



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Main Conference Room
4800 Town Center Drive
Leawood, KS 66211

SPECIAL CALL

**GOVERNING BODY
WORK SESSION**

**Monday, February 18, 2019
6:00 P.M.**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

<u>Ward One</u>	<u>Ward Two</u>	<u>Ward Three</u>	<u>Ward Four</u>
Debra Filla Andrew Osman	Jim Rawlings Mary Larson	Chuck Sipple Lisa Harrison	Julie Cain James Azeltine

**Review Community Improvement District [CID]
Application for Ranchmart North Shopping
Center, located at 95th Street & Mission Road**

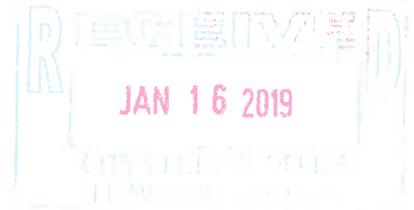
The public is invited to attend, however no comments will be entertained by the public during this Work Session.

ADJOURN

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Regular meetings of the Leawood City Council are held the first and third Mondays of each month beginning at 7:30 PM. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at www.leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.



**PETITION FOR THE CREATION OF A
COMMUNITY IMPROVEMENT DISTRICT
(RANCH MART NORTH SHOPPING CENTER)**

TO: City Council,
City of Leawood, Kansas

The undersigned, being the owner of record, whether resident or not, of the following:

1. One hundred percent (100%) of the land area contained within the hereinafter described community improvement district; and
2. One hundred percent (100%) by assessed value of the land area contained within the hereinafter described community improvement district.

hereby petitions the City of Leawood, Kansas (the "City") to create a Community Improvement District ("CID") and authorize the proposed CID project (the "CID Project") hereinafter set forth, all in the manner provided by K.S.A § 12-6a26, *et seq.* (the "Act"). In furtherance of such request, the Petitioner states as follows:

1. GENERAL NATURE

The CID Project consists of the renovation of Ranch Mart North Shopping Center located at the northeast corner of 95th Street and Mission Road. As set forth below, Petitioner requests that CID sales tax proceeds be made available to pay for or reimburse some or all of such CID Project costs, subject to any limitations set forth in the Act. The general components of the CID Project and the CID Project's estimated cost are described on EXHIBIT "A" attached hereto and incorporated herein by reference.

2. ESTIMATED COST

The estimated cost of the CID Project is \$13,457,441, which makes up a portion of the total estimated shopping center renovation cost of \$46,957,196.

3. PROPOSED METHOD OF FINANCING

The proposed method of financing the CID Project is CID Pay-as-you-go financing, as defined in the Act, and/or through the issuance of special obligation CID bonds/notes.

4. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

Petitioner does not propose that the CID Project be financed through the levying of assessments.

5. PROPOSED AMOUNT OF SALES TAX

Petitioner proposes that the CID Project be financed through the levying of an add-on sales tax in the amount of 1.0% as authorized by the Act.

6. MAP AND LEGAL DESCRIPTION OF THE PROPOSED CID

A map of the CID is attached hereto at EXHIBIT "B".

The legal description of the CID is attached hereto at EXHIBIT "C".

7. NOTICE TO PETITION SIGNER

Petitioner hereby acknowledges that signatures may not be withdrawn from this Petition by the signer hereof after the City commences consideration of this Petition, or later than seven (7) days after the filing hereof with the City Clerk, whichever occurs first.

8. PETITION BINDING ON FUTURE OWNERS

Petitioner hereby acknowledges that if this Petition is not properly withdrawn as permitted by the Act, any future owners of the property within the CID shall be bound by this Petition.

9. BOND MARKETABILITY

Petitioner hereby acknowledges that the City will record this Petition if the proposed CID Project is approved by the City Council and that by the acceptance of this Petition, the City Council is not making any representation as to the marketability of bonds, if any, to finance the CID Project described in this Petition. The Petitioner assumes the risk that such bonds can be issued under terms acceptable to the City.

10. COUNTERPARTS

For purposes of executing this Petition, this document signed and transmitted by facsimile machine or telecopier is to be treated as an original document. This Petition may be executed in one or more counterparts and by each signer hereof on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which shall constitute one instrument.

11. ACKNOWLEDGMENTS

Petitioner acknowledges that:

(A) the City's approval of this Petition or of the CID Project set forth in this Petition and creation of a CID by the City as proposed in this Petition does not eliminate independent requirements by the Petitioner to comply with all applicable zoning, planning, permit and other laws relating to the development of property; and

(B) the implementation of the CID proposed by the Petition is subject to the terms of a reimbursement or development agreement to be entered into between the City and the Petitioner, its successor, or its assignee, as such assignee may be reasonably approved by the City.

No further text on this page

EXHIBIT "A"

RANCH MART NORTH SHOPPING CENTER CID PROJECT
<u>Improvement Categories</u>
Perimeter, Parking Lot, Courtyard, Drives, Entrances, and Lighting Improvements
Landscaping and Irrigation
Building Exterior Improvements
Exterior Furniture and Amenities
Screening, Signage, & Other Miscellaneous Exterior Improvements
Site Infrastructure
Design, Engineering, Testing, and Investigation
TOTAL ESTIMATED PROJECT COSTS: <u>\$13,457,441</u>

NOTE: The amount of costs listed above is an estimate and does not include any costs associated with the issuance of bonds and the City's administrative fees and expenses to be more specifically set forth in a development agreement between Petitioner and the City, both of which the Petitioner requests be reimbursable with CID revenue.

EXHIBIT "B"

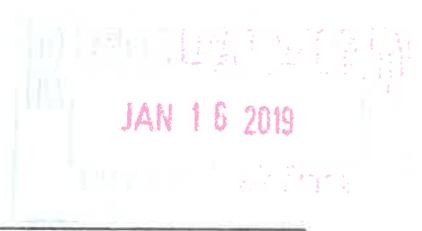
MAP OF CID



LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 34, Township 12, Range 25 in the City of Leawood, Johnson County, Kansas and being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence North $01^{\circ}43'21''$ West, along the West line thereof, a distance of 663.51 feet (measured, 663.60 feet, deed) to the Northwest corner of the South one-half of the West one-half of said Southwest Quarter of the Southwest Quarter of said Section 34; thence North $87^{\circ}41'42''$ East, along the north line thereof, a distance of 661.88 feet (measured, 661.94 feet, deed) to the Northeast corner of the South one-half of the West one-half of the Southwest Quarter of the Southwest Quarter of said Section 34, said point being the Southwest corner of lot 1382, Leawood, Lots 1361 to 1404; thence North $87^{\circ}36'50''$ East, parallel to the South line of the Southwest Quarter of the Southwest Quarter of said Section 34 and along the South line of said Lot 1382, a distance of 330.73 feet (measured, 330.00 feet, deed) to the Southeast Corner thereof; thence South $01^{\circ}43'21''$ East, parallel to the West line of the East one-half of the Southwest Quarter of the Southwest Quarter of said Section 34, and along the Westerly line of Lot 1369, Leawood, Lots 1361 to 1404, a distance of 85.49 feet (measured, 85.5 feet, deed) to the Southernmost corner thereof and Southwest corner of Lot 1368, said Leawood; thence North $87^{\circ}32'59''$ East (measured, North $87^{\circ}36'50''$ East, calculated from deed and plat) along the South line of said Lot 1368, a distance of 280.81 feet (measured, 281.28 feet, deed) to the Southeast corner thereof, said point being the Northwest corner of Lot 1352, Leawood Lots 1302 -1360; thence South $01^{\circ}45'33''$ East, along the Westerly line of said Leawood, Lots 1302-1360, a distance of 577.39 feet to the South line of the Southwest Quarter of the Southwest Quarter of said Section 34; thence South $87^{\circ}36'50''$ West, along said South line, a distance of 1273.80 feet to the POINT OF BEGINNING less and except the South 40 feet and West 30 feet thereof dedicated for roadway purposes and containing 750,478.47 square feet or 17.23 acres, more or less.



COMMUNITY IMPROVEMENT DISTRICT
(CID) APPLICATION

Complete all information and if necessary, please attach additional sheets to fully answer each question and include attachments described in Appendix 1.

1. Applicant Information

a. Company Name: Ranch Mart North, LLC Phone No. 913-649-0123

Address: 3705 W. 95th Street, Leawood, Kansas 66206

Contact Person (if an entity): Trip Ross

E-mail: Cadence Commercial Real Estate Fax No. _____

b. Applicant's Legal Counsel: Polsinelli PC / Curtis Petersen Phone: 913-234-7458

Address: 6201 College Boulevard, Suite 500, Overland Park, Kansas 66211

Email: cpetersen@polsinelli.com Fax: 913-451-6205

c. Applicant's Engineer: Davidson A&E Phone: 913-451-9390

Address: 4301 Indian Creek Parkway, Overland Park, Kansas 66207

Email: Chris@davidsonae.com Fax: 913-451-9391

2. Applicant's Business Information:

a. Corporation Partnership Sole Proprietorship Other--LLC

b. State of Incorporation/organization and year: N/A

c. If the Applicant is a corporation, list the officers, directors and stockholders holding more than 5% of the corporation's stock. (State the name, address, telephone and relationship to Applicant. If a company is not yet formed, include as much data as possible concerning potential officers, directors and stockholders):

N/A

d. If the Applicant is a general partnership, list the general partners; and if a limited partnership, list the general partners and limited partners with more than 5% of the partnership. (State the name, address, telephone and relationship to Applicant. If a partnership is not yet formed, include as much data as possible concerning potential partners):

N/A

e. Has the Applicant, or any partner, officer, member or director of the Applicant, or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status:

f. Within the last ten (10) years, has the Applicant or any partner, officer, member or director of the Applicant, or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, been a debtor in bankruptcy?

Yes

No

If yes, state the name of the business or individual, the caption of the proceeding, court and year in which it was filed, and its disposition and/or status:

g. Has the Applicant, or any officer, member, director, or partner of the Applicant, or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, even defaulted on any bond or mortgage commitment? Yes No

If yes, state the name of the business or individual, year and any relevant circumstances:

h. Has the Applicant, or any officer, member, director, or partner of the Applicant, or any entity in which any partner, officer or director of the Applicant is or was a partner, officer, member or director, ever been delinquent on any property tax payment? Yes No

If yes, state the name of the business or individual, year and any relevant circumstances:

3. General CID Project Information

a. Description of the project for which financing is requested for a CID Project ["Project"]: _

Renovation of the Ranch Mart North Shopping Center---See Redevelopment Plan Package

b. Description of other improvements to be undertaken by Developer for which CID financing is not sought and estimated cost thereof:

See Redevelopment Plan Package

c. General Location of Project:

Vicinity of the northeast corner of 95th Street and Mission Road

d. Total sq. ft. in proposed District, excluding right of way: _____

Approximately 16.2 acres

e. Legal description of the proposed District:

See attached legal description.

f. Number of Tracts, Parcels or Lots in proposed District: 7 Tracts

g. Does Applicant own all the Property in the District: Yes (including through affiliates) No

If not, provide the name, address and phone number of the Owner(s) in the District and evidence of their willingness to participate in the Petition. Or, if Applicant intends to own 100% of the property, provide evidence of site control (i.e., deed, option to purchase or purchase contract). Affiliates include: Ranch Mart McDonalds, LLC; Linwood Pioneer Cemetery, LLC; and Leawood Post Office, LLC

h. Are all areas within the proposed District platted? Yes No

If no, identify the number without County parcel ID numbers and the status of any pending plats:

Preliminary and Final Plat applications have been filed with the City and are pending approval by the City Council. Current County Parcel Identification Numbers are: HF251234-2003, HF251234-2001, HF251234-2002, HF251234-2006, HF251234-2008, HF251234-2010, HF251234-2009

i. Will the proposed District have 100% participation? Yes No

If no, please indicate why there will not be 100% participation and further indicate the percentage of land area within the proposed District for which the owners are participation ____%; and indicate the percentage of owners participating based upon assessed valuation of land within the proposed District ____%.

j. If the project has current tenants or leases, please provide the contact information (business name, contact person, address and phone number) for each: To be provided

(Notification of owners, tenants and lessees of any request for a CID sales tax is required prior to the public hearing)

4. Financing

a. Description of CID Project and costs to be financed and estimated cost for each component:

See attached sources and uses.

_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Estimated Cost of CID Improvements

\$ 13,457,441

b. Estimated cost of total project in which CID is proposed:

\$ 46,957,196

c. Please describe extent of private financing to be utilized for all improvements within the District:

Private debt and equity will pay for entire project, with CID pay-as-you-go revenues reimbursing a portion of such costs over time.

d. CID Sales Tax:

(i) Amount of increment (increments of .10 or .25, not to exceed 1%): 1%

(ii) Note: Dept. of Revenue shall keep 2% of amount collected up to \$60,000/year for administration.

5. Pay-as-you-go Financing

What is the requested term of the CID? 22 years

6. Construction of Project.

a. Estimated dates to commence and complete construction: 2019-2020

b. Will there be a phasing plan? If so, describe the phasing plan including the proposed improvements, their estimated cost, and date construction of each will be commenced and complete

Single Phase Project

7. Similar Experience

Please provide information regarding similar projects completed by Developer with similar financing tools:

White Oaks Marketplace (TIF/CID) – Blue Springs, MO; Arrowhead Shopping Center (CID) – Independence, MO; Raymore Marketplace (TIF/CID) – Raymore, MO; Sunset Plaza Shopping Center (CID) – Blue Springs, MO; Corinth Square Shopping Center (CID) – Prairie Village, KS*; Prairie Village Shopping Center (CID) – Prairie Village, KS* (* = developed while part of a previous developer team).

See <http://cadencekc.com/projects>

8. Additional Information

Any additional information you believe is relevant or helpful to the consideration of this application:

To be provided.

8. Is a Petition submitted with your application: Yes No

If yes, please check the box if the petition includes the following requirements:

- X General description of the proposed project
- X Estimated cost of the project
- X Proposed method of financing the project, including amount of sales tax, if applicable
- X Map of the proposed district; and
- X Legal description of the boundaries of the proposed district

APPENDIX I TO CID APPLICATION

- Evidence of site control.
- Current financial statements of the applicant and owning and/or operating entity if different from the Applicant (2 Years); P&L (2Years); and Balance Sheet (2 Years).
- Current banking relationships of Applicant.
- Market studies which identify target markets, analysis of competition, demographics, market rents and sales prices, and letters of intent/interest from prospective tenants.
- Approved site plans or plan submissions for the CID area.
- Renderings of the project, if available.
- Any other data or information the Applicant deems pertinent to the City's consideration of the application.

***Note:** if any of the documents in Appendix 1 are confidential, they may be submitted directly to the City's Financial Advisors (FA) for review and reporting to the City. The application should state which documents will be sent to the FA.

LEGAL DESCRIPTION

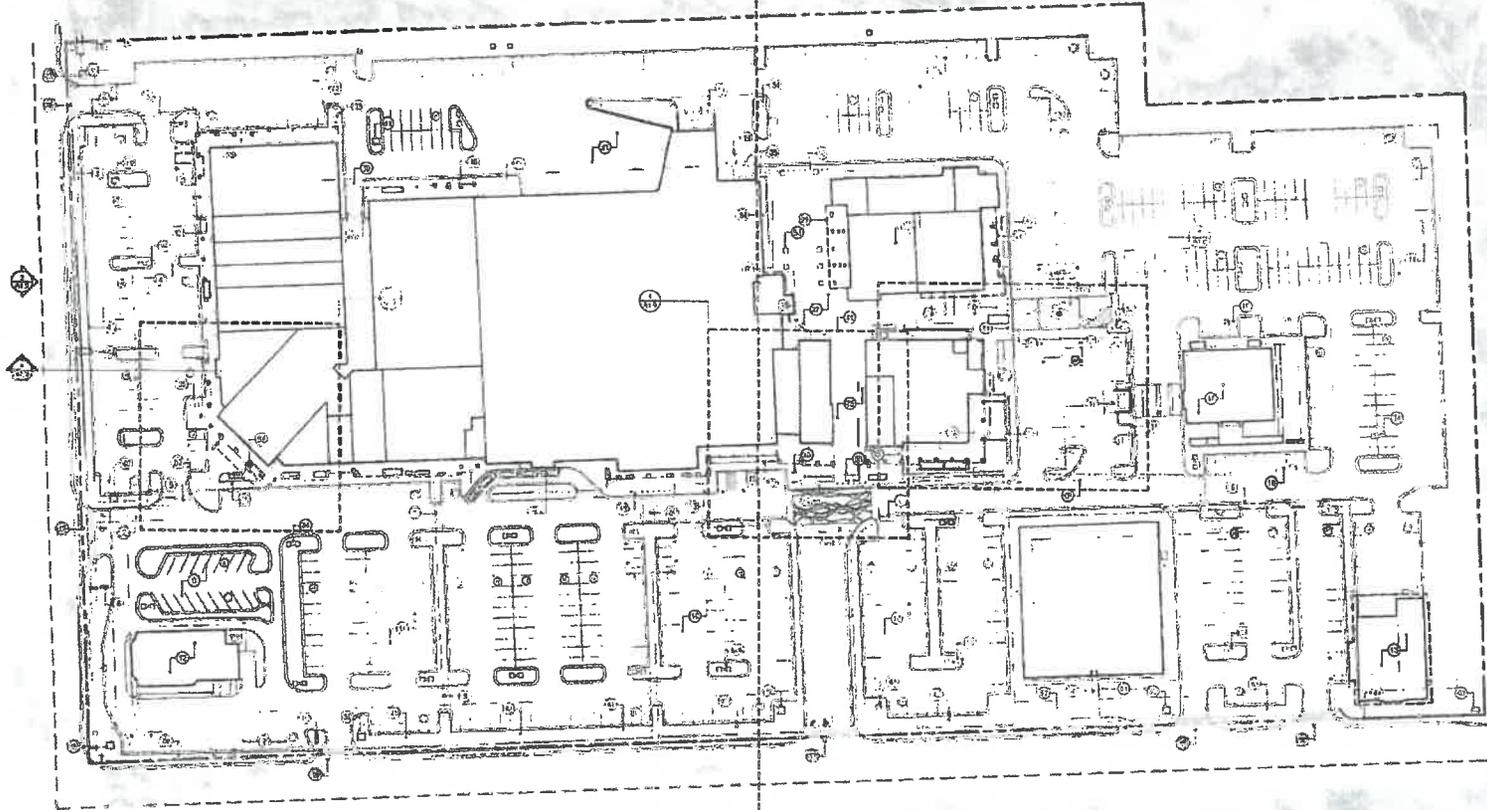
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REDEVELOPMENT PLAN PACKAGE

A1.2

A1.3



DATE: 01.11.2019
DRAWN BY: DAE
CHECKED BY: DAE
PROJECT NO: 10231

a redevelopment for
Ranchmart North
3700 W. 95th Street
Leawood, Kansas

DATE: 12.16.2016
DRAWN BY: DAE
CHECKED BY: DAE
PROJECT NO: 10231
1

1 | Site Plan
scale: 1" = 60'-0"
north

sheet number
A1.1
drawing type
final development plan
project number
10231

materials list

***Reference Material Brands**

Paint:
 color 1: Sherwin Williams, SW 8234 Uncertain Grey
 color 2: Sherwin Williams, SW 7037 Claystone
 color 3: Sherwin Williams, SW 6599 Coyote
 color 4: Sherwin Williams, SW 8272 Plum Brown
 color 5: Sherwin Williams, SW 7510 Chateau Brown
 color 6: Sherwin Williams, SW 6240 Iron Horse
 color 7: Sherwin Williams, SW 4029 French Rust
 color 8: Sherwin Williams, SW 6100 Umber Rust
 color 9: Sherwin Williams, SW 6103 Almond Rose

Brick (modular units noted otherwise):
 Brick 1: matching brick to remain
 Brick 2: existing brick with wash
 Brick 3: grey brick, Hesse Thin Brick, smooth finish, color 305 Monuments
 Brick 4: glazed brick, Freedom brick tile, color Dazatouch, glaze with emulsion glaze
 Brick 5: glazed brick, Freedom brick tile, color Rock Mountain, solid finish
 Brick 6: General State brick color Shadow Grayen
 Brick 7: General State brick color Shadow Grayen

Monter: colors to be determined

Glaze:
 Glaze 1: 1" insulated clear architectural glazing
 Glaze 2: 1" insulated opaque glaze
 Glaze 3: 1" insulated brick glaze, pattern to be determined
 Glaze 4: 1" insulated brick architectural glaze, pattern to be determined

Starchant: 2" clear annealed aluminum frame

Wood:
 Wood 1: Wood, clear oak
 Wood 2: Wood, stain oak finish
 Wood 3: Longboard wood finish, color Dark, Natural Veneer

Stone:
 Stone 1: Stone Panels Inc. natural, Tono D'Oro
 Stone 2: Stone Panels Inc. natural, Glauconite Stone, natural
 Stone 3: Stone Panels Inc. natural, Block Rich Stone, natural and honed
 Stone 4: Carview stone, ground face, Alabaster
 Stone 5: Carview stone, ground face, Granite Ground Face
 Stone 6: Carview stone, ground face, Midlight

Metals:
 Zinc 1: color Anodized, 2" x 6" panels
 Zinc 2: color V&A Quartz, 2 1/2" panels
 Zinc 3: color V&A Quartz, 6" ribbed panels
 Zinc 4: color V&A Antra Zinc, 2x3" panels
 Zinc 5: color V&A Antra Zinc, custom panel design
 Zinc 6: color V&A Antra Zinc, 6" panel ribbed zinc
 Zinc 7: color Pigmento Red, 6" x 6" panels
 Zinc 8: color V&A Pigmento Brown, 6" x 6" staggered panels
 Zinc 9: color V&A Pigmento Violet
 PV-panels: 1: weathered steel, pattern to be determined
 PV-panels: 2: Pigmento Brown Zinc, pattern to be determined
 Steel: 1: weathered steel

Precast Concrete:
 Panel Type 1: custom scored concrete panels
Cast-in to match adjacent material

Anchors:
 Anchor 1: tapered wood nail, Antra zinc finish
 Anchor 2: wood nail, Antra zinc finish
 Anchor 3: fabric, color 1
 Anchor 4: wood nail, Pigmento Violet zinc finish
 Anchor 5: wood tapered screw
 Anchor 6: fabric, color 2
 Anchor 7: Antra zinc tapered screw with cap

Leavers:
 Leavers 1: wood color 1, 8" wood leavers
 Leavers 2: wood color 2, 2-4" wood leavers

Fabric:
 Color 1: Sunbrella color Black Cherry
 Color 2: Sunbrella color Orange
 Color 3: Sunbrella color Bay Blue
 Color 4: Sunbrella color Burgundy
 Color 5: Sunbrella color Concrete
 Color 6: Vinyl

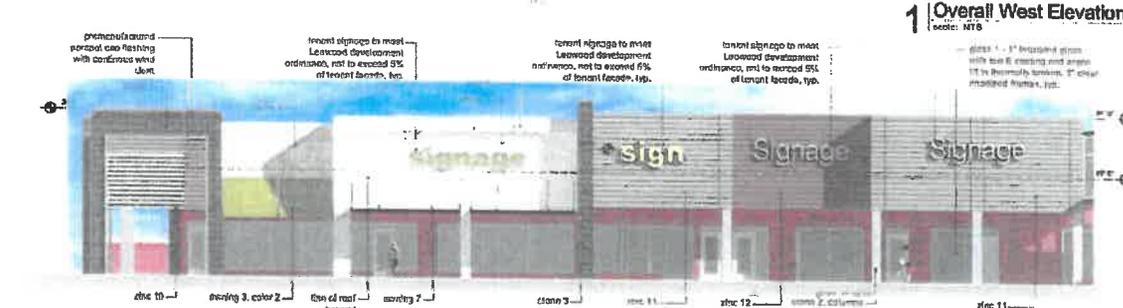
Roof: mechanically fastened roof system - .020" thick TPO with white color, fully adhered on parapet walls

Sign Materials: Channel Letters or Plastic Sign Internally Lighted with backlighting

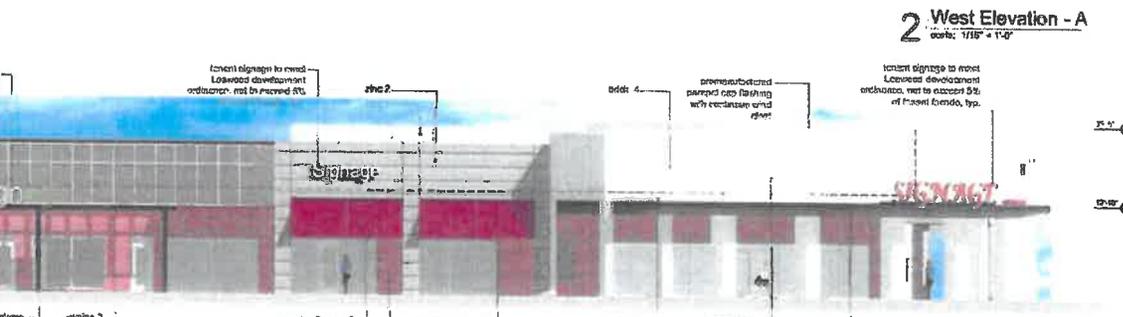
Finishing: colors to be determined



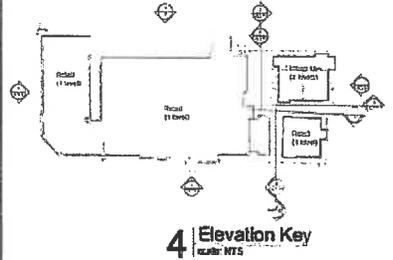
1 Overall West Elevation
scale: NTS



2 West Elevation - A
scale: 1/16" = 1'-0"



3 West Elevation - B
scale: 1/16" = 1'-0"



4 Elevation Key
scale: NTS

Ranchmart North Sign Development Standards

- Sign Area Allocation:** 5% of total wall area, or 200 sq. ft. maximum, whichever is less
- Directory Signs:** Allowed at RAIN when designed as pedestrian signs.
- Submittal Signs:** One per submittal allowed if primary message is 25,000 sq. ft. and signage is 75% maximum in height compared to primary board sign
- Sign Requirements:** All signs shall be maintained (a) in good structural condition, (b) in conformance with all building and electrical codes, or in conformance with the Land Use Development Ordinance.
- Approval Process:** All signs within the Ranchmart North development shall be approved through Land Use by submission of a sign permit approved by the Planning and Development Department.
- Sign Area:** The gross area of a sign composed of separate letters, symbols or words measured directly to the facade shall be measured as the area enclosed by a single line drawn closest to every individual component including individual symbols or words. Sign board area shall be inclusive of areas cutouts.
- Sign Height:** The height of a sign shall be computed as the distance from the base of the sign to a vertical grade to the top of the highest attached component of the sign.

Ranchmart North Sign Development Standards

- Prohibited Signs:**
 - Signs attached to trees, incense or utility poles
 - Handheld signs
 - Flashing or blinking signs
 - Non-reflective signs
 - Electronic graphic signs, except for drive-thru order food signs
 - Lighting signs
 - Animated signs
 - Changeable copy signs
 - Signs posted directly on outdoor surfaces
 - Signs within the public right-of-way
 - Roll-up signs
 - Signs with letters, flags, balloons or other paraphernalia
 - Signs with suspended letters
 - Signs that block visibility for vehicles within the street, except for drive-thru order
 - Signs that display more than four characters or logos
- Sign Background:**
 - Shall be compatible with primary colors used in building exteriors
- Architectural Signs:**
 - Sign height to be reviewed by Planning and Development Department.

Ranchmart North Sign Development Standards

- Other Texts:** Limited to 16" maximum height.
- Covered Walkways:** Signage allowed on other suspended from the walkway ceiling or plaque on wall surface.
- Signs on a Column:** Allowed if permanently affixed to the glass.
- Monument Signs:**
 - 6' maximum height, 16' maximum length, 16" - 24" maximum width
 - Signs shall be architecturally integrated with center with a minimum height of 12" and shall not exceed 12" in height
 - Minimum 4' setbacks from property line and minimum of eight distance elements along public right-of-way
 - 50 sq. ft. maximum area, including base
- Sign Location:** Signs to be located below parapet
- Diversity per Tenant:** 2 signs allowed, 1 per tenant
- Sign Lighting:** Non-illuminated, externally-illuminated, back-illuminated, push through acrylic letters or internally illuminated channel letters
- Directional Signs:**
 - 2 per tenant
 - 8 sq. ft. maximum
 - Non-illuminated

Ranchmart North Sign Development Standards

- Directory Signs:**
 - 1 per 5 acres of development, 3 allowed at RAIN
 - 10 sq. ft. maximum
 - 6' height maximum
 - Word mounted, or post and panel
- Drive Thru Signs:**
 - Maximum 1 per drive thru lane, 2 maximum
 - 57 sq. ft. maximum
 - 7' height maximum
 - 8' maximum total height
 - Back of menu board concealed with architectural element or landscaping
- Drive Thru Canopy:**
 - 1 per drive thru lane, 2 maximum
 - 3 sq. ft. maximum area of display
 - 6 sq. ft. 8' x 8' ft. for center coordination housing
- Menu Display:**
 - Placed inside display case
 - 1 per tenant entrance, not in excess of 2
 - 2 sq. ft. maximum area
 - located at entrance to tenant space
- Window Signs:**
 - 20% of the window area allowed
- Sign Types in Zoning:**
 - Attached (permitted)
 - Anchored (administrative)
 - Beacon (sign permit)
 - Canopy (administrative)
 - Directional (administrative)
 - Directory (administrative)
 - Special form (administrative)
 - Flags (sign permit)
 - Government (administrative)
 - Monument (administrative)
 - Light Pole Beacon (administrative)
 - Wall (administrative)
 - Window (sign permit)

a redevelopment for
Ranchmart North
 3700 W. 95th Street
 Leawood, Kansas

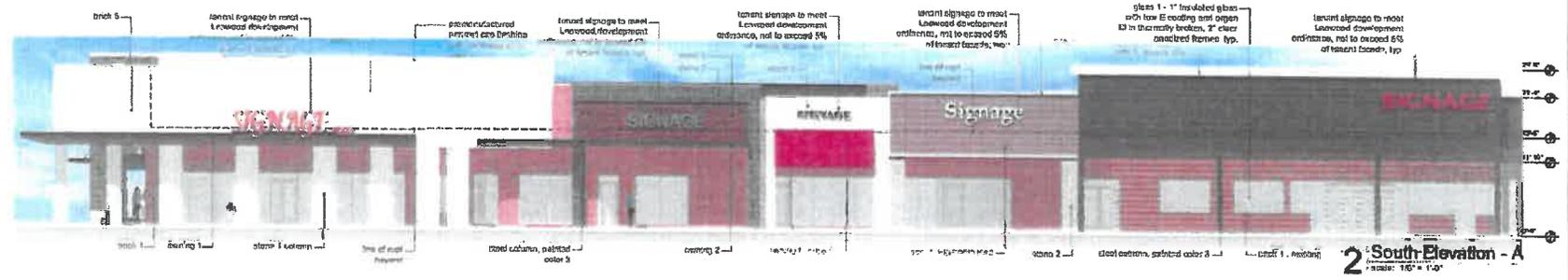
date: 12.16.2018
 created by: DAE
 reviewed by: DAE

sheet number
A3.1
 drawing type: final development plan
 project number: 10261

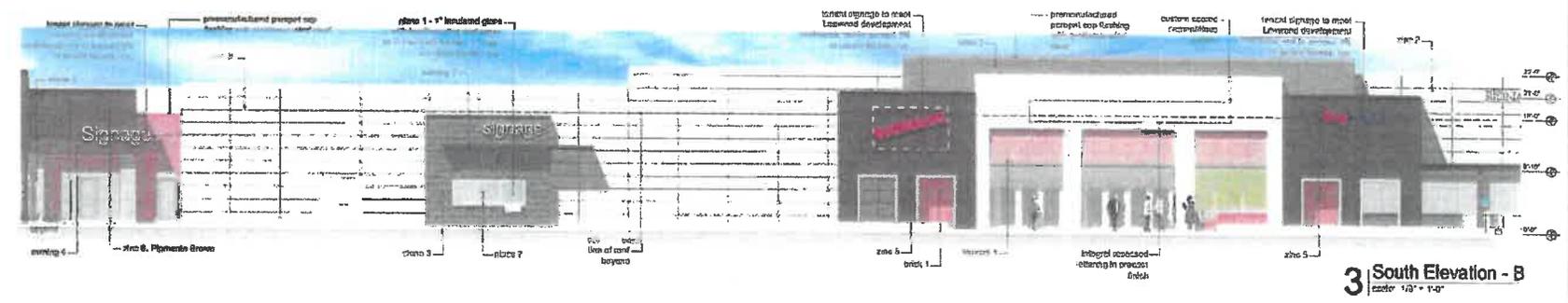
1201 Indian Creek Parkway
Overland Park, Kansas 66204
Phone: 913.421.4000
Fax: 913.421.4004
www.davidsonarch.com



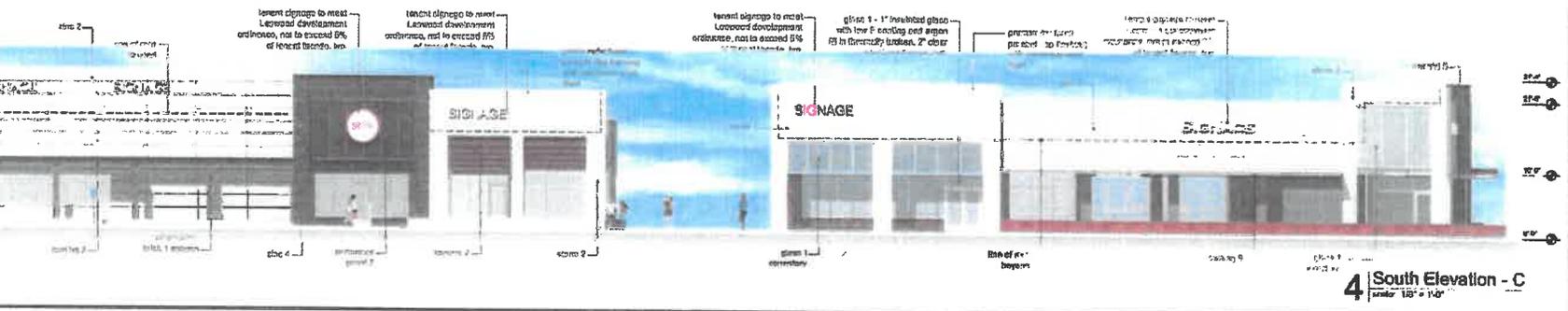
1 Overall South Elevation
NRS



2 South Elevation - A
scale: 1/8" = 1'-0"



3 South Elevation - B
scale: 1/8" = 1'-0"



4 South Elevation - C
scale: 1/8" = 1'-0"

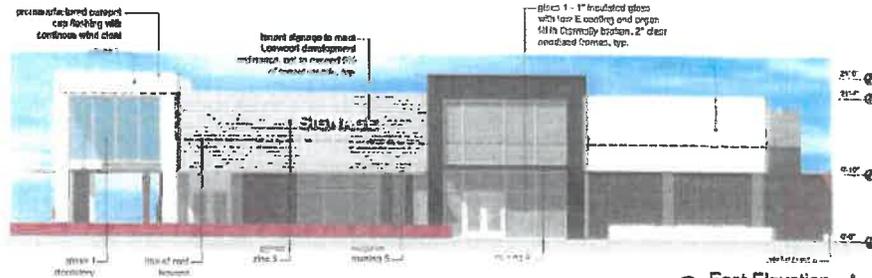
a redevelopment for
Ranchmart North
3700 W. 95th Street
Leawood, Kansas

date: 12.18.2018
drawn by: DAE
checked by: DAE
revisions:

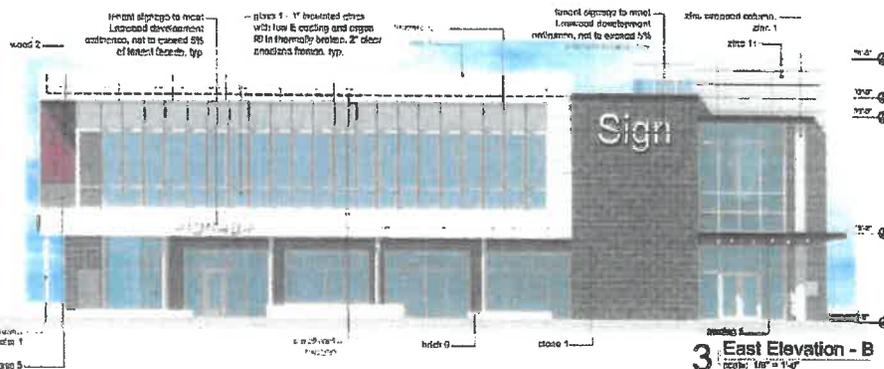
sheet number:
A3.2
drawing type: final development plan
project number: 16231



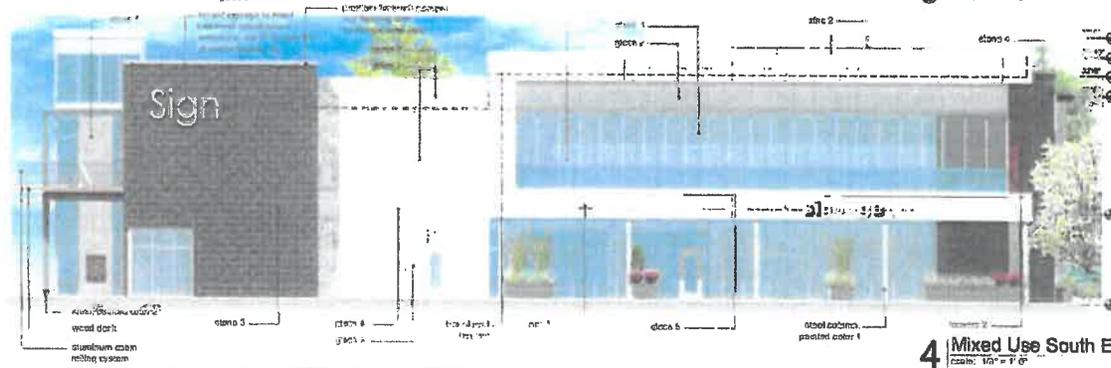
1 Overall East
Scale: 1/8" = 1'-0"



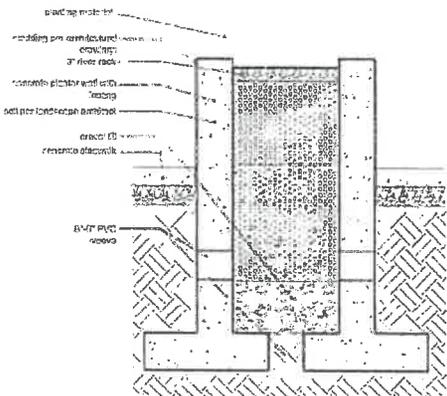
2 East Elevation - A
Scale: 1/8" = 1'-0"



3 East Elevation - B
Scale: 1/8" = 1'-0"



4 Mixed Use South Elevation
Scale: 1/8" = 1'-0"



5 Typical Planter Detail
Scale: 1" = 1'-0"

a redevelopment for
Ranchmart North
3700 W. 95th Street
Leawood, Kansas

date: 12.16.2018
drawn by: DAE
checked by: DAE
reviewed: [initials]

sheet number
A3.3

drawing type: final development plan
project number: 16251

4221 Indian Creek Parkway
Overland Park, Missouri 66204
Phone: 913.241.2000



1 Overall North Elevation
Scale: NTS

2 North Elevation - A
Scale: 1/8" = 1'-0"

3 North Elevation - B
Scale: 1/8" = 1'-0"

4 North Elevation - C
Scale: 1/8" = 1'-0"

5 North Elevation - D
Scale: 1/8" = 1'-0"

a redevelopment for
Ranchmart North
3700 W. 95th Street
Leawood, Kansas

Date: 12.18.2010
prepared by: DAE
checked by: DAE
revisions:

Sheet number:
A3.4
drawing type: final development plan
project number: 16231

3700 W. 95th Street
Leawood, Kansas 66204
913.441.1100
www.davidsonae.com



northwest corner of retail



view looking east at retail



southwest corner of retail



view of grocery store

a redevelopment for
Ranchmart North
3700 W. 95th Street
Leawood, Kansas

Date
12.18.2014
Drawn by
DAE
Checked by
DAE
Reviewed



sheet number
A3.6

drawing type
final development plan
project number
18231

3001 North Grand Parkway
 Overland Park, Kansas
 Phone: 913.451.8800
 Fax: 913.451.8801
 www.davidsoneng.com



southeast corner of retail



southeast corner of mixed use building



view from 95th street



northeast corner of mixed used building



south plaza entry

a redevelopment for
Ranchmart North
 3700 W. 95th Street
 Leawood, Kansas

date
 12.18.2018
 drawn by
 DAE
 checked by
 DAE
 reviewer



sheet number

A3.7

drawing type
 final development plan
 project number
 18231

SOURCES AND USES

	Reimbursable per CID Policy Section	CID	Private Investment	Total Cost of Improvements	Description
Parking Lots, Drives & Lighting Improvements					
Parking Lot/Site Drives/Courtyard	5(a)(2)	\$ 1,515,000	\$ -	\$ 1,515,000	Excavating, grading, curbs, gutter, paving, striping, etc.
Site lighting	5(a)(4)	\$ 266,000	\$ -	\$ 266,000	Site lighting improvements (replace light poles/bases, wiring, courtyard lighting, etc.)
Landscaping & Irrigation					
Landscaping and Irrigation	5(a)(5)	\$ 559,000	\$ -	\$ 559,000	Perimeter, interior/parking lot, courtyard, etc.
Building Exterior Improvements					
Existing Building Façade Improvements	5(a)(1)	\$ 3,874,000	\$ -	\$ 3,874,000	
New 2-story Mixed-Use Building (cold shell only)	5(a)(1)	\$ 3,597,200	\$ -	\$ 3,597,200	Demolition, site work, and construction
New Courtyard Building (cold shell only)	5(a)(1)	\$ 240,000	\$ -	\$ 240,000	
Exterior Furniture and Amenities					
Benches/Trash Receptacles/Planters/Other Amenities	5(a)(4)	\$ 571,600	\$ -	\$ 571,600	
Public Art	5(a)(4)	\$ 200,000	\$ -	\$ 200,000	
Screening & Signage					
Screening	5(a)(4)	Included in Bidg. Exterior Improvements	\$ -	\$ -	Perimeter wall and screening of HVAC equipment
Trash enclosures	5(a)(4)	\$ 46,000	\$ -	\$ 46,000	
Signage	5(a)(1)	\$ 150,000	\$ 150,000	\$ 300,000	Multiple new monument signs, improvements to all tenant signage, wayfinding signs
Infrastructure & Equipment					
Power Line Relocation	5(a)(2) & (4)	\$ 1,000,000	\$ -	\$ 1,000,000	95th, Mission, and alley
Roof repairs/replacements		\$ -	\$ 581,568	\$ 581,568	Existing building
Tenant Improvement Costs					
Tenant Space Improvement		\$ -	\$ 10,670,224	\$ 10,670,224	Costs of improving interior of tenant spaces.
Leasing Fees / Commissions		\$ -	\$ 470,795	\$ 470,795	Leasing fees for all new tenants, renewals, etc.
Architect/Engineer/Geotechnical/Environmental/Legal Fees					
Architect/Engineer/Geotechnical/Environmental		\$ -	\$ 296,750	\$ 296,750	A&E fees, geotech, survey, environmental, etc. associated with preparation of preliminary and final development plans
Architect/Engineer/Geotechnical/Environmental	5(a)	\$ 499,750	\$ -	\$ 499,750	A&E fees for all other aspects of project
Legal		\$ -	\$ 235,000	\$ 235,000	Governmental Approvals, financing, lender, leasing, etc.
Financing					
Construction Interest / Related Financing Costs		\$ -	\$ 1,120,430	\$ 1,120,430	Origination fees, lender inspection fees, lender title insurance, interest, prepayment, etc.
Permanent Loan interest		\$ -	\$ 18,844,665	\$ 18,844,665	Origination fees, lender inspection fees, lender title insurance, interest, prepayment, etc.
Project Management Fee					
		\$ -	\$ 200,000	\$ 200,000	
Contingency					
		\$ 938,891	\$ 930,325	\$ 1,869,216	
ESTIMATED TOTAL PROJECT COSTS		\$ 13,457,441	\$ 33,499,755	\$ 46,957,196	