




REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 5200

Sponsor(s):

Date: February 19, 2019

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>KADO Partner, LLC - RP-2019-567</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="354 514 1195 814"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:		\$	Amount previously authorized this fiscal year:		\$	Total amount authorized after this legislative action:		\$	Amount budgeted for this item * (including transfers):		\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT			TO ACCT	
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	TO ACCT																			
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____																			
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577																			
REQUEST SUMMARY	Requesting a change of zoning from District B (Two Family Dwelling) and District LBp (Local Business-Planned on 4.4 ± acres in order to update the entire property to a revised LBp (Local Business-Planned) District. The purpose is for a Residential Release Center. The location is 1624 Blue Ridge Boulevard, and specifically described on Attachment to RLA-1. The Jackson County Plan Commission on January 17, 2019 held a public hearing and accepted testimony pertaining to the request. This request for a change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.																			
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)																			
ATTACHMENTS	See Attachment to RLA-2																			
REVIEW	<table border="1" data-bbox="342 1692 1515 1902"> <tr> <td>Department Director: Brian D. Gaddie, P.E. Director of Public Works</td> <td></td> <td>Date: 1.17.19</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td></td> <td>Date:</td> </tr> <tr> <td>Division Manager:</td> <td></td> <td>Date:</td> </tr> <tr> <td>County Counselor's Office:</td> <td></td> <td>Date:</td> </tr> </table>		Department Director: Brian D. Gaddie, P.E. Director of Public Works		Date: 1.17.19	Finance (Budget Approval): <i>If applicable</i>		Date:	Division Manager:		Date:	County Counselor's Office:		Date:						
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County Counselor's Office:		Date:																		

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

Randy Diehl gave the Staff Report

Applicant: KADO Partners, LLC

Owner: Land Trust of Jackson County

Location: 1624 Blue Ridge Boulevard

Area: 4.4 acres

Request: Change of zoning from District B (Two Family Dwelling) and District LBp (Local Business-Planned) property to a revised LBp (Local Business-Planned) District.

Purpose: Residential Release Center

Current Land Use and Zoning in the Area:

The zoning in the surrounding area is predominately zoned District B (Two-Family) and used for single family residences. To the north, along Truman Road, there are Districts LB (Local Business), GB (General Business) and LI (Light Industrial). Directly across the Stark Avenue is the Inter City Fire station which is within District LI.

In 1997, the east portion of the site was rezoned to LBp (Local Business-Planned) by the County Legislature (Ordinance 2657.) The purpose was to change the zoning to construct commercial communication antennas on the roof.

The 4.4 acre site contains a multi-story building, formerly the John K Stark School, and later a church and church affiliated child care facility. The property has changed hands a few times and in February 2016, the property was transferred to Land Trust of Jackson County, Missouri.

The applicant has an option to purchase with Land Trust and wishes to redevelop the site into a Residential Release Center, under contract with the Federal Bureau of Prisons. They state that this will have a positive impact on the surrounding properties by providing development of the existing blighted school building and providing an active use of the property. The Residential Reentry Center will utilize Lot 18 of Starks Acres. The underbrush on the remaining lots will be thinned and the trash removed. The plan is to create a community garden.

Staff met with the representatives of the applicant and their legal counsel and was joined with members of the Executive staff and Sheriff's Office. The acknowledgement was that the John Stark School is an eyesore and nuisance and the proposed renovation and preservation of this structure would be a boost to this neighborhood and the Blue Summit community.

Further discussed was the zoning and building code compliance. Since this is within a Planned District, an application for new development plan would need to be submitted to the Plan Commission for review and recommendation, and then referred to the County Legislature for final approval.

Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RP-2019-567.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Diehl: The Applicant is prepared with a presentation that will go into more detail of what their proposed use of the property will entail.

Mr. Tarpley: Do you know the capacity of the inmates?

Mr. Diehl: I'll defer all specific questions to the applicant and their representatives.

Mr. Crawford: This is not a Conditional Use?

Mr. Diehl: No, this is a Planned Zoning within District LB (Local Business). Staff felt this was the best fit for this specific land use.

Mr. Tarpley: Where is the closest residential zoning to this facility?

Mr. Diehl: It's surrounded by single family homes.

Mr. Antey: *Is the applicant here?*

Patricia Jensen: I am with Rouse, Frets, White, Gross Law Firm, 4510 Belleview Ave. KC, MO. Here with me is Barry Rubin with KADO Partners, Working Alternatives. We also have our architects here as well. I'm go through the PowerPoint which will provide visuals of the condition of the building as this point in time and our plans for the building. Mr. Rubin will provide the description exactly of the use and the community engagement he has had will property owners regarding this proposal.

(Presentation made showing aerials and pictures of interior of building).

This is the former John Stark school, currently in Land Trust of Jackson County. We've met with Land Trust and have entered into an agreement to purchase this building and property. According to them, this building has been hard to secure. There have been numerous break-ins throughout the time they have owned the property, as well as activities that have been taking place in the back area. The plan is to clear the underbrush. Included along with the pictures are the site plan and elevations shows the projected renovations. I'll now have Barry explain what the use is. It's included in your

application and have him describe the meetings with the community with regards to this request.

Barry Rubin: I am founding member and for 33 years, the Executive Director of Working Alternatives. KADO is Working Alternatives, KADO is our property side. We are only providers of halfway houses for the Bureau of Prisons. We hope to bring Stark School back to a thing of beauty and practicality, housing 130 men and women. 15 women and 115 men. The Department of Justice has determined that these men and women are coming back to the Kansas City area one way or another and they've asked to provide a community resource for them to come out.

Ms. Mershon: Where are they coming back from?

Mr. Rubin: These are ex Federal offenders that are coming out of prison. They are coming back to where their home is. Anyone sentenced from Kansas City can go anywhere depending what their needs are, they come back to where they were sentenced. Where they have family. Federal offenders are primarily White Collar, but not always. They could have had drug crimes, bank robbers. We do not take child molesters or sexual offenders. Returning the school back into something practical, would be an economic engine. Payroll around two million dollars, construction budget around 8 million. The contract with the government is for 10 years.

The first thing we do when think about something like this, we are not a large private prison company. We have a facility in Orange County, we've built one in Raleigh and we're building one in Flagstaff. We look at these projects every few years, where is there a need, and whether there is community support. The first thing I did in June with this building was to walk around it. I met with some of the neighbors. I knocked on the door of the church. I visited with the Fire Department. From that we developed some meetings. We met with County officials, law enforcement. We had a community meeting in October in which 30 to 35 people showed up. We explained how the facility works how we interact with the neighborhood, what they can expect. There was broad acceptance, however not everyone spoke. We are open to and what to hear from the community. We are setting up a community relations board to oversee the community. Members will be from the community, law enforcement, Federal probation, people in our world.

Last week I was to meet with the Federal safety inspector to walk the building and talk about our next step. Those plans were cancelled. We are still very early in this process. I've been corresponding with the Baptist Church, which is across the street, about a community garden. It's too early to say how that goes, but this is our dream to put this back together, to use these 5 acres to show our members, our clients, to interact with the community. That answers some questions, I'd be happy to answer any additional ones.

Mr. Antey: What's the time frame? There's a lot of construction involved. I wonder if it would easier to demolish and rebuild.

Mr. Rubin: In the best of all worlds, we'd be open in two years. Realistically, it would be about three years. To add to what we talked about at the community meetings, every inmate or resident from Federal prison, has the chance to come to a half-way house. Right now, the people coming back to Kansas City are going to St. Louis. What happens with these half-way houses or residential reentry centers, is that they have case managers, job developers, who help set them up with employment, help them connect with their families, get their kids from foster care. These 130 men and women get jobs in

St. Louis. Coming back to Kansas City, they lose those jobs and basically have to start over.

The process is that we look at everyone that may be sent to us and whether to accept them based on their dynamics. We would not take a violent offender, we would not take an arsonist. We do not take child molesters, we would not have any sent to us. In some places, in Orange County we have the police who interact with our community relations that like to look at the cases as well. That would be decided as we move forward. Most of our clients are mostly inmates. About 80 percent of them are doing their last 120 to 180 days in the center, as part of their sentencing. Everyone of them gets tested everyday for alcohol. They walk in, they get the breathalyzer. The ones that have had drug problems in the past get tested every week. Those who don't get tested randomly. Plus, they're inmates. If someone gets a positive test, we call the Federal Marshals, they come get them and take them back to prison. They are inmates. I can transfer someone to another facility.

There are two other kind of clients. Federal probationary and direct court placements. Direct placements might be someone who has committed a minor federal offence. An example would be if you were in a federal park and got a DUI or illegal gun in your glovebox, a federal judge could someone right to us. They would not lose their job and engagement with their family. The third type, about 20 percent, are federal probationers who are already in the community but have lost their job, kicked out by their spouse, or relationship has failed, can come here. When ready, can go. It could be anywhere from a week to a year. Primarily the length of stay is about 180 days. As they move forward in the community, they get more freedom in the community. They could get a day pass with their parents or kids. Then a weekend pass and over time, more time out in the community. Everyone who leaves the building, and by the way this is not a locked facility, we have the safety we need. This is not a prison, people will have access to the community. Everyone with have an itinerary as they go in and out of the facility. When they go out, we know they are at work, looking for work, medical or whatever their itinerary is, they come and go with our blessing. We also do background, talk to their boss to see if they are where they are supposed to be.

Mr. Antey: What type of security would this facility have? I guess you'd have checks. What is someone leaves and doesn't come back?

Mr. Rubin: We have about 42 on staff. 5 or 6 of them are case managers, and treatment staff. We'll have around 30 security monitors, who are not armed. I tell my staff, if someone says, "I'm leaving and don't want to stay", show them the door. We call the Federal Marshals and they come and take them away. It really doesn't happen. We don't see people escape, the no real reason to. We have security cameras that sweep inside and out. We use a computer model that has itinerary built into it so we know where people should be. Drug tests are programmed into it. Room check about 4 times a day. It's rare that someone fails, it's rare the someone escapes or doesn't come back. Usually they've met a friend and decided to have a beer. They're tested every day. One beer turns into three beers or turns into drugs. They don't come back because they know they are going to get tested or go back to prison. They eventually come back, or the Marshals find them. Between facilities, maybe once every three or four months. Always beer or alcohol.

Mr. Crawford: How did you find this place? There are a lot of empty buildings.

Mr. Rubin: Luck. I have a passion for bringing things back. It's a beautiful building and I hope to bring it back. Let me step back. The Bureau of Prison says they need 130 beds in the Kansas City area. They send out notices all over the country in different locations.

I started talking to real estate brokers in this area. One of them mentioned the Stark School. On You Tube there are videos of people in old building including this one. So, I started talking to neighbors and dumb luck, knocked on the door of an individual. He's pretty in tune with the area. He said he's all for that. I contacted the County people, and the next step and the next. The bones of this building, and the architects know better than I. The bones of this building lend itself to be a residential center. There's everything we need there in terms of space, land, setback and parking. Somebody stated at one of the community meetings that 10 years ago, we would not have supported something like this. We would like to have seen this a retirement center, a church or a school again. As the damage and vandalism has increased this building is far from no longer viable, at this point we'd love to see something useful happen here.

Mr. Crawford: One other question. Being that you don't take sex offenders and you get to pick and choose who you want. What assurances would the County have that you wouldn't change policies. Suppose you sell your property and somebody else have a different game plan.

Mr. Rubin: We're not a big traded company. You're talking to the owner. I'll answer that a couple of ways. One, I don't want to take sex offenders. Even if I want to take them, there's a park nearby. Taking sex offenders would be a violation of State law. Three, as part of the permit, there are things we can write in.

Ms. Jensen: We can certainly put that on the plan.

Jay Haden: My experience is that sex offenders in the Federal prison system could be very low. Sex offences area are almost a matter of state law. With a contract with the Federal system, I can't imagine that there would to many, if any, sex offenders within the Federal system. Correct me if I'm wrong. They can't live or be housed next to a park. That supersedes it. The Department of Justice is clear, your rules abide. We have to meet local rules. The Federal government have certain mandatory requirements, even if local codes would say "you don't need fire sprinklers in the facility", we have to do it. We have to put cameras in. But we have to meet your ADA, Federal ADA. Whatever is the most stringent, we have to meet.

Ms. Jensen: We can solve this, I know what Randy is talking about, we can put it on the face of the plan. And that plan is what is approved.

Mr. Tarpley: What is time release of the inmate. Is it based on why they're there?

Mr. Rubin: No. It varies. Probationers who may need more time. If a client has an apartment or saved up for a house, them may be good to go. The direct court placements, that is up to a judge. DUI in Yellowstone, may be 30 days, or come for weekends. For inmates, 80 percent of our population, have had a sentence. Say a 5-year sentence, they may have a certain amount of good time and are able to get out early, can come to a prerelease center. That's up to a judge, their case manager, the facility they are coming from. The case manager may ask for 180 days, and we accept that. That's mostly determined by the Bureau of Prisons.

Mr. Tarpley: How much cleanup is going to be do on the 5 acres? I assume it's going to open, no fence.

Mr. Rubin: We had talked about fencing it at the community meeting. My preference is not to fence it. We don't want it look like an institution. I'm talking about my preference. Right now, there is trash and people use it as way to escape police. We are going to turn

part of it into a community garden. The back area is like a wilderness. We'll thin it out. It will not be a park, we will not be inviting people from the outside to come enjoy.

Ms. Jensen: One of the issues with that back area is what the Sheriff's Office has said is that it is a problem. There are things going and when they go after them, they run through various areas. Land Trust has been trying to control it, board it, but it doesn't help. Cleaning it up will be a benefit. Plus, it puts the building to use, puts it back on the tax rolls.

Mr. Haley: Sounds like you have done your homework on the community, but what has been the response of the community? Has it been pretty much 100 percent approval?

Mr. Rubin: 100 percent, no. One community meeting we asked the fire chief to give out notices. 30 to 35 people came. Everyone there was not supportive. About a third or fourth was supportive. 10 years ago, I don't think anyone would have been supportive, because it was not the nuisance it is now. This building is about a year away from being viable.

Mr. Antey: *Is there anyone else who is in favor of this application?*

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Chris Dahl, 1614 Blue Ridge Boulevard: I was not at one of those meetings. I've heard what you've had to say. I have no problem with the improvement of the building, on the other side of there is an area laden with criminals. To me, a halfway house sounds like an entryway for problems. They work, however, unless you throw in some kind of security that would scare some of the riff raff in the neighborhood, that would probably help me feel a bit more comfortable with this. My wife was concerned about what type of criminal would be there.

Mr. Haley: Does this help that concern?

Mr. Dahl: Yes, somewhat. Something in writing would help.

Mr. Tarpley: How close are you to the park?

Mr. Dahl: I'm north of the building and the park is to the south across 17th Terrace.

Mr. Tarpley: If I understand there will be no out of state placements. These people are coming back to where they are from.

Mr. Rubin: The only time someone from out of state would be placed is if their family has moved into the area. They would have to ask their case management regarding that. They must have a tie and probation would take that into consideration.

Mr. Dahl: My concern is that you are bringing them into a neighborhood that might allow them to go back to the way they were.

Mr. Tarpley: Hopefully this will improve the quality of the neighborhood, and with more professional people in those building would be positive.

Mr. Antey: We thank you for coming here and speaking with us. That's the whole reason we have these meetings.

Mr. Rubin: We have vans to take people to the regional transportation center. Because these are where collar, they may have a car. You would have people traversing through the community. We recognize it's a neighbor. Our Orange County facility is so in the neighborhood, that those people who come, they're not in chains. They get off a plane, they take a taxi. We see them looking around, they think there in the wrong neighborhood. That's why I'm concerned about fencing. I don't want it to look a correctional facility. It's a community resource.

Melissa Powers and Dennis Bradley with b & a architects gave a brief overview of the condition of the building. The goal is to take it down to bare bones with the demolition. As for the building envelop, it will be a complete restoration. The building is a concrete structure. The gym room in the newer addition has collapsed. That area has the most concern. It an attractive building. The original building is from about 1930 and the addition around 1950.

Motion to take under advisement.

Ms. Mershon moved to take under advisement. Mr. Crawford seconded.

Mr. Crawford: Randy, describe to me the plan, as far as the assurance that if this company ever changes hands, they would take sex offenders.

Mr. Diehl: The plan is the drawing, the testimony they are giving. That all goes into the plan.

Mr. Tarpley: Do to the proximity to the park, they can't do that anyway.

Mr. Crawford: Who owns the park?

Mr. Diehl: The Fire District I believe.

Mr. Tarpley: Personally, I think once the trees are removed there will be less places for people to hide. I think it will be an improvement to the neighborhood. It's an eyesore right now.

Mr. Haley: I like that they are rebuilding something that has history. And it will help people out.

Ms. Mershon exited meeting at 9:30

Discussion under advisement

Mr. Tarpley moved to approve. Mr. Haley seconded.

Mr. Crawford	Approve
Mr. Haley	Approve
Mr. Tarpley	Approve
Mr. Gibler	Approve
Ms. Querry	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

January 17, 2019

RE: RP-2019-567

Applicant: KADO Partners, LLC

Owner: Land Trust of Jackson County

Location: 1624 Blue Ridge Boulevard

Area: 4.4 acres

Request: Change of zoning from District B (Two Family Dwelling) and District LBp (Local Business-Planned) property to a revised LBp (Local Business-Planned) District.

Purpose: Residential Release Center

Current Land Use and Zoning in the Area:

The zoning in the surrounding area is predominately zoned District B (Two-Family) and used for single family residences. To the north, along Truman Road, there are Districts LB (Local Business), GB (General Business) and LI (Light Industrial). Directly across the Stark Avenue is the Inter City Fire station which is within District LI.

In 1997, the east portion of the site was rezoned to LBp (Local Business-Planned) by the County legislature (Ordinance 2657.) The purpose was to change the zoning to construct commercial communication antennas on the roof.

The 4.4 acre site contains a multi-story building, formerly the John K Stark School, and later a church and church affiliated child care facility. The property has changed hands a few times and in February 2016, the property was transferred to Land Trust of Jackson County, Missouri.

The applicant has an option to purchase with Land Trust and wishes to redevelop the site into a Residential Release Center, under contract with the Federal Bureau of Prisons. They state that this will have a positive impact on the surrounding properties by providing development of the existing blighted school building and providing an active use of the property. The Residential Reentry Center will utilize Lot 18 of Starks Acres. The underbrush on the remaining lots will be thinned and the trash removed. The plan is to create a community garden.

Staff met with the representatives of the applicant and their legal council, and was joined with members of the Executive staff and Sheriff's Office. The acknowledgement was that the John Stark School is an eyesore and nuisance and the proposed renovation and preservation of this structure would be a boost to this neighborhood and the Blue Summit community.

Further discussed was the zoning and building code compliance. Since this is within a Planned District, an application for new development plan

would need to be submitted to the Plan Commission for review and recommendation, and then referred to the County Legislature for final approval.

Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RP-2019-567.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RP-2019-567
KADO Partners LLC

E STONE ARCH DR

Independence

E 17 ST S

S BLUE RIDGE BLVD

BLUE RIDGE BLVD

E 18TH ST

E 18 ST S

HUNTER AVE

E 18TH TERR

E 18TH PL

E 18TH CT

STARK AVE

E 17TH TER

BRYAN AVE

E 16TH ST

WILL ST

MCKINLEY AVE

MCKINLEY AVE

VINCIL AVE

ALICE AVE

TILDEN AVE

E 18TH ST

HAYES AVE

E 18TH ST

SEDWEEK DR



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

January 2, 2019

RE: Public Hearing: RP-2019-567
KADO Partners, LLC
Jackson County Land Trust

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by KADO Partners, LLC a change of zoning from District B (Two Family Dwelling) and District LBp (Local Business-Planned on 4.4 ± acres in order to update the entire property to a revised LBp (Local Business-Planned) District. The purpose is for a Residential Release Center. The location is 1624 Blue Ridge Boulevard.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, January 17, 2019 at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4649.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

Parcel	Owner	Address	City	State	Zip
27-520-05-01-01-0-00-000	BLUE RIDGE MHC LLC	200 S WILCOX ST STE 303	CASTLE ROCK	CO	80104
27-410-01-02-00-0-00-000	BLUE SUMMIT BAPTIST CHURCH	1701 BRYAN	KANSAS CITY	MO	64126
27-340-09-35-00-0-00-000	DAHL CHRIS	1614 STARK AVE	KANSAS CITY	MO	64126
27-230-06-06-00-0-00-000	FERRON DAVID	10316 NW AVALON AVE	KANSAS CITY	MO	64154
27-340-10-33-01-0-00-000	GONZALEZ SALVADOR & SABRINA A	9418 E 82ND ST	RAYTOWN	MO	64138
27-340-09-12-00-0-00-000	HOWARD GINA	PO BOX 1881	INDEPENDENCE	MO	64055
27-230-07-03-00-0-00-000	INTER CITY FIRE PROTECTION DISTRICT	1702 BLUE RIDGE BLVD	BLUE SUMMIT	MO	64126
27-340-12-11-00-0-00-000	KLECK DEBBIE L	2109 ASHLAND	KANSAS CITY	MO	64126
27-340-09-09-00-0-00-000	LAFFERTY SHIRLEY L	1618 WILL	KANSAS CITY	MO	64126
27-410-03-03-00-0-00-000	LEWIS VIRGENE A	1703 TILDEN	KANSAS CITY	MO	64126-3064
27-230-08-12-02-0-00-000	MILLER JAMES H	9105 E 31ST ST S	INDEPENDENCE	MO	64052
27-340-09-44-00-0-00-000	LAND TRUST OF JACKSON CO MO	4035 CENTRAL ST	KANSAS CITY	MO	64111

**JACKSON COUNTY, MISSOURI
PLANNED DEVELOPMENT ZONING APPLICATION**

(AMENDMENT TO EXISTING PUD PLAN IN DISTRICT LB-P/B-r)

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. The filing fee (non-refundable) must accompany application.
(Check payable to Manager of Finance)
\$350.00 - Change of Zoning to Residential / Planned Development
\$500.00 - ~~Change of Zoning to Commercial or Industrial~~ / Planned Development

Amendment to Existing PUD Plan in District LB-P/B-r

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RP-_____
Date Filed _____ Date of hearing _____
Date advertised _____ Date property owners notified _____
Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s)**
 - a. Applicant(s) Name: KADO Partners LLC
Address: c/o Elizabeth Bury, Managing Partner
Phone 32932 Pacific Coast Highway, Suite 421
Dana Point, CA 92629
 - b. Owner(s) Name: The Land Trust of Jackson County, Missouri
Address: 4035 Central Street, Kansas City, MO 64111

Phone: c/o Michael Hunter (816) 221-1111

c. Agent(s) Name: Patricia Jensen Rouse Frets White Goss Gentile Rhodes, P.C.
Address: 4510 Belleview Ave., Suite 300, Kansas City, MO 64111
Phone: (816) 753-9200

d. Applicant's interest in Property: Option to Purchase Real Estate
Contract with Land Trust

2. General Location (Road Name) Northwest Corner of East 17th Terrace
and Stark/Blue Ridge Boulevard

3. Present Zoning LB-P/B-r Requested Zoning LB-P/B-r (with PUD revision)

LB-P

4. AREA (sq. ft. / acres) 4.4 acres

5. Legal Description of Property: (Write Below or Attached 9)
Stark Acres Lots 6 & 7 & 16-18, Block 1, a subdivision of land in Jackson
County, Missouri.

6. Present Use of Property: Vacant former school building

7. Proposed Use of Property: Residential ReEntry Center (contract with Federal
Bureau of Prisons)

8. Proposed Time Schedule for Development: 2019-2020

9. What effect will your proposed development have on the surrounding properties?
The redevelopment of the former and vacant John Stark School into a Residential
Release Center (under contract with the Federal Bureau of Prisons) will positively
impact the surrounding properties by providing redevelopment of the existing
blighted school building and providing an active use of the property. The
Residential ReEntry Center use will be on Lot 18. The underbrush on Lots 6, 17 &
16 that has grown without control will be thinned and trash removed (currently this
is the site of loiterers on the property). A community garden will be established on
Lot 17, positively impacting the surrounding properties and residents.

placement;

- f. proposed building layout illustrating the front, side and rear building setback lines.
- g. proposed use of buildings, or a description of the proposed uses by type, character, and intensity;
- h. location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. location, type, and size of signs, or indication of the criteria for location, type and size of signs.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature *Michael B. Hunter* Date 11-27-18
Property Owner(s) The Land Trust of 11/26/2018
Jackson County, Missouri

See attached signature page for KADO Partners, LLC

Applicant(s): KADO Partners, LLC 11/26/2018

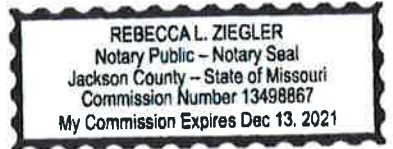
Contract Purchaser(s): KADO Partners, LLC 11/26/2018

STATE OF Missouri
COUNTY OF JACKSON

On this 27th day of November, in the year of 2018, before me the undersigned notary public, personally appeared Michael B. Hunter

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notary Public Rebecca L. Ziegler Commission Expires Dec 13 2021



Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

See attached.

Signature	<u><i>[Signature]</i></u>	Date	<u>11-27-18</u>
Property Owner(s)	<u>The Land Trust of</u>		<u>11/26/2018</u>
	<u>Jackson County, Missouri</u>		
Applicant(s):	<u><i>[Signature]</i></u>		<u>11/26/2018</u>
	<u>KADO Partners, LLC</u>		
Contract Purchaser(s):	<u><i>[Signature]</i></u>		<u>11/26/2018</u>
	<u>KADO Partners, LLC</u>		

STATE OF _____

COUNTY OF _____

On this _____ day of _____, in the year of _____, before me the undersigned notary public, personally appeared _____

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public _____

Commission Expires _____

*See attached
Notary Seal
2018*

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of In Angeles s.s.

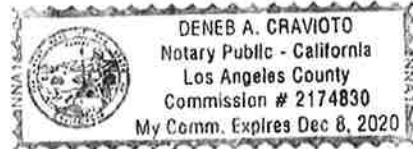
On November 27, 2018 before me, DENEBA CRAVIOTO Notary Public
Name of Notary Public, Title

personally appeared ELIZABETH A. BURY
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
(Name(s) of Person(s) Entity(ies) Signer is Representing)

Additional Information
Method of Signer Identification Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es) Notarial event is detailed in notary journal on: Page # _____ Entry # _____ Notary contact: _____ Other <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles s.s.

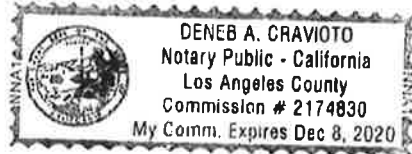
On Nov 26 2018 before me, DENEBA CRAVIOTO NOTARY PUBLIC
Name of Notary Public, Title

personally appeared ELIZABETH A BURY
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]
 Signature of Notary Public

Seal

OPTIONAL INFORMATION

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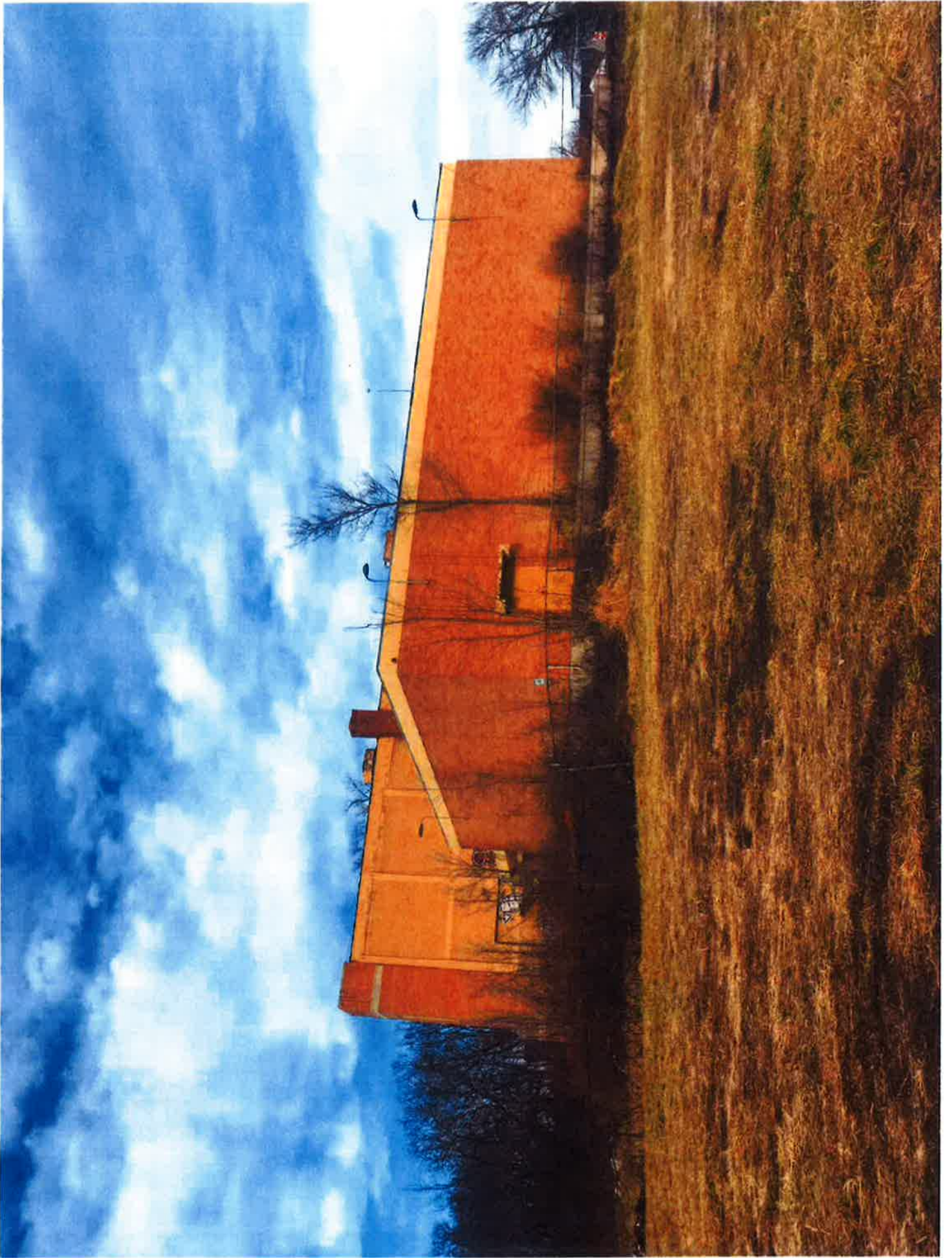
The signer(s) capacity or authority is/are as:

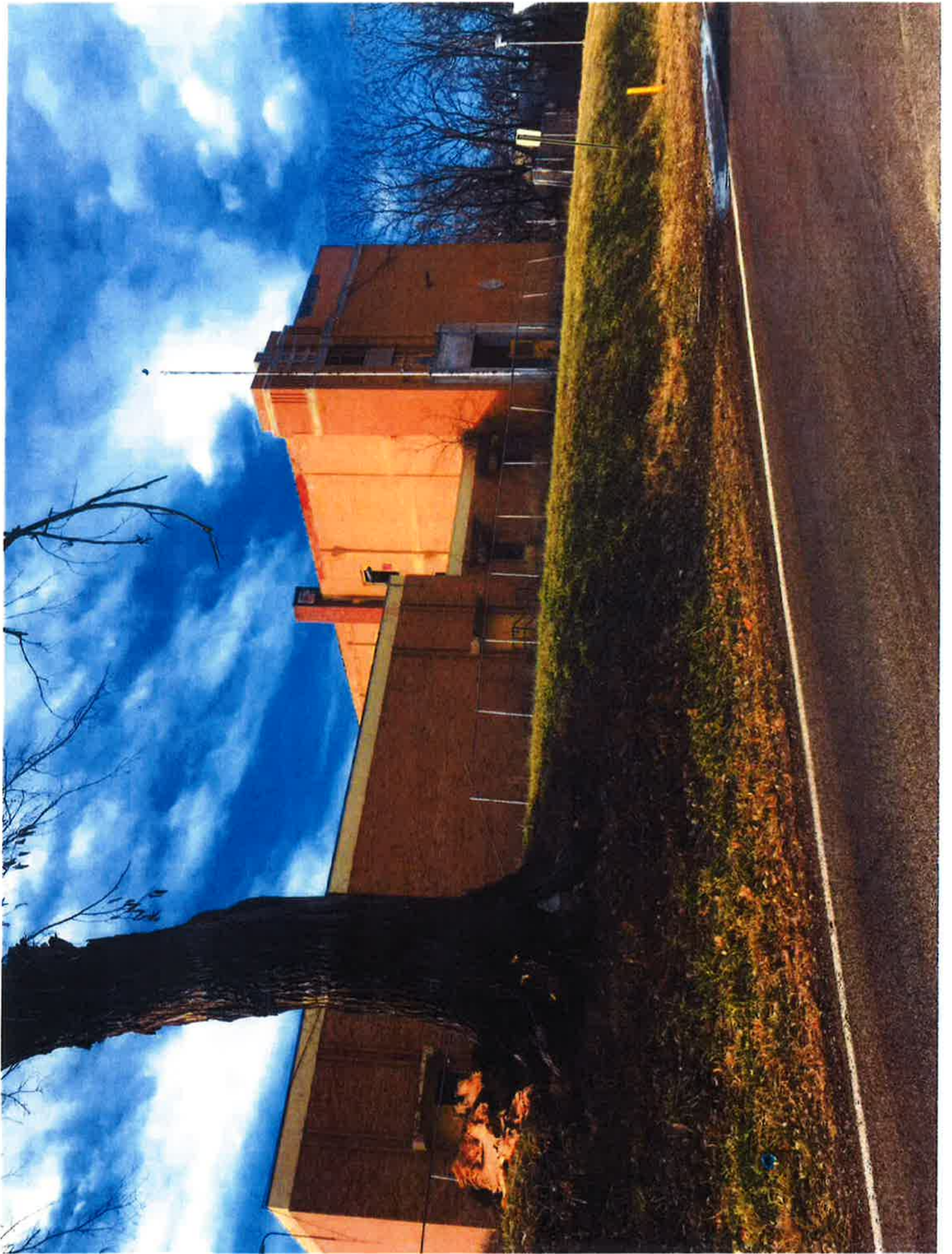
- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

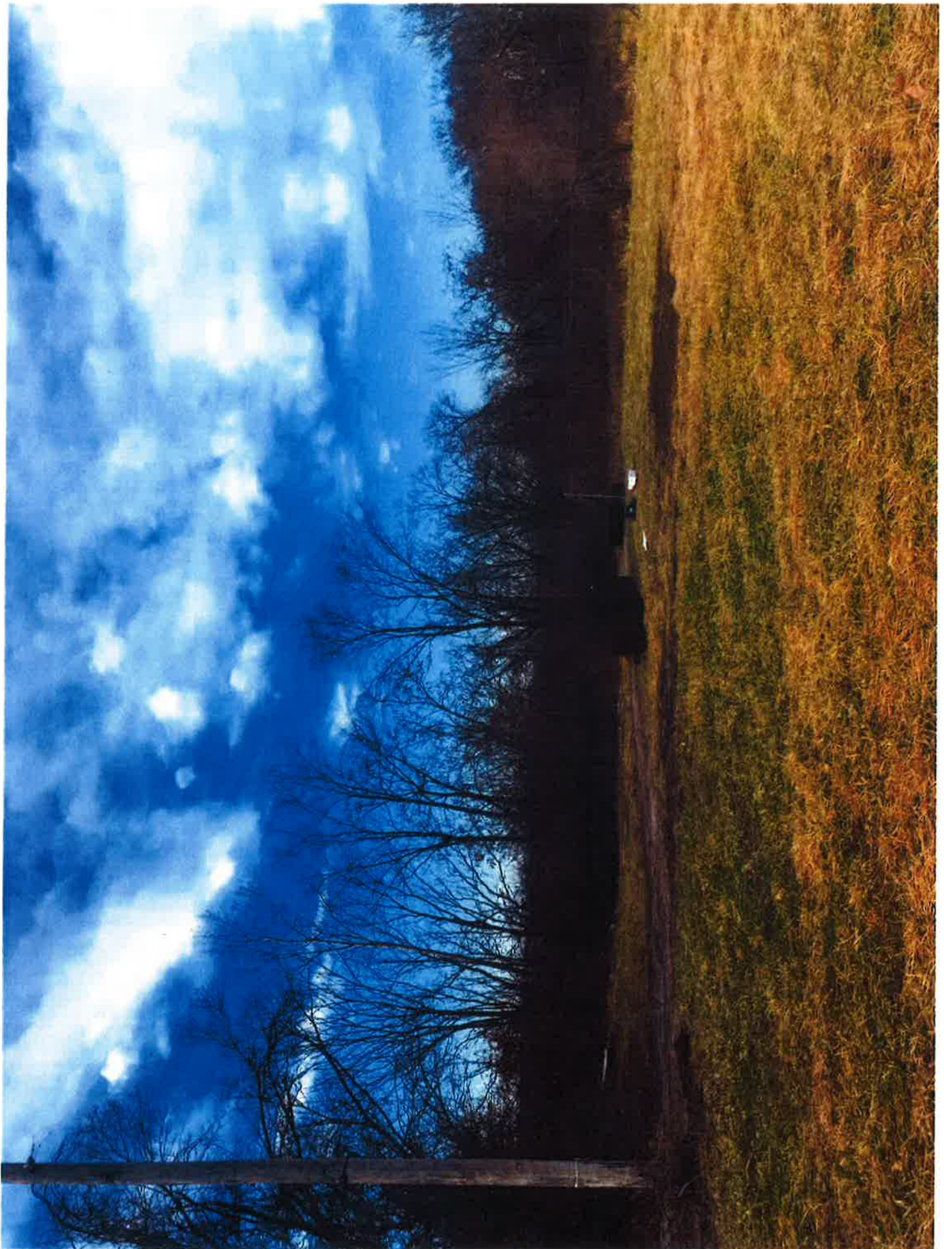
representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	











B3 ARCHITECTURE
 1625 BLUE RIDGE BLVD
 BLUE SUMMIT, MO 64015
 PH: 816.352.1100
 WWW.B3ARCHITECTURE.COM

PROJECT NAME
 PROJECT NO.
 PROJECT DATE

ARCHITECT
 PROJECT MANAGER
 DESIGNER

CONTRACTOR
 GENERAL CONTRACTOR
 MECHANICAL CONTRACTOR
 ELECTRICAL CONTRACTOR
 PLUMBING CONTRACTOR
 ROOFING CONTRACTOR
 INTERIOR FINISHES CONTRACTOR
 EXTERIOR FINISHES CONTRACTOR
 LANDSCAPE CONTRACTOR
 SIGNAGE CONTRACTOR
 SPECIALTY CONTRACTOR
 OTHER CONTRACTOR

DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY

SCALE
 SHEET NO.
 TOTAL SHEETS

PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT STATUS

DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY

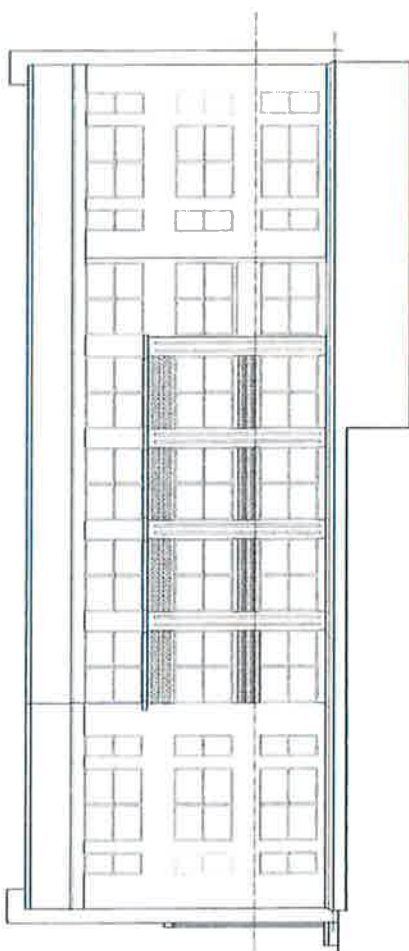
SCALE
 SHEET NO.
 TOTAL SHEETS

**KANSAS CITY RESIDENTIAL
 RE-ENTRY FACILITY**
 1625 BLUE RIDGE BLVD
 BLUE SUMMIT, MO

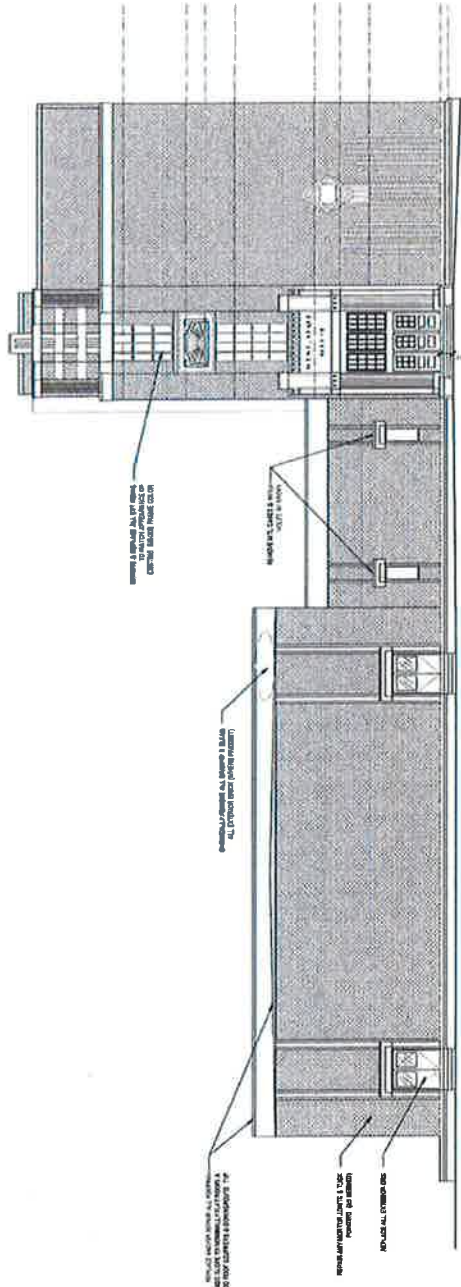
NOT FOR
 CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/2020
2	ISSUED FOR PERMITS	10/15/2020
3	ISSUED FOR PERMITS	10/15/2020
4	ISSUED FOR PERMITS	10/15/2020
5	ISSUED FOR PERMITS	10/15/2020
6	ISSUED FOR PERMITS	10/15/2020
7	ISSUED FOR PERMITS	10/15/2020
8	ISSUED FOR PERMITS	10/15/2020
9	ISSUED FOR PERMITS	10/15/2020
10	ISSUED FOR PERMITS	10/15/2020
11	ISSUED FOR PERMITS	10/15/2020
12	ISSUED FOR PERMITS	10/15/2020
13	ISSUED FOR PERMITS	10/15/2020
14	ISSUED FOR PERMITS	10/15/2020
15	ISSUED FOR PERMITS	10/15/2020
16	ISSUED FOR PERMITS	10/15/2020
17	ISSUED FOR PERMITS	10/15/2020
18	ISSUED FOR PERMITS	10/15/2020
19	ISSUED FOR PERMITS	10/15/2020
20	ISSUED FOR PERMITS	10/15/2020
21	ISSUED FOR PERMITS	10/15/2020
22	ISSUED FOR PERMITS	10/15/2020
23	ISSUED FOR PERMITS	10/15/2020
24	ISSUED FOR PERMITS	10/15/2020
25	ISSUED FOR PERMITS	10/15/2020

PROJECT NO. 2020-001
 SHEET NO. A200



1 NORTH REMODEL ELEVATION
 SCALE: 1/8" = 1'-0"



1 EAST REMODEL ELEVATIONS
 SCALE: 1/8" = 1'-0"

REPLACE EXISTING WINDOW ALL SIDING
 WITH EXTERIOR FINISHES TO MATCH EXISTING
 AND ADD FINISHES TO MATCH EXISTING

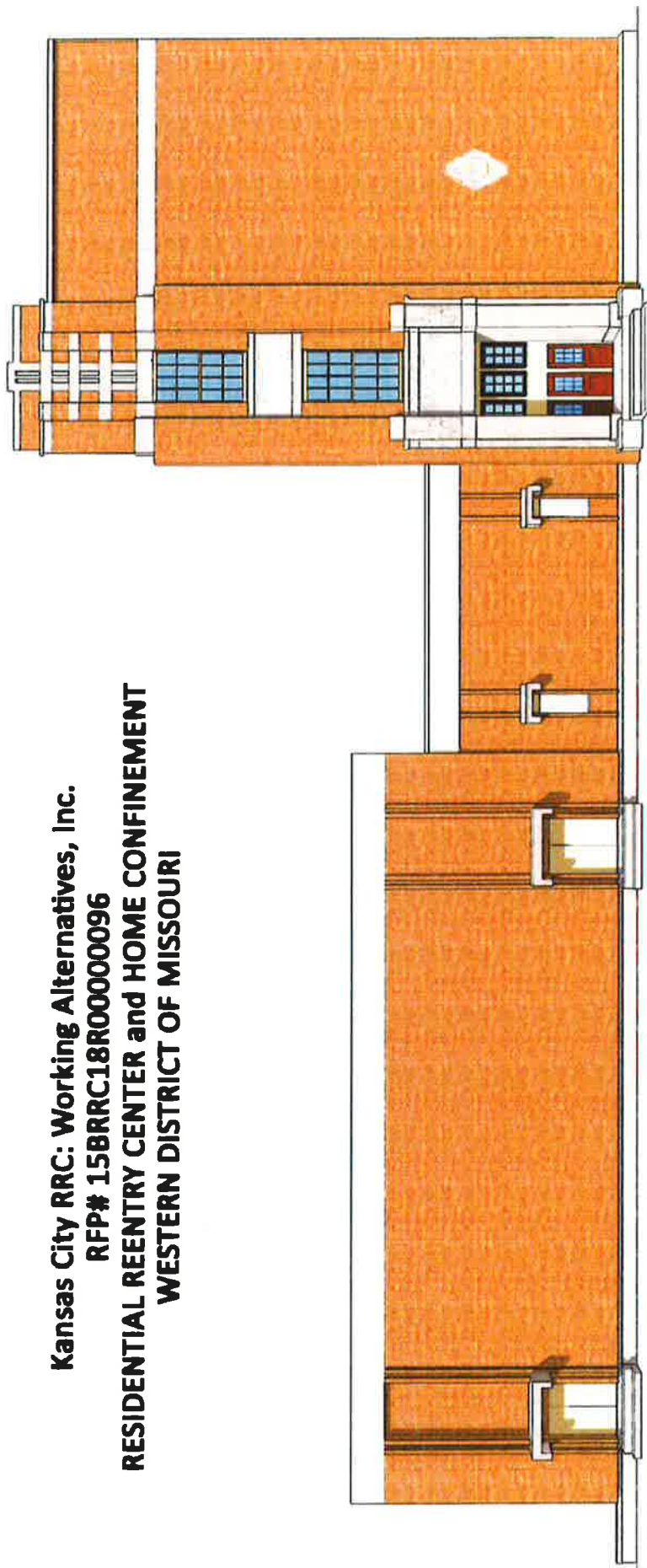
REMANUFACTURE EXISTING GLASS
 TO MATCH EXISTING

REMOVE ALL EXTERIOR SILL

REMANUFACTURE ALL EXISTING GLASS
 TO MATCH EXISTING (SEE PERMITS)

REMOVE EXISTING WINDOW ALL SIDING
 TO MATCH EXISTING AND
 EXTERIOR FINISHES TO MATCH EXISTING

**Kansas City RRC: Working Alternatives, Inc.
RFP# 15BRRRC18R00000096
RESIDENTIAL REENTRY CENTER and HOME CONFINEMENT
WESTERN DISTRICT OF MISSOURI**



November 14, 2018

Jackson County Executive: Frank White, Jr.
Jackson County Courthouse
415 E 12th Street
Kansas City, MO 64106

Dear County Executive White:

In response to a Request For Proposals issued by the Federal Bureau of Prisons (BOP), Working Alternatives, Inc. is submitting an offer to provide Residential Reentry Center (RRC) services, or "halfway house", services for federal offenders releasing to the Western District of Missouri. The BOP encourages full and open competition in the procurement of these services; consequently, other offerors may also be responding to this RFP, #15BRRC18R00000096.

As part of the RRC contracting process, the BOP asks that all offerors notify and seek input from the local law enforcement authority and two levels of locally elected government officials. **Specifically, besides the Congressional delegation notification is sent to the Jackson County Sheriff, Executive and Legislator.**

Our proposed site is the long vacant John Stark School, 1624 Blue Ridge Blvd, Kansas City, MO, 64126 in unincorporated Blue Summit. This building has been vandalized and is considered a nuisance. In a community meeting with invited residents and in a separate meeting with representatives from the County Executive, Planning and law enforcement the prevailing sentiment was that the preservation of a historic building and the stability, employment and local buying that a Federal contract will provide will be a positive asset for the area. We are presently navigating through the formal planning process.

The total term contract is for 10 years and for up to 130 males and females. Referrals are scrutinized to determine acceptability based on offense history.

The BOP has a long history of transferring inmates who are within a few months of release to RRCs for transitional programming. These returning citizens have often been removed from the community for an extended period of time. Sound correctional practice suggests that RRCs enhance public safety by offering offenders the opportunity to find employment, establish a residence, and re-enter the community through a structured, supportive environment. Each resident will have a case manager to link them up with resources and develop an individual treatment plan.

We will be serving residents who will be coming back into the community regardless of whether or not they have support and supervision. It is our contention that recidivism is stymied in two ways. First, we will hold residents

accountable by knowing their whereabouts and by random drug testing and daily alcohol monitoring. Also, the services we provide make it less likely that our residents will adversely impact the community in the future.

The BOP takes its responsibility for contract oversight seriously. Contract language establishes requirements for inmate accountability, programming, life safety, staffing, inmate discipline, urine and alcohol surveillance, and other areas. These requirements are closely monitored by BOP staff, who provide training and conduct both scheduled and unannounced on-site inspections.

Federal offenders at the RRC will come from two sources: inmates who are transferred from a prison to the RRC for pre-release programming, and offenders under the supervision of the U.S. Probation Office for whom residence at the RRC is a condition of supervision. Nationwide, the average RRC placement is three to four months in length, although longer placements are sometimes made.

Working Alternatives was established in 1988 and operates two RRCs, one in Garden Grove, CA and one in Brawley, CA. Our corporate offices are in San Diego, CA. We will be creating a Community Relations Board for local oversight, and I welcome members to that Board from your local staff. Moreover, I invite you and/or your staff to tour our facilities to get an idea of our operation and our commitment. Please feel free to email me at b.rubin@workingalternatives.org to arrange a time to come up for a tour.

The BOP will be evaluating proposals submitted for this RFP and I invite you to express your support or concerns to:

STEFANIE SKROCH, Contracting Officer
FEDERAL BUREAU OF PRISONS
Residential Reentry Management Office
230 N. First Avenue (Suite 405)
Phoenix, AZ 85003

Ms. Skroch can be reached directly at **602.514.7021**, or by email, sskroch@bop.gov. Of course, I am happy to answer any questions that you may have at any point in the process, pre- or post-award, my cell: **562.810.9414**.

Sincerely,



Barry Rubin, M.Phil., Criminology
Executive Director

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 17, 2019

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Elevations

Site Plan

RP-2019-567

ATTACHMENT TO RLA 1:

Description: Lots 16, 17, 18 and all that part of Lot 6, lying South of the North line of Lot 18, extended West, and all that part of Lot 7, lying East of the West line of Lot 16, extended North, all in Block 1, Start Acres, a subdivision in Jackson County, Missouri, according to the plat thereof.