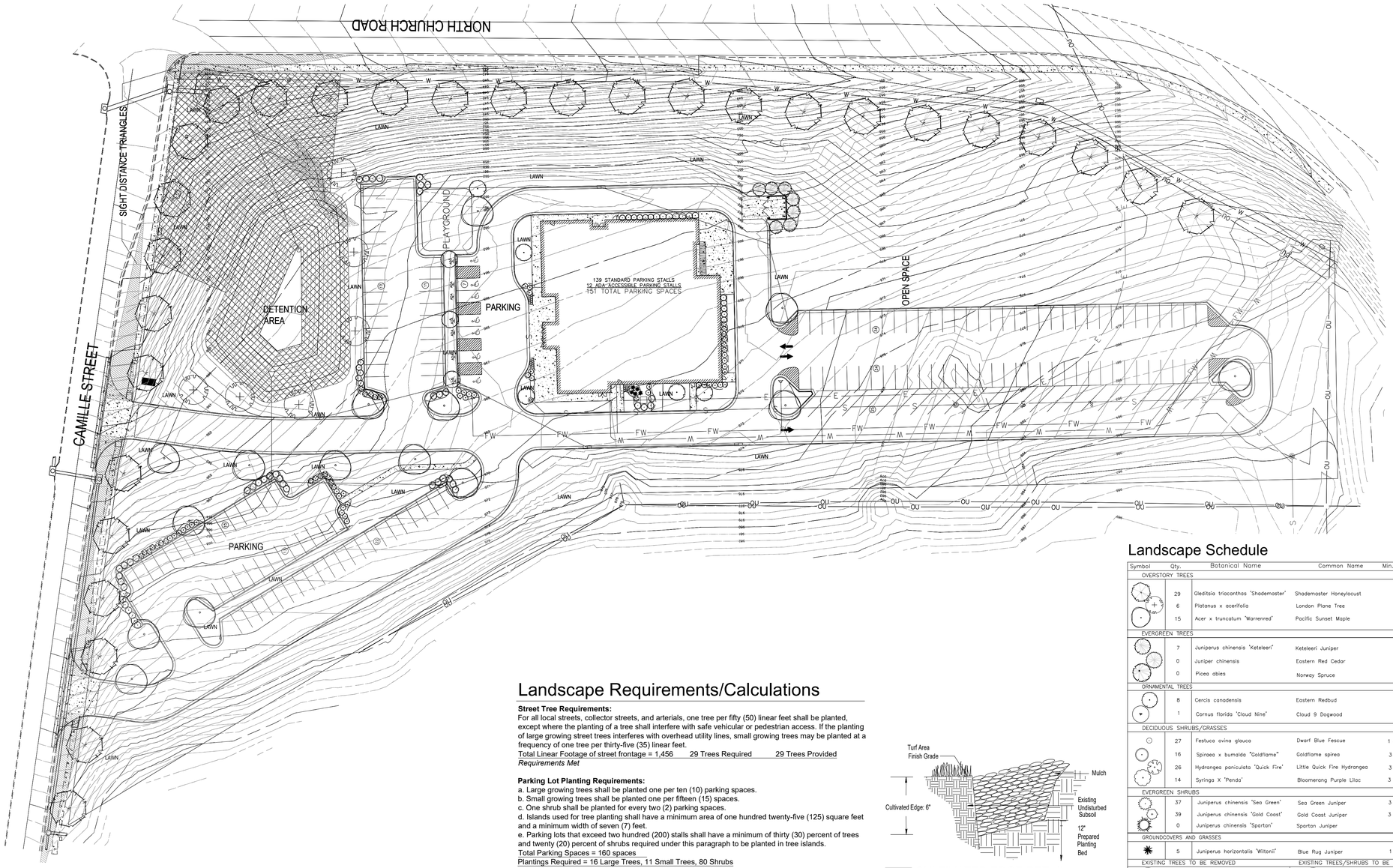
8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468–5858 | FAX (816) 468–6651
kc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN MISSOURI. STATE CERTIFICATE OF AUTHORITY # 2000642. EXPIRES 12/31/23

REFUGE CHURCH
CAMILLE ST & N CHURCH RD
LIBERTY, MO 64068

FINAL DEVELOPMENT PLANS
SITE PLAN

PROJ. NO.	B21D4359
DESIGNER	MAC
DRAWN BY	JNG
CFN	4359SP
SHEET	FD200
REV	0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



1 LANDSCAPE PLAN (OVERALL SITE)

SCALE: 1"=30'-0"

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

Street Tree Requirements:
For all local streets, collector streets, and arterials, one tree per fifty (50) linear feet shall be planted, except where the planting of a tree shall interfere with safe vehicular or pedestrian access. If the planting of large growing street trees interferes with overhead utility lines, small growing trees may be planted at a frequency of one tree per thirty-five (35) linear feet.
Total Linear Footage of street frontage = 1,456 29 Trees Required 29 Trees Provided
Requirements Met

Parking Lot Planting Requirements:
a. Large growing trees shall be planted one per ten (10) parking spaces.
b. Small growing trees shall be planted one per fifteen (15) spaces.
c. One shrub shall be planted for every two (2) parking spaces.
d. Islands used for tree planting shall have a minimum area of one hundred twenty-five (125) square feet and a minimum width of seven (7) feet.
e. Parking lots that exceed two hundred (200) stalls shall have a minimum of thirty (30) percent of trees and twenty (20) percent of shrubs required under this paragraph to be planted in tree islands.
Total Parking Spaces = 160 spaces
Plantings Required = 16 Large Trees, 11 Small Trees, 80 Shrubs
Plantings Provided = 16 Large Trees, 11 Small Trees, 80 Shrubs
Requirements Met

Additional Landscaping Requirements:
a. For every three thousand (3,000) square feet of building area, at least one large growing tree shall be required. Two (2) small growing trees may be planted instead of one large growing tree.
b. At least one shrub shall be planted for every two hundred fifty (250) square feet of building area. In no case shall more than four hundred (400) shrubs be required.
Total sf of Building = 15,392 sf
Plantings Required = 5 Large Trees, 61 shrubs
Plantings Provided = 5 Large Trees, 61 shrubs
Requirements Met

Development and design standards, open space.
Sites shall be designed such that twenty (20) per cent of the total lot area shall remain as open space.
Total Lot area = 299,989 sf
Open Space Required = 59,998 sf Open Space Provided = ??? sf
Requirements Met

Sight distance. All corner lots shall provide sight distance triangles in both directions, the short leg of which shall be twenty (20) feet, and the long leg of which shall be one hundred forty (140) feet measured along the curb line or edge of the pavement. Within the area of the triangle there shall be no light-obscuring or partly obscuring wall, fence, sign or foliage higher than twenty-four (24) inches above curb grade or in the case of trees, foliage lower than six (6) feet when planted. Mature trees shall not have foliage lower than ten (10) feet in the public right-of-way. Vertical measurement shall be made at the top of the curb on the street or alley adjacent to the nearest street of the triangle or, if no curb exists, from the edge of the nearest traveled way. These restrictions shall apply to basically level and square intersections. Intersections on grades, curves, or acute angles may require special considerations.

Tree Planting Location Guidelines:
Along arterial and collector streets, treesshould not be planted closer than 140 feet from the corner.
Along residential collectors and local streets, trees should be planted at least 30 feet from the corner.
Trees should be planted at least 10 feet from a driveway.
Trees should be planted at least 10 feet from a gas valve, water valve, cable box, or any above ground utility.
Trees with an average mature height of more than 30 feet should not be planted under overhead utility wires.
Trees should be planted at least 10 feet from a fire hydrant.

2 CULTIVATED EDGE DETAIL

SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	29	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			1.5"	6' min. clear., ground to canopy
	6	Platanus x acerifolia	London Plane Tree			1.5"	6' min. clear., ground to canopy
	15	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			1.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	7	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		5' ht.		symmetrical pyramidal form
	0	Juniper chinensis	Eastern Red Cedar		5' ht.		symmetrical pyramidal form
	0	Picea abies	Norway Spruce		5' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	8	Cercis canadensis	Eastern Redbud			1.5"	
	1	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	27	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	16	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	26	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	14	Syringa X 'Penda'	Bloomerang Purple Lilac	3 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	37	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	39	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis 'Spartan'	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	5	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
EXISTING TREES TO BE REMOVED			EXISTING TREES/SHRUBS TO BE PRESERVED				

TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE

4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK

5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL

6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)

7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE

2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1½" OF GROWTH

3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL

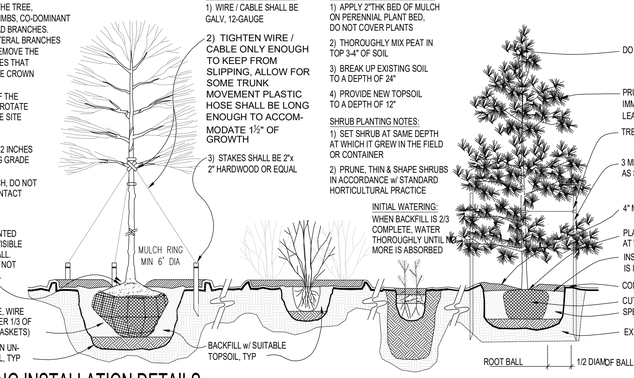
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"

4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER

2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON A. MEIER
NUMBER LA-2003014761
LANDSCAPE ARCHITECT

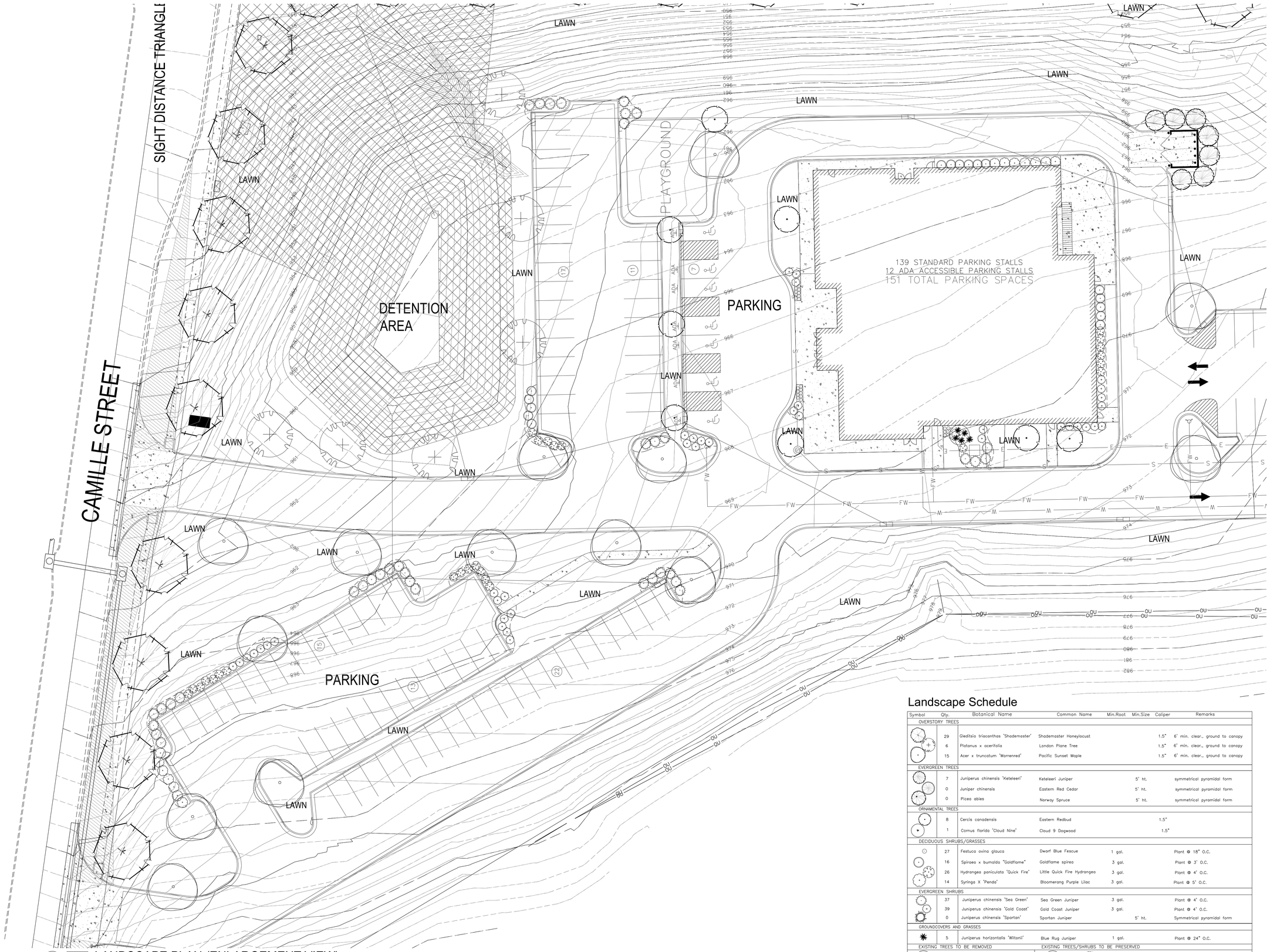
CLIENT
Refuge Church
Liberty, MO

PROJECT
Refuge Church
Liberty, MO

SCALE: 1"=30'
NORTH
0 30 60 90

Date: 6.17.2022
Project #: 900
Landscape Plan

L1



3 LANDSCAPE PLAN (ENLARGEMENT VIEW)

SCALE: 1"=20'-0"

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	29	Gleditsia triacanthas "Shademaster"	Shademaster Honeylocust			1.5"	6' min. clear., ground to canopy
	6	Platanus x acerifolia	London Plane Tree			1.5"	6' min. clear., ground to canopy
	15	Acer x truncatum "Warrenred"	Pacific Sunset Maple			1.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	7	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		5' ht.		symmetrical pyramidal form
	0	Juniper chinensis	Eastern Red Cedar		5' ht.		symmetrical pyramidal form
	0	Picea abies	Norway Spruce		5' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	8	Cercis canadensis	Eastern Redbud			1.5"	
	1	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	27	Festuca ovina glauca	Dwarf Blue Fescue	1 gal.			Plant @ 18" O.C.
	16	Spiraea x bumalda "Goldflame"	Goldflame spirea	3 gal.			Plant @ 3' O.C.
	26	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	14	Syringa X "Penda"	Bloomerang Purple Lilac	3 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	37	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	39	Juniperus chinensis "Gold Coast"	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	0	Juniperus chinensis "Spartan"	Spartan Juniper		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	5	Juniperus horizontalis "Wiltonii"	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.

EXISTING TREES TO BE REMOVED

EXISTING TREES/SHRUBS TO BE PRESERVED

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

STATE OF MISSOURI
JASON A. MEIER
NUMBER LA-2003014761
LANDSCAPE ARCHITECT

CLIENT

Refuge Church
Liberty, MO

PROJECT

Refuge Church
Liberty, MO

SCALE: 1"=20'

NORTH

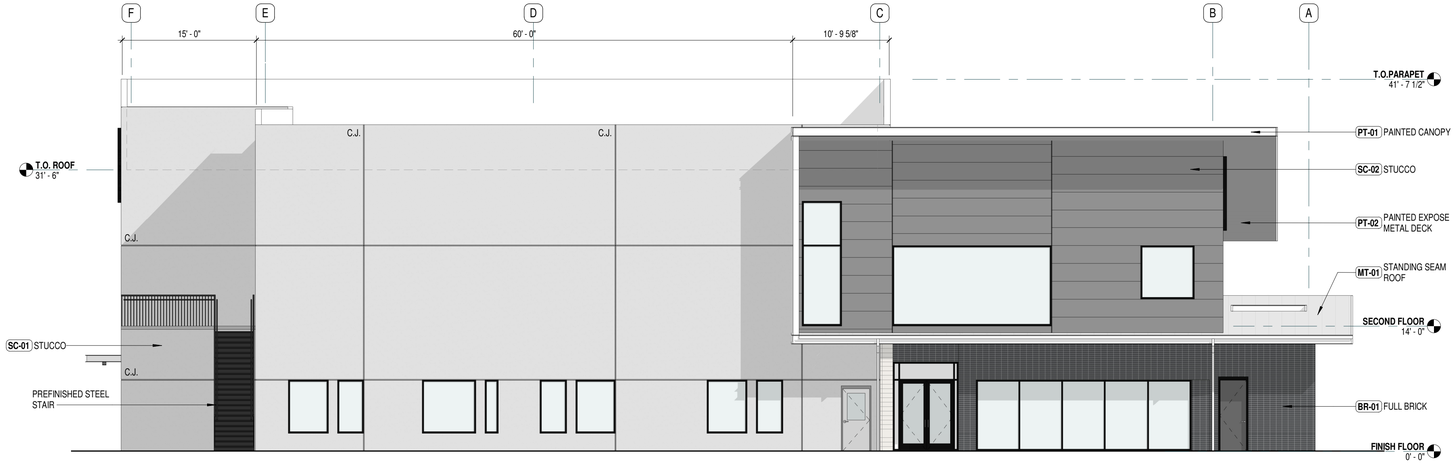
0 20 40 60

Date: 6.17.2022
Project #: 900
Landscape Plan

L2

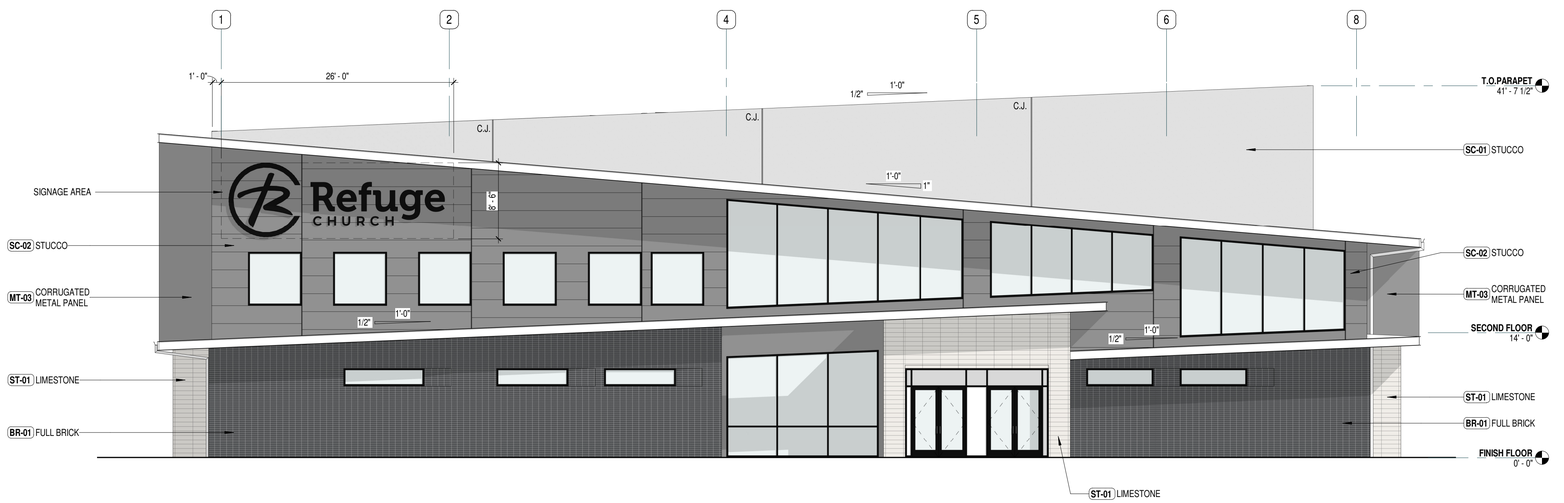
EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	MANUFACTURER	COLOR
BR-01	FULL BRICK	TBD	DARK IRON SPOT
MT-01	STANDING SEAM METAL PANEL ROOF	TBD	TBD
MT-03	CORRUGATED METAL PANEL	TBD	SW7069 - IRON ORE
PT-01	PAINT	SHERWIN WILLIAMS	WHITE
PT-02	PAINT	SHERWIN WILLIAMS	SW7069 - IRON ORE
SC-01	INTEGRAL STUCCO	TBD	LIGHT GRAY - TBD
SC-02	INTEGRAL STUCCO	TBD	GRAY - TBD
ST-01	6x24 SMOOTH LIMESTONE	TBD	TBD



02 EAST ELEVATION

1/8" = 1'-0"



01 NORTH ELEVATION

1/8" = 1'-0"

ARC THREE STUDIO
people | design | develop

4660 BEECHNUT ST. SUITE 221
HOUSTON, TEXAS 77096
WWW.ARCTHREESTUDIO.COM
TEL: 832.831.3441

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STATE OF MISSOURI
GARRETT DELANO
NUMBER A-2022017129
ARCHITECT
06/03/22

GARRETT M. DELANO
REGISTERED ARCHITECT
MISSOURI NO. A-2022017129
EXPIRES 05-16-23

PROJECT NO:	21061
DRAWN BY:	TM
CHECKED BY:	GD
ISSUED DATE:	06/03/22

REFUGE CHURCH

LIBERTY, MISSOURI

PASTOR GARY DORNBACH

#	DATE	DESCRIPTION
1	06/03/22	FINAL DEVELOPMENT PLAN
2	07/06/22	FINAL DEVELOPMENT PLAN

EXTERIOR ELEVATIONS

AFD300

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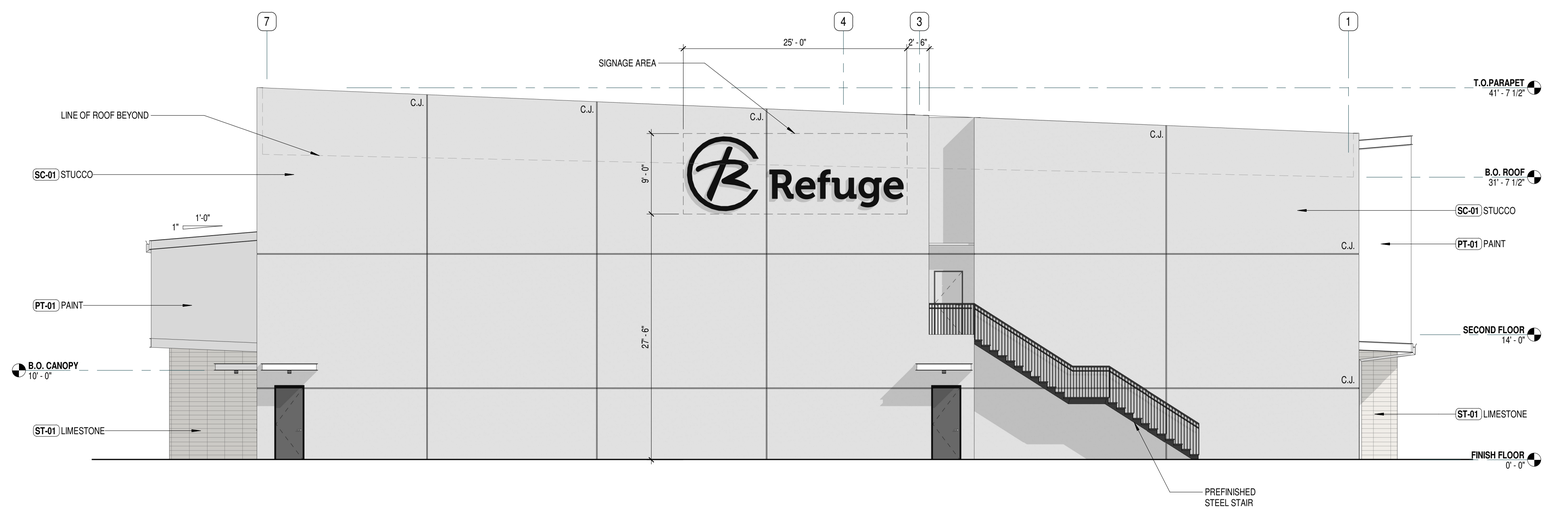
EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	MANUFACTURER	COLOR
BR-01	FULL BRICK	TBD	DARK IRON SPOT
MT-01	STANDING SEAM METAL PANEL ROOF	TBD	TBD
MT-03	CORRUGATED METAL PANEL	TBD	SW7069 - IRON ORE
PT-01	PAINT	SHERWIN WILLIAMS	WHITE
PT-02	PAINT	SHERWIN WILLIAMS	SW7069 - IRON ORE
SC-01	INTEGRAL STUCCO	TBD	LIGHT GRAY - TBD
SC-02	INTEGRAL STUCCO	TBD	GRAY - TBD
ST-01	6x24 SMOOTH LIMESTONE	TBD	TBD

02 WEST ELEVATION

1/8" = 1'-0"



01 SOUTH ELEVATION

1/8" = 1'-0"

ARC THREE STUDIO
people | design | develop

4660 BEECHNUT ST. SUITE 221
HOUSTON, TEXAS 77096
WWW.ARCTHREESTUDIO.COM
TEL: 832.831.3441

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STATE OF MISSOURI
GARRETT DELANO
NUMBER A-2022017129
ARCHITECT
06/03/22

GARRETT M. DELANO
REGISTERED ARCHITECT
MISSOURI NO. A-2022017129
EXPIRES 05-16-23

PROJECT NO:	21061
DRAWN BY:	TM
CHECKED BY:	GD
ISSUED DATE:	06/03/22

REFUGE CHURCH

LIBERTY, MISSOURI

PASTOR GARY DORNBACH

#	DATE	DESCRIPTION
1	06/03/22	FINAL DEVELOPMENT PLAN
2	07/06/22	FINAL DEVELOPMENT PLAN

EXTERIOR ELEVATIONS

AFD301

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B. 22-33FDP: Final Development Plan for Refuge Church, a new 15,513 sq. ft. church building at SW corner of N. Church Rd and Camille St.

Matt Cross, Kaw Valley Engineering, representing the applicant stated he was available for questions.

Commissioner Personett asked how the Refuge Church was affiliated with the owners of the property.

Arthur Shilts, 606 Crabapple, Refuge Church stated that this is a branch of the United Pentecostal Church.

Chairman Rosekrans asked the commissioners if they had any questions, seeing none he asked for a motion.

Action: Commissioner Waterman moved to approve the case as presented in the staff report Commissioner Reinier seconded the motion.

Vote: Motion passed 9-0-0
Yes: Dilts, Evans, Holt, Howard, Reinier, Personett, Rosekrans, Summers, and Waterman
No: None
Recusal: None

Chairman Rosekrans said this case would be heard in front of the City Council on Monday, July 25, 2022.

RESOLUTION NO. _____

FINAL DEVELOPMENT PLAN FOR REFUGE CHURCH, A NEW 15,513 SQ. FT. CHURCH BUILDING AT SW CORNER OF N. CHURCH RD AND CAMILLE ST. IN LIBERTY, CLAY COUNTY, MISSOURI

WHEREAS, a final development plan for Refuge Church, a new 15,513 sq. ft. church building at SW corner of N. Church Rd and Camille St. in the City of Liberty, Clay County, Missouri, has been duly and properly presented to the Planning & Zoning Commission on July 12, 2022 and the City Council on July 25, 2022; and

WHEREAS, pursuant to the Unified Development Ordinance (UDO) of the City of Liberty, the City Council finds that the final development plan described duly conforms to the standards and requirements of ordinances in place at the time of the application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty, Missouri, that the final development plan for Refuge Church, a new 15,513 sq. ft. church building at SW corner of N. Church Rd and Camille St. in the City of Liberty, Clay County, Missouri, is hereby approved according to the final development plan on file in the office of the Department of Planning and Development.

PASSED by the City Council this _____ day of _____, 2022.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

CITY COUNCIL ACTION REPORT

Meeting Date: July 25, 2022
A/R No.: 2022-145

Department: Administration **Submitted By:**

Subject: FAIRVIEW CEMETERY / BLOCK 174

Summary:

Background:

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item: Line Item:	Amount: Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item: Line Item:	Amount:
	Funding Source:	Amount:

Attachments:
None