

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 2, 2016
REGULAR SESSION NO. 20
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 19, 2016 Board of Aldermen meeting minutes.

REGULAR AGENDA

2. **R-2839-16: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF FOUR 2016 FORD POLICE UTILITY INTERCEPTORS AND ONE 2016 FORD POLICE SEDAN INTERCEPTOR FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$138,217.00. Point of Contact: Jim Lynch, Police Chief.

3. Public Hearing: A public hearing to consider an application for Chapter 353 Tax Abatement for property located at 9503-9507 East 63rd Street.

3a. **SECOND Reading: Bill No. 6403-16, Section XXXVI. AN ORDINANCE** ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN. Point of Contact: John Benson, Development & Public Affairs Director.

4. Public Hearing: A public hearing to grant a change in zoning on land located at 9109 East 63rd Street.

4a. **SECOND Reading: Bill No. 6404-16, Section XIII. AN ORDINANCE** GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

5. **SECOND Reading: Bill No. 6405-16, Section XX-B. AN ORDINANCE** APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
JANUARY 19, 2016
REGULAR SESSION NO. 19
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the January 19, 2016 Board of Aldermen meeting to order at 7:00 p.m. Sue Klotz of Blue Ridge United Methodist Church of Christ provided the invocation and led the pledge of allegiance.

Roll Call

The roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Jason Greene, Alderman Bill Van Buskirk, Alderman Josh Greene, Alderman Steve Meyers, Alderman Jim Aziere, Alderman Steve Mock, Alderman Karen Black, Alderman Mark Moore, Alderman Janet Emerson, Alderman Eric Teeman

Presentations

Teresa Henry, City Clerk, swore in three new police officers.

Public Comments

None.

Communication from the Mayor

Mayor McDonough attended the Dr. Martin Luther King Celebration January 17, 2016 at Graceway Church. He stated that the event was very well attended.

Mayor McDonough reported that he and Chief Lynch, attended the Olathe NAACP Chapter's Dr. Martin Luther King Scholarship Dinner on January 16, 2016.

Communication from the City Administrator

Mahesh Sharma, City Administrator announced that the Missouri Municipal League West Gate Regional Dinner was scheduled for January 28, 2016 in Lee's Summit, MO.

Mr. Sharma announced that the Missouri Municipal League Legislative Conference was scheduled for February 9, 2016 in Jefferson City, MO.

Mr. Sharma thanked the Public Works crew for their hard work in keeping the City streets safe during the recent winter weather events.

Committee Reports

Alderman Josh Greene announced that the Finance Committee was scheduled to meet February 2, 2016 at 6:00 p.m.

Alderman Jason Greene announced that Raytown Fire is scheduled to conduct a Fire Badging Ceremony on February 6, 2016.

Alderman Van Buskirk reported that the Raytown Municipal Redevelopment Corporation met on January 14, 2016 to discuss a 353 Tax Abatement proposal by a local business.

Alderman Van Buskirk announced that he attended the school district's ribbon cutting for its wellness center and encouraged residents to check out the facility.

Alderman Mock announced that the Council on Aging was scheduled to meet January 21, 2016.

Alderman Mock thanked Mayor McDonough and David Haldiman, City Staff, for assisting a disabled citizen.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 5, 2016 Board of Aldermen meeting minutes.

Alderman Black, seconded by Alderman Josh Greene, made a motion to approve the consent agenda. The motion was approved by a vote of 10-0.

Ayes: Aldermen Black, Josh Greene, Aziere, Jason Greene, Emerson, Moore, Meyers, Van Buskirk, Mock, Teeman

Nays: None

REGULAR AGENDA

2. Public Hearing: A public hearing to consider an application for Chapter 353 Tax Abatement for property located at 9503-9507 East 63rd Street.

2a. **FIRST Reading: Bill No. 6403-16, Section XXXVI. AN ORDINANCE** ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' communication. None was noted.

John Benson, Development & Public Affairs Director and David McGee, applicant provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included proposed work on the façade of buildings, how long buildings have been vacant, types of businesses that will occupy the east building, if property was sold by applicant would the tax abatement roll over to new owner, trash enclosures for the site, types of businesses scheduled to lease/operate in the west building, whether or not the school district had been notified of proposed tax abatement, if submitted plans for the project could be changed under the tax abatement regulations and repairs to the parking lot.

Alderman Josh Greene, seconded by Alderman Emerson made a motion to continue to a date certain of February 2, 2016. The motion was approved by a vote of 10-0.

Ayes: Aldermen Josh Greene, Emerson, Teeman, Mock, Van Buskirk, Meyers, Moore, Jason Greene, Aziere, Black
Nays: None

3. Public Hearing: A public hearing to grant a change in zoning on land located at 9109 East 63rd Street.

3a. **FIRST Reading: Bill No. 6404-16, Section XIII. AN ORDINANCE GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' communication. Aldermen Mock, Van Buskirk and Josh Greene had communication regarding this issue but stated that they would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, Ralph Monaco and Greg Stervinou, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included number of homes to be built, storm water containment structure for the development, landscape buffers, potential traffic issues, saturation of Dollar General in Raytown, explanation of market area studies for dollar store sites, whether or not residents in the area had been notified, square footage of homes to be built, potential problems with residential parking, explanation of final site plan approval process, if and when Dollar General will come before the board, if alcohol will be sold in the store and square footage of the proposed Dollar General store.

Alderman Mock, seconded by Alderman Teeman made a motion to continue to a date certain of February 2, 2016. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mock, Teeman, Josh Greene, Jason Greene, Moore, Van Buskirk, Black, Aziere, Emerson, Meyers
Nays: None

4. **FIRST Reading: Bill No. 6405-16, Section XX-B. AN ORDINANCE APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

John Benson, Development & Public Affairs Director, presented an overview of the Staff Report and remained available for questions.

There were none.

ADJOURNMENT

Alderman Teeman, seconded by Alderman Black made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 8:43 p.m.

Teresa M. Henry, MRCC
City Clerk

CITY OF RAYTOWN
Request for Board Action

Date: January 27, 2016
To: Mayor and Board of Aldermen
From: Captain Michelle Rogers

Resolution No.: R-2839-16

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Authorize the purchase of 3 Ford Police Utility Interceptor AWD vehicles (marked units), 1 Ford Police Utility Interceptor AWD (Unmarked), and 1 Ford Police Sedan Interceptor (unmarked), from Dick Smith Ford in an amount to exceed \$138,217.00.

Recommendation: Approve the purchase of 3 Ford Police Utility Interceptor AWD (marked units) to be paid from the Capital Sales Tax Expenditure Budget. Approve the purchase of 1 Ford Police Utility Interceptor AWD (Unmarked) and 1 Ford Police Sedan Interceptor to be paid from the Capital Expenditures PSST.

Analysis: The Police and Public Works Departments annually evaluate the Vehicle Replacement Program to determine which vehicles are reaching the end of their life cycles. This year, 3 marked patrol vehicles and 2 unmarked units are due to complete their service based on mileage, age and projected maintenance costs.

Dick Smith participated in the Mid-America Council of Public Procurement (MACPP) bid process and was awarded the bid contract for PI Utility and Sedan Vehicles.

We are recommending that the City purchase 3 Police Utility Interceptors (marked units) from Dick Smith Ford at a per unit cost of \$28,278 for a total cost of \$84,834.00 from Capital Sales Tax.

We also recommend that the City purchase 1 Police Utility Interceptor (unmarked) for a cost of \$27,866.00 and 1 Police Sedan Interceptor (unmarked) from Dick Smith Ford for a cost of \$25,517.00. The total cost from Capital Expenditures PSST is \$53,383.00.

The Sales Tax Oversight Committee reviewed the vehicle purchase request and found them to be consistent with the voter intent.

Alternatives: Not purchase the vehicles and risk service interruption in the event of vehicle failure.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested:

Fund: Capital Sales Tax \$84,834.00
Fund: Capital Sales Tax PSST \$53,383.00
Department: Police

Additional Reports Attached: Dick Smith Quote, MACPP Notice of Award, bid tab

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF FOUR 2016 FORD POLICE UTILITY INTERCEPTORS AND ONE 2016 FORD POLICE SEDAN INTERCEPTOR FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$138,217.00

WHEREAS, the Raytown Police Department has a need for acquisition of four (4) 2016 Ford Police Utility Interceptors and one (1) 2016 Ford Police Sedan Interceptors; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the Mid-America Council of Public Procurement has competitively bid and awarded a contract to Dick Smith Ford; and

WHEREAS, funds for such purpose are budgeted from the Capital Improvement Sales Tax and the Public Safety Sales Tax and such expenditure has been reviewed and on January 19, 2016 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the purchase of four (4) 2016 Ford Police Utility Interceptors and one (1) 2016 Ford Police Sedan Interceptors from Dick Smith Ford off the Mid-America Council of Public Procurement Joint Bid in an amount not to exceed \$138,217.00;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of four (4) 2016 Ford Police Utility Interceptors and one (1) 2016 Ford Police Sedan Interceptors from Dick Smith Ford off the Mid-America Council of Public Procurement Joint Bid in an amount not to exceed \$138,217.00 is hereby authorized and approved;

FURTHER THAT the City Administrator and/or Police Chief are hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 2nd day of February, 2016.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

George E. Kapke, City Attorney



DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers 12/28/2015

2016 MACPP BID ITEM #35 - Police Utility Interceptor AWD, Body code K8A, 500A		
Base spec price:		\$26,129
Ford Code:	MARKED - includes std front center flat plate mount console	
UA	Black exterior color	Included
9W	Charcoal Black Cloth front, vinyl rear seats	Included
60R	Noise Suppression Bonds	Included
43D	Dark Car feature (door open, lights off)	Included
64B	Full wheel cover (deleted below)	Included
51Y	Driver's Side incandescent spotlight	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
66A	Light package #1 - front integrated LED lights	760
66C	Rear lighting package - 2 backlight flashing LED	397
	window mounted on each side of chimsel stop light	
	and 2 lifgate mounted flashing LED lights	
86P	Front headamp housing pre-drilled holes	106
549	Outside heated mirrors - (without BLISS)	52
17T	Red/White rear cargo dome llight	\$45
21B	Rear-view Camera display in center stack	STD
53M	SYNC - Handsfree Bluetooth w/audio jack	255
76R	Reverse-sensing	238
47C	Front connector wiring kit	90
21P	Rear connector wiring kit	113
61S	Remappable steering wheel switches	138
Delete full wheel covers 64B		-45
MUST BE ORDERED BY OCT. 30, 2016		
TOTAL Delivered price each:		\$28,278
Quantity 3:		\$84,834

Greg Lofton

Greg Lofton
 Fleet Manager - Dick Smith Ford
 9505 E. 350 Highway
 Raytown, MO 64133
 12/28/2015

9505 East 350 Highway • Raytown, MO 64133 • 816-353-1495 • www.dicksmithford.com





DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers 12/28/2015

2016 MACPP BID ITEM #35 - Police Utility Interceptor AWD, Body code K8A, 500A		
Base spec price:		\$26,129
Ford Code:	UNMARKED	
UA	Black exterior color	Included
FW	Charcoal Black Cloth front & rear seats	Included
60R	Noise Suppression Bonds	Included
43D	Dark Car feature (door open, lights off)	Included
64B	Full wheel cover	Included
51Y	Driver's Side incandescent spotlight	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
66A	Light package #1 - front integrated LED lights	760
86P	Front headamp housing pre-drilled holes	106
549	Outside heated mirrors - (without BLISS)	52
17T	Red/White rear cargo dome light	\$45
21B	Rear-view Camera display in center stack	STD
65U	Interior upgrade, coth rear seats, carpet, front & rear floor mats, full console (w/cupholders)	339
595	Remote keyless entry fobs	232
47C	Front connector wiring kit	90
21P	Rear connector wiring kit	113
16D	Police badge delete	0
MUST BE ORDERED BY OCT. 30, 2016		
TOTAL Delivered price each:		\$27,866

Greg Lofton
 Fleet Manager - Dick Smith Ford
 9505 E. 350 Highway
 Raytown, MO 64133
 12/28/2015





DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers 12/28/2015

2016 MACPP BID ITEM #34 - Police Sedan Interceptor AWD, Body code P2M, 500A		
Base spec price:		\$23,789
Ford Code:	UNMARKED	
UA	Black exterior color	Included
CW	Charcoal Black Cloth front & rear seats	Included
60R	Noise Suppression Bonds	Included
43D	Dark Car feature (door open, lights off)	Included
64B	Full wheel cover	Included
51Y	Driver's Side incandescent spotlight	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
66A	Light package #1 - front integrated LED lights	780
86P	Front headamp housing pre-drilled holes	106
549	Outside heated mirrors - (without BLISS)	52
21B	Rear-view Camera display in center stack	STD
12P	Interior upgrade, coth rear seats, carpet, front & rear floormats, full console (w/cupholders)	346
60P	Remote keyless entry fobs	237
47C	Front connector wiring kit	92
21P	Rear connector wiring kit	115
16D	Police badge delete	0
MUST BE ORDERED BY OCT. 30, 2016		
TOTAL Delivered price each:		\$25,517

Greg Lofton
 Fleet Manager - Dick Smith Ford
 9505 E. 350 Highway
 Raytown, MO 64133
 12/28/2015





**CITY OF INDEPENDENCE, MISSOURI
NOTICE OF RENEWAL**

Vehicles – 2016 Model 251-14-7

Date: October 29, 2014

Phone: 816-353-1495

Vendor: 24462

Dick Smith Ford
9505 E 350 Highway
Raytown, MO 64133

Fax: 816-358-4406

E-Mail: glofton@dicksmithford.com

Contact: Greg Lofton

Title: Fleet Manager

Price Agreement Period: 11/1/2015 — 10/31/2016

Renewal Options: Final year.

Status of Certificates: *Please remember to keep your certificates current*

Insurance N/A

Occupation License N/A

Vehicle Item Numbers: 1, 2, 3, 4, 10, 12, 13, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 27, 28, 34,
35, 37, 39, 41, 42, 44
Added in 2015: 21-2015, 26-2015, 28-2015
F.O.B: 1 Vehicle: \$0.70/mile over 25 miles
3 or more vehicles: \$0.10/mile over 25 miles

(Vehicles Model Year 2016) Mid-America Council of Public Procurement Joint Bid
Lead Agency: City of Independence

Detailed Specifications are located at: www.macpp.org

Tom Conrow, Procurement Specialist, (816) 325-7092

2015.11.04 14:37:01
-06'00'

Russell M. Pankey, Purchasing Manager
Finance Department, Purchasing Division

Using Departments: All Departments
Cooperative
File

Item No. 34		Type: Ford Police Interceptor - Sedan	Model Year 2016	
FEATURE	DESCRIPTION	BIDDER MUST COMPLETE MFG'S CODE &/OR DESCRIPTION	MEETS SPEC	
			Mark Yes or No	
			Yes	No
Description	Ford Police Interceptor - Sedan	Ford P2M, 500A, AWD	Y	
Air Bags	Dual, front required	STD + safety canopy	Y	
Air Bags 2	Side	STD	Y	
Air Conditioning	Factory installed, best grade avail.	STD	Y	
Alternator	Minimum 220 amps output	220 amp	Y	
Auxiliary Outlet	12 volt, factory installed	STD	Y	
Axle (Rear)	Mfg. standard with police package	3.39	Y	
Battery	Police grade; specify amp. & CCA	750 CCA 78A	Y	
Body Style	Sedan, 4 door	STD	Y	
Brake System	4 wheel, disc, power assist	STD	Y	
Brakes	Anti-lock braking system (ABS)	STD	Y	
Cooler-Power Steering	External cooler for power steering	STD	Y	
Cooler-Transmission	Auxiliary heavy duty transmission	STD	Y	
Door Locks	Power, all doors, factory installed	STD	Y	
Door Switch	Deactivate door jam switch for interior lights	13C	Y	
Drive Line	All wheel drive	P2M	Y	
Engine	Min V-6, state liter & horsepower	3.7L V6 99K 305 HP	Y	
Exhaust	Dual	STD	Y	
Exterior	Non-street appearance	STD	Y	
Floor Covering	Heavy duty vinyl front & rear (no carpet)	STD	Y	
Foot Pedals	Adjustable	STD	Y	
Gauges	Required	STD	Y	
Glass	Tinted, all windows	Factory solar tint STD	Y	
Heater/Defroster	Fresh air type; electric rear window defrost factory inst	STD	Y	
Horn	Dual note horns required	STD	Y	
Hour Meter		STD	Y	
Interior - Charcoal	Interior color charcoal black	RW cloth front vinyl rear	Y	
Keys	Each vehicle keyed individually (3 keys per vehicle)	Dealer	Y	
Lights 1	Auxiliary dome, header mounted	STD	Y	
Lights 2	Under hood light	STD	Y	
Mirrors-Inside	Inside: day/night	STD	Y	
Mirrors-Outside	Outside: dual remote type on left and right door	STD	Y	
Noise Suppression	Noise suppression bonds-factory installed	20P	Y	
Paint	One solid color - provide color chart	www.fleet.ford.com	Y	
Passenger Volume	State in cu ft	103	Y	
Radiator	Heavy duty cooling package	STD	Y	
Radio	AM/FM with digital clock; rear window antenna	STD Antenna on roof	N	
Seats	Bucket, power driver, manual passenger, cloth	RW	Y	
Spare Tire & Wheel	Conventional spare tire & wheel	STD	Y	
Speedometer	Calibrated in 2 MPH increments	STD	Y	
Spot Light	Factory installed, left side	21D	Y	
Springs	Heavy duty front & rear springs,	STD	Y	
Steering	Power	STD	Y	
Steering Wheel	Tilt & cruise- factory installed	STD	Y	
Sun Visors	Dual	STD	Y	
Suspension	Stabilizer bars, shock absorbers	STD	Y	
Tires-Front & Rear	All season, steel belted radials, W rated, state size	245/55R18 A/s BSW	Y	
Transmission	Automatic, minimum 6 speed	44J 6sp Auto	Y	
Trunk Opener	Electric or vacuum device located on dash	STD Redundant, located in overhead console	Y	
Warranty	Attach all manufacturer standard	See Warranty file	Y	
Wheel Covers	Full-not hub caps	85L	Y	
Windows	Power, all windows	STD	Y	
Wipers	Intermittent	STD	Y	
Wiring	Power distribution box	STD	Y	

BID PRICING TOTAL - FORD POLICE INTERCEPTOR SEDAN - Item No. 34 \$23,789

You must enter pricing in the online bid page

NOTE: All Ford Police Interceptors - Sedan & Utility come with a 5 year/100,000 mile Powertrain Care Extended Service Plan!!

And Rear-view camera is standard for 2016, located in the dash center stack, can locate in rear-view mirror at no-charge code 77B

NOTE: Non-pursuit front-wheel drive Taurus SSV priced at end of this Item options

Item No. 34

Type: Ford Police Interceptor - Sedan (continued)

Model Year 2016

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE MFG'S CODE &/OR DESCRIPTION	PRICE
OPTIONAL EQUIPMENT			
Alarm System	Perimeter Alarm requires key fob	59B + 60P	\$ 323
Alternative Fuel	Examples: Biodiesel, CNG, gasoline, propane	NA	\$
	State gallon equivalent compared to base fuel of this vehicle		\$
	998 on FWD only is FFV only in GreenStates (MO/KS not)		\$
			\$
AMOUNT OF TAX CREDIT PROVIDED			
Ashtray	Auxiliary	NA	\$
Audio / Video 1	Rear view camera Standard for 2016 in center stack /	Add 77B to locate in rear-view mirror	\$ STD / \$0
Audio / Video 2	SYNC Basic - voice activated communication	53M + 76R (reverse sensing required)	\$ 516
Audio / Video 3	Remappable (4) switches on steering wheel	47J without SYNC/47K with SYNC	\$ 138 / \$138
Blind Spot Monitoring	BLIS - Blind spot monitoring with cross traffic alert.	55B has manual fold heated mirrors w/o pud	\$ 425
Brake System	Heavy Duty power standard for model bid	STD	\$
Dark Car Feature	Courtesy lamp disable when any door is opened	13C included in base bid	\$ Included
Daytime Running Lamps		942	\$ 44
Diagnostic Software & Cabling			
Engine	Rotunda VCM II, CFR, Cable & One-year software subscription	164-R9807	\$ 2700
Transmission		Included	\$
ABS Brakes		Included	\$
Electrical System		Included	\$
Body Module		Included	\$
Dog Dish Hub Caps	Small Wheel Covers - Small Factory	Delete 65L	\$ -42
Door-Driver	Inside unlocks & opens driver door simultaneously		\$
Door-Rear	Inside rear doors inoperative	18G Locks Inoperative/18L Locks Operable	\$ 30 / 30
Door Panel	Ballistic quality; driver front door only	66E	\$ 1369
Doors	Driver and passenger front doors	65C	\$ 2729
Electronics Tray		62D	\$ 210
Engine Block Heater		41H	\$ 34
Engines	3.5L Ecoboost 365 HP	99T	\$ 2789
			\$
			\$
Extended Warranty	Note: Both the Police Sedan & Utility come with an extended 5year/100,000 miles Powertrain Warranty (60K is STD) with \$0 deductible	Ford - See Extended Warranty file	\$ cost + \$100
			\$
			\$
Floor Covering	Carpet	17I	\$ 110
Floor Mats	Rubber/vinyl	Dealer front only	\$ 125
Gas Cap-Lockable		98K	\$ 18
Horn Wiring Kit	Wiring Kit	NA	\$
Interior Upgrade Pkg	Cloth rear seats, floor mats front & rear, carpet floor, full floor console with unique police finish panels	12P + CW (black cloth front & rear)	\$ 346
Key Options	All vehicles keyed alike (fleet)	43E-1435X,43B-1284X,43D-0135X	\$ 44
	Coded to current entity key code	43F-0576X,43J-1111X,43C-1294X,43G-0151X	\$ 44
	Extra key price	Dealer	\$ 5.00
	Remote keyless entry key fob	60P	\$ 237
			\$
License Plate Bracket	Front	153	\$ N/C

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE	
		MFG'S CODE &/OR DESCRIPTION	PRICE
	<u>OPTIONAL EQUIPMENT</u>		
Light Bar, Pre-Wire	Factory wired	NA	\$
Lighting Packages - OEM	#1 - 2 front front integrated LED Lights (in headlamps)	661	\$ 780
	#2 - front headlamp / PI housing only: amber, park-turn signals indicators, pre-drilled LED holes (does not include LED installed lights)	13P	\$ 106
	#3 - two rear integrated LED Lights (in tail lamps)	662	\$ 370
	#4 - rear lighting - 2 backlite flashing LED lights window mounted on each side of chimesel stop light; two decklid inner flashing LED lights	663	\$ 430
	#5 - trunk upfit package - rear console mounting plate, wiring harness (2 light cables-supports up to 6 LED lights, two grill LED light cables, trunk power distribution box (PDB), two 50 amp battery and ground circuits in-trunk, one 10 amp siren/speaker circuits, trunk circulation fan, trunk electronics tray, pre-wiring for grill lamp, siren, and speaker)	854	\$ 833
	#6 - light controller package - includes content from the PI packages #4, plus: Whelen light controller (PCC8R), Whelen PCC8R light relay center (trunk mounted), light controller/relay center wiring, pre-wiring for grill lamp, siren, and speaker.	855	\$ 1419
	#7 - Ready for the road package - includes content from the following PI packages #1, #2, #3, #4, #5, plus: Whelen cencom light controller, Whelen cencom relay center/siren amp (mounted on electronics tray), light controller/relay cencom wiring, grill LED lights, 100 watt siren/speaker, LH trunk storage boxes, 9 I/O digital serial cable (console to trunk), hidden door lock plunger/rear door handles inoperable	856	\$ 3183
Manuals	Service manuals	Helm CD-Rom	\$ 215
Mirrors 1	Outside: electric remote both sides	STD	\$
Mirrors 2	Outside: heated	549	\$ 52
Paint		NA	\$
Rear Deck Warning	Warning light under deck lid	See 663 above	\$
Reverse Sensing		76R	\$ 274
Rust Proofing	State brand & warranty, certificates required	Undercoating Cal-Tex	\$ 225
Seats	Front bench with center arm rest	NA	\$
	Front bucket with power driver's seat	STD / POWER PASS Seat 61P	\$ STD / 283
	Front electric without side airbag	NA	\$
	Front cloth bucket, rear vinyl bench	RW in base bid	\$
	Front heavy duty construction, split bench, power	NA	\$
	Front and rear cloth, split bench	NA	\$
	Front and rear vinyl, split bench	NA	\$
Siren/Speaker	100 watt including bracket and pigtail	96P	\$ 287
Spot Lights	Driver only LED bulb	Unity 21L / Whelan 21F	\$ 300 / \$320
	Driver & passenger LED bulb	Unity 21B / Whelan 21G	\$ 533 / \$575
	Driver & passenger incandescent bulb	21P	\$ 339
Storage	Trunk equipment storage box or trunk pak		\$
	Trunk storage vault with lockable door	19T Or included in 856	\$ 109
Spotlight "prep" Driver's side / Dual side		21H / 21J	\$85 / \$160

Item No. 34

Type: Ford Police Interceptor - Sedan (continued)

Model Year 2016

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE	
		MFG'S CODE &/OR DESCRIPTION	PRICE
<u>OPTIONAL EQUIPMENT</u>			
Temporary Tag		Dealer	\$ N/C
Tires & Wheels		NA	\$
			\$
Traction Control		STD	\$
Trunk Circulation Fan	Mounted on package tray	97T or Included in 854,855 or 856	\$90
Vinyl Wrap 2-Tone Pkgs	#1-Roof vinyl, RH/LH front and rear doors vinyl	141 But see Price list for more choices	\$727
	#2-Roof vinyl, hood vinyl, decklid vinyl	N/A	\$
	#3-Roof vinyl, RH/LH front doors vinyl	143	\$600
Window-Rear	Rear window inoperative	67D	\$23
Wiring	Pre-wiring for grill lamp, siren, and speaker	51G or in 854,855, 856 or 857	\$45
Wiring Kits	Complete Kit	856 Ready for the Road	\$3,183
	Base Kit NO BUT:	77E Front Wiring Kit RECOMMENDED	\$92
	Visability Kit NO BUT:	51J Rear Wiring Kit RECOMMENDED	\$115
OPTION DELETE			
	Badge Delete (Police Interceptor Badge Only)	19D	\$0
	Deactivate door jam switch for interior lights	Delete 16C	\$-13
	Door lock confirmation flash	Delete 13C	\$-13
	Full carpet	Not in base bid	\$
	Full wheel cover	Delete 64L	\$-44
	Noise suppression bonds	Delete 20P	\$-75
	Spot light - driver side	Delete 21D	\$-170

Other door options: Hidden Door Lock Plunger with rear Door Handles Operable	63B	\$122
Hidden Door Lock Pungner with rear Door Handles Inoperable	63P	\$140
Trunk lid release - battery powered - hot at all times	62B	\$28
Front Wheel Drive	P2L	\$(950)
Police Wire Harness Connector Kit for Front	77E	\$95
Police Wire Harness Connector Kit for Rear (willll need to make rear lighting solution to work)	51J	\$120
Side Marker LED Fender lights	96E	\$218
Scuff Guards (Protetive wrap on front edge of both rear doors	59E	\$48

Special Service Police Package (Non-Pursuit Rated): Front-wheel drive Code 501A
 Includes standard features of the pursuit rated Police Interceptor with the following exceptions:
 2.0L I-4 EcoBoost™ w/6-Speed Automatic Transmission
 Active Grille Shutters
 Alternator H.D. - 200 Amp
 Exhaust - Quasi Dual w/chrome tips
 Grille (unique front grille)
 Nameplate Badging - "Special Service Police"
 Tires P235/55R18 99H A/S BSW
 Less the following:
 - Deflector Plate, Engine Oil Cooler, Aux. Trans Oil Cooler

(-530) Does not include Driver's spotlight, Dark Car lamp feature or noise suppression bonds, but does include full wheel covers.

NOTE: ANY OPTION NOT REQUESTED IN THIS ENTIRE BID - SEE "DEALER INVOICE PRICE" COLUMN for YOUR COST ON THAT OPTION. IF YOU CHOOSE AN OPTION REQUIRES ANOTHER OPTION WE WILL ADD THAT TO THE COST.

06/15/2015

2015 SEDAN POLICE INTERCEPTOR

PROPRIETARY

*Revised

PRICE LIST

(PRICE LEVEL CODE 525)

MODEL	SERIES CODE	BASE VEHICLE PRICE	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
Police Interceptor	P2M	Sedan Police Interceptor AWD	\$ 26,568	\$ 28,800
	P2L	Sedan Police Interceptor FWD	25,509	27,650
ALL MODELS		*Destination and Delivery	875	875

TRIM SERIES	PKG. CODE	PREFERRED EQUIPMENT PACKAGES	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
Police Interceptor	500A	Equipment Group 500A	N/C	N/C
	501A	Equipment Group 501A	\$ 643	\$ 720
	12P	Police Interior Upgrade Package	339	380
	13P	Front Headlamp / Police Interceptor Housing Only	108	120
	661	Front Headlamp Lighting Solution	799	895
	662	Tail Lamp Lighting Solution	370	415
	663	Rear Lighting Solution	424	475
	854	Trunk Upfit Package	849	950
	855	Light Controller Package	1,432	1,605
	856	Ready for the Road Package	3,187	3,570

	OPTION CODE	POWERTRAINS	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
ENGINE	99T	3.5L V6 GTDI EcoBoost™ - AWD Only (148mph Top Speed)	\$ 2,815	\$ 3,050
	12T	EcoBoost Speed Limited Calibration	N/C	N/C

06/15/2015

2015 SEDAN POLICE INTERCEPTOR

PROPRIETARY

*Revised

PRICE LIST

(PRICE LEVEL CODE 525)

	OPTION CODE	OTHER OPTIONS	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
AVAILABLE ON ALL MODELS UNLESS OTHERWISE NOTED	857	Ultimate Wiring Package	\$ 482	\$ 540
	77E	Police Wire Harness Connector Kit - Front	93	105
	51J	Police Wire Harness Connector Kit - Rear	116	130
	41H	Engine Block Heater	30	35
	153	License Plate Bracket - Front	NC	NC
	13C	Dark Car Feature – Courtesy lamp disable when any door is opened	18	20
	942	Daytime Running Lamps	46	50
	96E	Side Marker Fender Lights	218	245
	51G	Pre-Wiring for grille lamp, siren, and speaker	46	50
	21H	Spot Lamp Prep Kit - Driver only	85	95
	21J	Spot Lamp Prep Kit - Dual (driver and passenger)	160	180
	21D	Spot Lamp - Driver only (Incandescent Bulb)	187	210
	21P	Spot Lamp – Dual (driver and passenger) (Incandescent Bulb)	344	385
	21L	Spot Lamp - Driver only (Unity LED Bulb)	303	340
	21F	Spot Lamp - Driver only (Whelen LED bulb)	322	360
	21B	Spot Lamp - Dual (driver and passenger) (Unity LED Bulb)	540	605
	21G	Spot Lamp - Dual (driver and passenger) (Whelen LED bulb)	581	650
	19D	Badge Delete (Police Interceptor Badge Only)	N/C	N/C
	141	Two-Tone Vinyl Package #1	732	820
	142	Two-Tone Vinyl Package #2	732	820
	143	Two-Tone Vinyl Package #3	612	685
	148	Two-Tone Vinyl – Roof	370	415
	149	Two-Tone Vinyl – RH/LH Front Doors	264	295
	144	Vinyl Word Wrap - POLICE non-reflective	692	775
	145	Vinyl Word Wrap - POLICE - reflective Black Vinyl	692	775
	146	Vinyl Word Wrap - POLICE - reflective White Vinyl	692	775
	147	Vinyl Word Wrap - SHERIFF non-reflective	692	775
	65L	Wheel Covers (18-Inch Full Face Wheel Cover)	54	60
	642	18 inch Aluminum Wheel	416	465
	77B	Rear View Camera	214	240
	53M	SYNC Basic - Voice-Activated Communication System	264	295
	47J	Remappable (4) switches on steering wheel (less SYNC)	135	150
	47K	Remappable (4) switches on steering wheel (requires SYNC)	135	150
	63B	Hidden Door Lock Plunger w/ Rear Door Handles Operable	120	135
	63P	Hidden Door Lock Plunger w/ Rear Door Handles Inoperable	139	155
	18L	Rear Door Handles Inoperable / Locks Operable	30	35
	18G	Rear Door Handles Inoperable / Locks Inoperable	30	35
	67D	Windows – Rear window power delete, operable from front driver side switches	22	25
	17I	1st and 2nd Row Carpet Floor Covering	112	125
	88C	2nd Row Cloth Seats	54	60
		2nd Row Cloth Seats (with 12P)	NC	NC
	67C	Front Console Plate Delete option	NC	NC
	97D	Rear Console Plate	30	35
	43E	Keyed Alike – 1435x	46	50
	43B	Keyed Alike – 1284x	46	50
	43D	Keyed Alike – 0135x	46	50
	43F	Keyed Alike – 0576x	46	50
	43J	Keyed Alike – 1111x	46	50
	43C	Keyed Alike - 1294x	46	50
	43G	Keyed Alike - 0151x	46	50
	65E	Ballistic Door Panels – Driver Front Door Only	1,384	1,550
	65C	Ballistic Door Panels – Driver & Pass Front Doors	2,763	3,095
	55B	BLIS - Blind Spot Monitoring with Cross Traffic Alert	424	475
	98K	Lockable Gas Cap for Easy Fuel Capless Fuel Filler	18	20
	549	Heated Mirrors	54	60
	59B	Perimeter Anti-Theft Alarm - Activated by Hood, Door, or Decklid	108	120
	60P	Remote Keyless Entry Key Fob (w/o Keypad, less PATS)	228	255
	76R	Reverse Sensing	264	295
	62B	Trunk Release Button	26	30
	96P	100 Watt Siren/Speaker (includes bracket and pigtail)	260	290
	62D	Electronics Tray (w/o Fan)	255	285
20M	My Speed Fleet Management: VMAX speed delimitter	54	60	
20P	Noise Suppression Bonds	85	95	
60B	Push Bumper Bracket	22	25	
59E	Scuff Guards	46	50	
97T	Trunk circulation fan (mounted on package tray)	89	100	
19T	Trunk Storage Vault (Includes lockable door)	108	120	
55D	Auto Headlamps	108	120	
61P	Power Passenger Seat	281	315	

*Revised 06/15/15

- B -

Ford Division

POLICE INTERCEPTOR CONTENT

Unique Sedan Police Interceptor Features Include:

MODELS/SERIES/AVAILABILITY

- 4 Available Models
 - 2.0L I-4 EcoBoost® FWD (Non-Pursuit Rated)
 - 3.7L V6 Ti-VCT AWD
 - 3.5L V6 Ti-VCT FWD
 - 3.5L V6 EcoBoost® AWD
- 2 Available Series
 - 500A (Pursuit Rated)
 - 501A Special Service Police (Non-Pursuit Rated)

MECHANICAL

- AWD Drivetrain – Standard for enhanced handling precision and unsurpassed traction on wet or dry surfaces
- 3.7L Ti-VCT V6 FFV High efficient Police Calibrated (V6 displacement technology is optimal for long days spent idling or on the job)
- 3.5L V6 EcoBoost® – Police Calibrated (Available)
- Brakes – Police calibrated high performance system
- 4-Wheel heavy-duty disc w/heavy-duty front and rear calipers
- Rotors – large mass for high thermal capacity and calipers with large swept area
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Transmission – 6-speed automatic, exclusively police calibrated for maximum acceleration and faster closing speeds
- Alternator – Heavy-Duty 220 Amp
Note: Special Service Police – 200 Amp
- Battery – Heavy-Duty 750 CCA
- Cooling System – Heavy-Duty, large high volume radiator, engine oil cooler and transmission oil cooler
- Engine Hour Meter
- Powertrain mounts – Heavy-Duty

EXTERIOR FEATURES

- Deflector Plate – Undercarriage deflector plate protect the underbody, powertrain and chassis components
- Easy Fuel® Capless Fuel-Filler
- Lower grille
- Wheels
 - Heavy-Duty steel, vented with center cap
 - Full size spare tire w/TPMS

INTERIOR FEATURES

- Column Shifter
- Flooring – Heavy-Duty vinyl, offers ease of cleaning, long term durability
- Pedals – Power-adjustable
- 2nd Row doors open extra wide. Door-panels simplified with no cupholders or pockets for ease of cleaning
- Seats
 - Front – Police grade cloth – 6-way power-adjustable, manual lumbar, seatback foam designed to comfortably accommodate a utility belt
 - Built-in steel intrusion plates in both front-seatbacks
 - 2nd Row – Police grade vinyl, offer easy care for cleaning
- Simple Fleet Key (w/o microchip, easy to replace)
- Speedometer – Certified digital readout in message center and analog gauge
- Universal equipment tray atop instrument panel (ideal for radar and other police equipment)

POLICE UPFIT FRIENDLY

- Consistent 9-inch space between driver and passenger seats for aftermarket consoles
- Console mounting plate
- Pass-thru opening for aftermarket wiring
- Headliner – Easy to drop
- Headlamps – Integrated LED police flashers (Available)
- Taillamps – Integrated police flashers (Available)

TECHNOLOGY

- BLIS® – Blind Spot Monitoring with Cross-traffic Alert (Available)
- Ford SYNC® – Hands-free communications with programmable steering wheel-mounted controls (Available)
- Rearview Camera (Standard)
- Reverse Sensing (Available)
- Unique Steering Wheel (with up to 4-remappable configurations – Available)

COMMONALITY

- Commonality of parts between the Sedan and Utility Interceptors include: Front brake calipers, rear brake calipers, wheels, battery, 220 amp alternator, PTU, RDU and front-seats
- Maintenance Components – Oil filter, air filter, spark plugs, front and rear brake pads, front and rear brake rotors and tires

SAFETY/SECURITY HIGHLIGHTS

- AdvanceTrac® with Electronic Stability Control (ESC) police tuned gyroscopic sensors work seamlessly with the ABS
- Ballistic Door-Panels (National Institute of Justice (NIJ) certified to stop Type III and all lesser NIJ rounds) (Available)
- Exterior Key Locks – Driver, passenger side and decklid
- 75-mph Rear End Crash Tested
(Note: The full-size spare tire secured in the factory location is necessary to achieve police-rated 75 mph rear impact crash-test performance attributes)

WARRANTY

- 3 Year / 36,000 Miles Bumper / Bumper

FORD POLICE INTERCEPTOR EXTENDED SERVICE PLAN Powertrain CARE PROTECTION

- 5-year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) on ALL 2016MY Police Interceptors – Sedan and Utility (Standard)

NEW FOR 2016

- Redundant trunklid release switch located in overhead console (Standard)
- Rear View Camera viewable in 4" centerstack Standard – OR – Rear View Camera viewable in rear view mirror 77B (No charge option)
- Tail Lamp / Police Interceptor Housing Only (90T)
- Exterior Color Paint Changes:
 - **Added:**
 - Blue Jeans Metallic (N1)
 - **Deleted:**
 - Deep Impact Blue
- Vinyl Wraps
 - Deleted Two-Tone Vinyl Package #2 (142)

Product Changes and Features Availability

Features, options and package content subject to change. Please check www.fmcdealer.com or Dealer eStore for the most current information.

★ = New for this model year

MECHANICAL

- Alternator – 220 Amp
- **Note:** Special Service Police – 200 Amp
- Auxiliary Transmission Oil Cooler
- Battery – H.D. maintenance-free 78A/750 CCA
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Column Shifter – vinyl molded-black shift knob
- Drivetrain – All-Wheel-Drive
- Dual Exhaust – True
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Engine – 3.7L V6 TI-VCT AWD FFV¹ (**Note:** FFV is not available on the EcoBoost® engine)
- Engine Hour Meter
- Engine Oil Cooler
- Fuel Tank – 19.0 gallons
- Independent Front Suspension with Front and Rear Stabilizer Bar
- Transmission – 6-Speed Transmission

EXTERIOR

- Decklid – Cylinder Lock
- Door Handles – Painted Black (ref. Color and Trim Availability page for exception)
- Front-Door-Lock Cylinders (Front Driver/Passenger)
- Glass – Solar-Tinted
- Grille – Black
- Headlights – Projector Halogen
- Lower grille
- Mirrors – Black Caps (MIC), Power Electric Remote, Manual Folding with Integrated Blind Spot Mirrors (integrated blind spot mirrors not included when equipped with BLIS®)
- Nameplate Badging – "Police Interceptor" and "Road Leaf" FFV Badging
- Roof Mount Antenna
- Tail Lamps – Halogen with Halogen Decklid Lamps
- **Tires**
 - 245/55R18 A/S BSW
 - Wheels – 18" x 8" painted black steel with Wheel Hub Cover
 - Full Size Spare Tire P245/55R18 A/S BSW
 - Full size 18" Spare w/TPMS
- Underbody Deflector

INTERIOR / COMFORT

- Climate Control – Single Zone Manual
- Console Mounting Plate – Black e-Coat
- **Door-Locks**
 - Power
 - Rear-Door Handles and Locks Operable
- Floor – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/non-illuminated
- Grab Handles – (1 – Front-passenger side)
- **Lighting**
 - Overhead Console with 1st row task lights (driver / passenger) with sunglass holder
 - Dome Lamp – 1st row (red/white)
- Pedals – Power-adjustable

INTERIOR / COMFORT (continued)

- Powerpoints – 2 located in I/P lower close-out
- Scaff Plates – Front & Rear
- **Seats**
 - 1st Row Heavy-Duty Cloth Bucket
 - 6-way power driver (man rcln, man lumbar) with 2-way manual passenger (man rcln, no lumbar)
 - Built-in steel intrusion plates in both front-seatbacks
 - 2nd row Vinyl Bench
 - 2nd row door-panels – simplified, no pockets or door speakers, easy clean surface
- Speed (Cruise) Control
- Speedometer – Calibrated (includes digital readout)
- Steering wheel – Manual/Tilt/Telescoping, Urethane Wrapped with Speed Controls / Audio Controls
- Sun visors – Non-Illuminated Driver/Passenger
- Trunk – Flat Load Floor
- ★ Trunk Release Button – center of I/P; redundant trunklid release switch located in overhead console.
 - Note:** The standard configuration operates under ignition power with the key in one of two positions – "Run or Start".
- Universal equipment tray atop instrument panel (ideal for radar and other police equipment)
- **Windows**
 - Power, 1-touch Up/Down Driver-Side
 - Window disable lock, 2nd Row
 - Power Rear-windows Driver Switch Only

SAFETY & SECURITY

- AdvanceTrac® w/ESC® (Electronic Stability Control™) w/Hydraulic Brake Assist
- **Airbags**
 - Front Airbags
 - Side-Impact Airbags
 - Safety Canopy® with rollover sensor
- Anti-Lock Brakes (ABS) with Traction Control
- Belt-Minder® (Front Driver/Passenger)
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)

FUNCTIONAL

- Easy Fuel® Capless Fuel-Filler
- Front door tether straps (Driver/Passenger)
- **MyFord®**
 - AM/FM / CD / MP3 Capable / Clock / 4 speakers
 - 4.2" Color LCD Screen Center Stack "Smart Display"
 - 5-way Steering Wheel Switches, Redundant Controls
 - Note:** Radio does "not" include USB Port or Aux. Audio Input Jack
 - Note:** USB Port and Aux. Audio Input Jack requires SYNC® (53M)
- Power pigtail harness
- ★ Rear View Camera viewable in 4" centerstack display – OR – Rear View Camera viewable in rear view mirror 77B (no-charge option)
- Simple Fleet Key (w/o microchip, easy to replace)
- Two-way radio pre-wire
- Wipers – Intermittent Fixed Interval

¹ FFV is not available in Green States, please refer to Emissions page

2016 SEDAN POLICE INTERCEPTOR EQUIPMENT GROUP

Series	Order Code	Police Interceptor 500A	Special Service Police 501A
Sedan Police Interceptor AWD (incl. D&D)	P2M	S	
Sedan Police Interceptor FWD (incl. D&D)	P2L	O	S
2.0L I-4 EcoBoost® FWD Only (Non-Pursuit Rated)	999 / 446		S
3.7L V6 FFV TI-VCT (Twin independent Variable Cam Timing) – AWD Only	99K	S	
3.5L V6 TI-VCT FFV ¹ (Twin independent Variable Cam Timing) – FWD Only	998	S	
3.5L V6 EcoBoost® AWD Only – (148mph Top Speed)	99T / 44C	O	
EcoBoost® Speed Limited – (131mph Top Speed) (Req. EcoBoost® w/AWD – 99T/44C)	12T	O	
6-speed Automatic Transmission	44J	S	
EQUIPMENT GROUP			
Special Service Police Package (Non-Pursuit Rated) Includes standard features of the pursuit rated Police Interceptor with the following exceptions: 2.0L I-4 EcoBoost® w/6-Speed Automatic Transmission Active Grille Shutters Alternator H.D. – 200 Amp Exhaust – Quasi Dual w/chrome tips Grille (unique front grille) Nameplate Badging – "Special Service Police" Tires P235/55R18 99H A/S BSW Less the following: – Deflector Plate, Engine Oil Cooler, Aux. Trans Oil Cooler			I
FREE STANDING OPTIONS			
Police Interior Upgrade Package <ul style="list-style-type: none"> • Cloth rear-seats • Floor mats, front and rear • 1st and 2nd Row Carpet Floor Covering • Full floor console with unique police finish panels • Rear Grab Handles w/Coat Hook Note: Not available with the following options: 854, 855, 856, 857 and 97D	12P	O	O
Front Headlamp / Police Interceptor Housing Only <ul style="list-style-type: none"> • Pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) • Pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights) Note: Not available with options 661 and 856	13P	O	O
Front Headlamp Lighting Solution <ul style="list-style-type: none"> • Base projector beam headlamp plus two (2) multi-function Park/Turn/Warn (PTW) bulbs for Wig-wag simulation and two (2) white hemispheric lighthouse LED side warning lights. • Wiring, LED lights included. Controller "not" included Note: Included with option 856 Note: Requires Pre-Wiring for grille LED lights, siren and speaker (51G)	661	O	O
★Tail Lamp / Police Interceptor Housing Only <ul style="list-style-type: none"> • Pre-existing holes with standard twist lock sealed capability (does not include LED installed lights) (eliminates need to drill housing assemblies) Note: Not available with options: 662 and 856	90T	O / P-662 / P-856	O / P-662 / P-856
Tail Lamp Lighting Solution <ul style="list-style-type: none"> • Includes base LED lights, plus two (2) rear integrated hemispheric red lighthouse LED side warning lights in taillamps • LED lights only. Wiring, controller "not" included Note: Included with option 856	662	O	O
Rear Lighting Solution <ul style="list-style-type: none"> • Includes two (2) backlit flashing linear high-intensity LED lights (driver side red / passenger side blue) mounted inside back window; surrounds brake stop light • Includes two (2) linear high-intensity LED lights (driver side red / passenger side blue) mounted on inside trunk decklid (lights activate when decklid is open) • LED lights only. Wiring, controller "not" included Note: Included with option 856	663	O	O

¹ FFV is not available in Green States, please refer to Emissions page

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

Series	Order Code	Police Interceptor 500A	Special Service Police 501A
EQUIPMENT GROUP			
FREE STANDING OPTIONS (continued)			
Trunk Upfit Package <ul style="list-style-type: none"> Rear console mounting plate – contours through 2nd row; channel for wiring Wiring overlay harness with lighting and siren interface connections Vehicle Engine Harness: <ul style="list-style-type: none"> Two (2) light connectors – supports up to three (3) LED lights each (engine compartment) One (1) grille LED light connector – supports two (2) LED lights Two (2) 50 amp battery ground circuits in power distribution junction block (in-trunk) One (1) 10-amp siren/speaker circuit (engine to trunk) Trunk circulation fan maintains airflow from cabin to trunk Trunk electronics tray (4 sq. ft) with 18" of travel when fully extended locks Pre-wiring for grille LEDs and siren/speaker (51G) Does "not" include LED lights and controller Recommend Police Wire Harness Connector Kits 77E and 51J <p>Note: Not available with options 855, 856 and 857</p>	854	○	○
Light Controller Package <ul style="list-style-type: none"> Includes content from the following Police Interceptor Packages: #4 (854) plus: <ul style="list-style-type: none"> Whelen Light Controller Head (PCC8R) Whelen PCC8R Light Relay Center (electronics tray mounted) Light Controller / Relay Center Wiring (jumper harness) Whelen Specific Cable (console to trunk) connects PCC8R to Control Head Does "not" include LED lights Recommend Police Wire Harness Connector Kits 77E and 51J <p>Note: Not available with options 854, 856 and 857</p>	855	○	○
Ready for the Road Package <ul style="list-style-type: none"> Includes Police Interceptor Packages: #661; #662, #663, #854 plus: <ul style="list-style-type: none"> Whelen Cencom Light Controller Head with dimmable backlight Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor (mounted on Electronics Tray) Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails High current pigtail Whelen Specific WECAN Cable (console to trunk) connects Cencom to Control Head Grille linear LED Lights (Red / Blue) 100-Watt Siren / Speaker Trunk Storage Vault Hidden Door-Lock Plunger / Rear-Door Handles Inoperable Wiring Harness <ul style="list-style-type: none"> Two (2) 50 amp battery and ground circuits in-trunk <p>Note: Not available with options 854, 855 and 857</p>	856	○	○
Ultimate Wiring Package <ul style="list-style-type: none"> Includes the following: <ul style="list-style-type: none"> Rear console mounting plate (97D) I/P to trunk overlay harness: <ul style="list-style-type: none"> Two (2) light cables – supports up to 6 LED lights (engine compartment) Trunk Power Distribution box (PDB) Two (2) 50-amp battery and ground circuits in-trunk One (1) 10-amp siren/speaker circuit engine to trunk Rear backlight/decklid/trunk wiring – supports up to six (6) rear LED lights Grille LED lights, Siren and Speaker Wiring (51G) Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails Does "not" include LED light side connectors <p>Note: Not available with options 854, 855, 856 Note: Recommend Police Wire Harness Connector Kits 77E and 51J</p>	857	○	○
Police Wire Harness Connector Kit – Front <ul style="list-style-type: none"> For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> Two (2) Male 4-pin connectors for siren Five (5) Female 4-pin connectors for lighting/siren/speaker One (1) 4-pin IP connector for speakers One (1) 4-pin IP connector for siren controller connectivity One (1) 8-pin sealed connector One (1) 14-pin IP connector <p>Note: See Upfitter's Guide for further detail www.fordpoliceinterceptorupfit.com</p>	77E	○	○
Police Wire Harness Connector Kit – Rear <ul style="list-style-type: none"> For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> One (1) 2-pin connector for rear lighting One (1) 2-pin connector for trunk circulation fan Six (6) Female 4-pin connectors Six (6) Male 4 pin connectors One (1) 10-pin connector <p>Note: See Upfitter's Guide for further detail www.fordpoliceinterceptorupfit.com</p>	51J	○	○

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 SEDAN POLICE INTERCEPTOR EQUIPMENT GROUP

Series	Order Code	Police Interceptor 500A	Special Service Police 501A
EQUIPMENT GROUP			
KEY EXTERIOR OPTIONS			
Engine Block Heater	41H	O	O
License Plate Bracket – Front	153	O	O
Lamps			
Auto Headlamps	55D	O	O
Dark Car Feature – Courtesy lamps disable when any door is opened (trunk "not" included)	13C	O	O
Daytime Running Lamps	942	O	O
Side marker LED Fender Lights	96E	O	O
Pre-Wiring for grille LED lights, siren and speaker	51G	O / P-854 / P-855 / P-856 / P-857	O / P-854 / P-855 / P-856 / P-857
Spot Lamp Prep Kits			
Spot Lamp Prep Kit, Driver Side Note: Does not include spot lamp housing and bulb	21H	O	O
Spot Lamp Prep Kit, Dual Side Note: Does not include spot lamp housing and bulbs	21J	O	O
Spot Lamp – Incandescent Bulb:			
Driver only Note: Not available with 21F, 21G, 21L, 21P, 21B	21D	O	
Dual (driver and passenger) Note: Not available with 21D, 21F, 21G, 21L, 21B	21P	O	
Spot Lamp – LED Bulb:			
Driver only (Unity) Note: Not available with 21D, 21F, 21G, 21P, 21B	21L	O	O
Driver only (Whelen) Note: Not available with 21D, 21L, 21P, 21B, 21G	21F	O	O
Dual (driver and passenger) (Unity) Note: Not available with 21D, 21F, 21G, 21L, 21P	21B	O	O
Dual (driver and passenger) (Whelen) Note: Not available with 21B, 21D, 21F, 21L, 21P	21G	O	O
Decals			
Badge Delete ("Police Interceptor" or "Special Service Police" Badge Only)	19D	O	O
VINYL WRAP OPTIONS			
Two-Tone Vinyl Package #1 • Roof Vinyl • RH/LH Front-Doors Vinyl • RH/LH Rear-Doors Vinyl • White (YZ) only Note: Not available with the following options: #143, #144, #145, #146, #147, #148, #149	141	O	O
Two-Tone Vinyl Package #3 • Roof Vinyl • RH/LH Front-Doors Only Vinyl • White (YZ) only Note: Not available with the following options: #141, #144, #145, #146, #147, #148, #149	143	O	O
Two-Tone Vinyl – Roof • White Only Note: Not available with the following options: #141, #143	148	O	O
Two-Tone – RH/LH Front-Doors • White Only Note: Not available with the following options: #141, #143, #144, #145, #146, #147	149	O	O
Vinyl Word Wrap – POLICE "non-reflective" • White (YZ) lettering located on LH/RH sides of vehicle Note: Not available with the following options: #141, #143, #145, #146, #147, #149	144	O	O
Vinyl Word Wrap – POLICE "reflective" • Black lettering located on LH/RH sides of vehicle Note: Not available with the following options: #141, #143, #144, #146, #147, #149	145	O	O
Vinyl Word Wrap – POLICE "reflective" • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: #141, #143, #144, #145, #147, #149	146	O	O
Vinyl Word Wrap – SHERIFF "non-reflective" • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: #141, #143, #144, #145, #146, #149	147	O	O

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 SEDAN POLICE INTERCEPTOR EQUIPMENT GROUP

Series	Order Code	Police Interceptor 500A	Special Service Police 501A
EQUIPMENT GROUP			
Wheels			
Wheel Covers (18" Full Face Wheel Cover) Note: Not available with 642	65L	O	O
18" Painted Aluminum Wheel Note: 500A includes P245/55R18 A/S BSW Note: 501A includes P235/55R18 A/S BSW Note: Spare wheel is an 18" conventional (Police) black steel wheel	642	O	O
Audio / Video			
Rearview Camera Note: Includes Electrochromic Rear View Mirror – Camera displayed in rear view mirror Note: This option would replace the camera that comes standard in the 4" center stack area. Note: Camera can only be displayed in the 4" center stack (std) "OR" the rear view mirror (77B)	77B	O	O
SYNC® Basic – Voice-Activated Communication System – Includes single USB port and single auxiliary audio input jack Note: Requires Reverse Sensing (76R)	53M	O	O
Remappable (4) switches on steering wheel (less SYNC®) Note: Not available with 47K	47J	O	O
Remappable (4) switches on steering wheel (requires SYNC®)	47K	O	O
Doors / Locks (Select only one)			
Rear-Door Handles Inoperable / Locks Operable ²	18L	O	O
Rear-Door Handles Inoperable / Locks Inoperable ²	18G	O	O
Hidden Door-Lock Plunger w/Rear-door handles operable ²	63B	O	O
Hidden Door-Lock Plunger w/Rear-door handles inoperable ²	63P	O / P-856	O / P-856
Windows			
Windows – Rear-window power delete, operable from front driver side switches	67D	O	O
Flooring / Seats			
1 st and 2 nd Row Carpet Floor Covering Note: Includes floor mats, front and rear	17I	O / P-12P	O / P-12P
2 nd Row Cloth Seats	88C	O / P-12P	O / P-12P
Power passenger seat (6-way) w/manual recline and lumbar	61P	O	O
Front Console Plate – Delete Note: Not available with options 854, 855, 856, 857, 97D Note: Not available with carpet flooring 17I for Special Service Police Package only	67C	O	O
Rear Console Plate Note: Not available w/Police Interior Upgrade Pkg. – 12P or 67C	97D	O / P-854 / P-855 / P-856 / P-857	O / P-854 / P-855 / P-856 / P-857
Keys (Note: Not available with Remote Keyless-Entry – 60P)			
Keyed Alike – 1435x	43E	O	O
Keyed Alike – 1284x	43B	O	O
Keyed Alike – 0135x	43D	O	O
Keyed Alike – 0576x	43F	O	O
Keyed Alike – 1111x	43J	O	O
Keyed Alike – 1294x	43C	O	O
Keyed Alike – 0151x	43G	O	O
Safety & Security			
Ballistic Door-Panels – Driver Front-Door Only	65E	O	O
Ballistic Door-Panels – Driver & Pass Front-Doors	65C	O	O
BLIS® – Blind Spot Monitoring with Cross-traffic Alert Note: Manual fold-away mirrors, w/heat, w/o memory, w/o puddle lamps	55B	O	O
Lockable Gas Cap for Easy Fuel® Capless Fuel-Filler	98K	O	O
Mirrors – Heated Sideview	549	O	O
Perimeter Anti-Theft Alarm – Activated by the opening of Hood, Door or Decklid – Requires Key Fob (60P)	59B	O	O
Remote Keyless-Entry Key Fob Note: w/o Keypad, less PATS (Not available with Keyed Alike feature)	60P	O	O

² Options 18L, 18G, 63B and 63P not available in any combination.

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 SEDAN POLICE INTERCEPTOR EQUIPMENT GROUP

Series	Order Code	Police Interceptor 500A	Special Service Police 501A
EQUIPMENT GROUP			
Safety & Security (continued)			
Reverse Sensing	76R	O	O
Trunk Release Button – Battery Powered (Switch is hot at all times)	62B	O	O
Misc			
100 Watt Siren/Speaker (includes bracket and pigtail)	96P	O / P-856	O / P-856
Electronics Tray (w/o Fan)	62D	O / P-854 / P-855 / P-856	O / P-854 / P-855 / P-856
My Speed Fleet Management – Allows dealer or fleet administrator to lower the maximum vehicle speed and the maximum audio system volume using a service tool Note: See Upfitter's Guide for further detail www.fordpoliceinterceptorupfit.com	20M	O	O
Noise Suppression Bonds	20P	O	O
Bumper to frame rail bracket kit (required for aftermarket Push Bar installation)	60B	O	O
Scuff Guards – Protective wrap edging located on front edge of both rear-doors	59E	O	O
Trunk Circulation Fan (mounted inside trunk) Note: This standalone feature does "not" include the wire harness	97T	O / P-854 / P-855 / P-856	O / P-854 / P-855 / P-856
Trunk Storage Vault (Includes lockable door)	19T	O / P-856	O / P-856

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional
Ford Division

2016 SEDAN POLICE INTERCEPTOR COLOR & TRIM AVAILABILITY

Sedan Police Interceptor	Sedan Police Interceptor	Interior Color Charcoal Black
Cloth Front Buckets / Vinyl Rear	Front – Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar). Passenger – 2-way manual track (fore/aft. with manual recline) Passenger – 6-way power with manual recline and lumbar (Optional) Rear – Vinyl Bench	RW
Cloth Front Buckets / Cloth Rear	Front – Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar). Passenger – 2-way manual track (fore/aft. with manual recline) Passenger – 6-way power with manual recline and lumbar (Optional) Rear – Cloth Bench	CW

COLOR OFFERINGS

Paint Name	Order Code	Police Charcoal Black
		RW/CW
Medium Brown Metallic	BU	■
Arizona Beige Clearcoat	E3	■
Shadow Black	G1	■
Smokestone Metallic	HG	■
Kodiak Brown Metallic	J1	■
Dark Toreador Red Metallic	JL	■
Norsea Blue Metallic	KR	■
Dark Blue	LK	■
Royal Blue	LM	■
Light Blue Metallic	LN	■
Ultra Blue Metallic	MM	■
★Blue Jeans Metallic	N1	■
Silver Gray Metallic	TN	■
Sterling Gray Metallic	UJ	■
Ingot Silver Metallic	UX	■
Medium Titanium Metallic	YG	■
Oxford White	YZ	■

VINYL WRAP COLOR TREATMENT OFFERINGS*

	Accent Color Code
Police White Note: N/A with exterior paint Oxford White (YZ)	YZ

* – Accent Color Wrap for Vinyl Packages 141, 143, 144

DOOR HANDLE COLOR SCHEME

1. Oxford White (YZ) exterior painted vehicles will receive Oxford White (YZ) painted door handles 2. "All" other exterior painted vehicles will receive Black painted door handles	
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★ = New for this model year

Item No. 35	Type: Ford Police Interceptor - Utility	Model Year 2016		
		MEETS SPEC		
		Mark Yes or No		
FEATURE	DESCRIPTION	BIDDER MUST COMPLETE MFG'S CODE &/OR DESCRIPTION	Yes	No
Description	Ford Police Interceptor - Utility	K8A, 500A	Y	
Air Bags	Dual, front required	STD + Roll curtain airbags + safety canpy	Y	
Air Bags 2	Side	STD	Y	
Air Conditioning	Factory installed, best grade avail.	STD Front	Y	
Alternator	Minimum 220 amps output	220 Amp	Y	
Auxiliary Outlet	12 volt, factory installed	STD	Y	
Axle (Rear)	Mfg. standard with police package	3.65	Y	
Battery	Police grade; specify amp. & CCA	750 CCA 78A	Y	
Body Style	Utility style, 4 door	STD	Y	
Brake System	4 wheel, disc, power assist	STD	Y	
Brakes	Anti-lock braking system (ABS)	STD	Y	
Cooler-Power Steering	External power steering fluid cooler	STD	Y	
Cooler-Transmission	Auxiliary heavy duty transmission	STD	Y	
Door Locks	Power, all doors, factory installed	STD	Y	
Door Switch	Deactivate door jam switch for interior lights	43D	Y	
Drive Line	All wheel drive	K8A	Y	
Engine	Min V-6, state liter & horsepower	99R 3.7L V6 FFV 304 HP	Y	
Exhaust	Dual	STD	Y	
Exterior	Non-street appearance	STD	Y	
Floor Covering	Heavy duty vinyl front & rear (no carpet)	STD	Y	
Foot Pedals	Adjustable	STD	Y	
Gauges	Required	STD	Y	
Glass	Tinted, all windows	Factory Solar tint front, privacy rear	Y	
Heater/Defroster	Fresh air type; electric rear window defrost factory inst	STD	Y	
Horn	Dual note horns required	STD	Y	
Hour Meter		STD	Y	
Interior - Charcoal	interior color charcoal black	9W cloth front vinyl rear	Y	
Keys	Each vehicle keyed individually (3 keys per vehicle)	Dealer	Y	
Lights	Auxiliary dome, header mounted	STD	Y	
	Under hood light	STD	Y	
	Luggage compartment light	STD	Y	
	Inside: day/night	STD	Y	
Mirrors-Inside	Inside: dual remote type on left and right door	STD	Y	
Mirrors-Outside	Outside: dual remote type on left and right door	STD	Y	
Noise Suppression	Noise suppression bonds; factory installed	60R	Y	
Paint	One solid color - provide color chart	www.fleet.ford.com	Y	
Passenger Volume	State in cu ft	119	Y	
Radiator	Heavy duty cooling package	STD	Y	
Radio	AM/FM with digital clock; rear window antenna	STD radio but roof mounted antenna	N	
Seats	Bucket, power driver, manual passenger, cloth	STD, 9W	Y	
Spare Tire & Wheel	Conventional spare tire & wheel	STD	Y	
Speedometer	Calibrated in 2 MPH increments	STD	Y	
Spot Light	Factory installed, left side	51Y	Y	
Springs	Heavy duty front & rear springs,	STD	Y	
Steering	Power	STD	Y	
Steering Wheel	Tilt & cruise- factory installed	STD	Y	
Sun Visors	Dual	STD	Y	
Suspension	Stabilizer bars, shock absorbers	STD	Y	
Tires-Front & Rear	All season, steel belted radials, W rated, state size	245/55R18 A/S BSW	Y	
Transmission	Automatic, minimum 6 speed	44C 6 sp Auto	Y	
Warranty	Attach all manufacturer standard	See Warranty file	Y	
Wheel Covers	Full-not hub caps	64B 18"	Y	
Windows	Power, all windows	STD	Y	
Wipers	Intermittent	STD	Y	
Wiring	Power distribution box	STD	Y	
BID PRICING	TOTAL - FORD POLICE INTERCEPTOR UTILITY - Item No. 35		\$ 26,129	

You must enter pricing in the online bid page

NOTE: All Ford Police Interceptors - Sedan & Utility come with a 5 year/100,000 mile Powertrain Care Extended Service Plan!!
And Rear-view camera is standard for 2016, located in the dash center stack but can locate in rear-view mirror at no-charge code 87R

Item No. 35

Type: Ford Police Interceptor - Utility (continued)

Model Year 2016

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE	
		MFG'S CODE &/OR DESCRIPTION	PRICE
	<u>OPTIONAL EQUIPMENT</u>		
Air Conditioning	Auxiliary	17A	\$ 530
Alarm System	Requires remote keyless entry	593 + 595	\$ 323
Alternative Fuel	Examples: Biodiesel, CNG, gasoline, propane	STD V6 is FFV	\$
	State gallon equivalent compared to base fuel of this vehicle		\$
			\$
			\$
	AMOUNT OF TAX CREDIT PROVIDED		\$
Ashtray	Auxiliary	NA	\$
Audio / Video 1	Rear view camera	Standard in center stack, but 87R in rear-view mirror	\$ STD / \$0
Audio / Video 2	SYNC Basic - voice activated communication	53M	\$ 255
Audio / Video 3	Remappable (4) switches on steering wheel	61R w/o SYNC / 61S w/SYNC	\$ 138 / 138 + 53M
Blind Spot Monitoring	BLIS - Blind spot monitoring with cross traffic alert	55B requires 21B + 53M SYNC	\$ 875
Brake System	Heavy Duty power standard for model bid	STD	\$
Cargo Area Fan	Cargo area circulation-mounted on package tray		\$
Dark Car Feature	Courtesy lamp disable when any door is opened	43D	\$ Included
Daytime Running Lamps		942	\$ 42
Diagnostic Software & Cabling			
	Engine Rotunda VCM II, CFR, Cable and one-year Software subscription	164-R9807	\$ 2700
	Transmission	Included	\$
	ABS Brakes	Included	\$
	Electrical System	Included	\$
	Body Module	Included	\$
Dog Dish Hub Caps	Small Wheel Covers - Small Factory	Delete 64B	\$ -45
Door-Driver	Inside unlocks & opens driver door simultaneously		\$
Door-Rear	Inside rear doors inoperative	68G Lock Inoperative/ 68L lock operable	\$ 30 / 30
Door Panel	Ballistic quality; driver front door only	90D	\$ 1365
Doors	Driver and passenger front doors	90E	\$ 2729
Electronics Tray		NA	\$
Engine Block Heater		41H	\$ 30
Engines	3.5L Ecoboost	99T	\$ 3050
	Enhanced PTI Cooler only with 99T Ecoboost	52B	\$ 2520
			\$
Extended Warranty	Note: Both the Police Sedan & Utility come with an extended	Ford - See Extended Warranty file	\$ Cost + \$100
	5year/100,000 miles Powertrain Warranty (80K is STD) with \$0		\$
	deductible		\$
Floor Covering	Carpet	16C or is in 65U interior upgrade pack)	\$ 109
Floor Mats	Rubber/vinyl	Dealer front	\$ 145
Gas Cap-Lockable		19L	\$ 18
Hom Wiring Kit	Wiring Kit	60A Grill wiring	\$ 45
Interior Upgrade	Cloth rear seats, floor mats front & rear, carpet floor, full floor console with unique police finish panels	65U + FW (cloth front & rear)	\$ 339
Key Options	All vehicles keyed alike (fleet)	59E-1435X,59B-1284X,59D-0135X	\$ 45
	Coded to current entity key code	59F-0576X,59J-1111X,59C-1294X,59G-0161X	\$ 45
	Extra key price	Simple key dealer	\$ 5.00
	Remote keyless entry key fob	595	\$ 232
			\$
License Plate Bracket	Front	153	\$ 0
Light Bar, Pre-Wire	Factory wired	NA	\$

Item No. 35

Type: Ford Police Interceptor - Utility (continued)

Model Year 2016

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE MFG'S CODE &/OR DESCRIPTION	PRICE
	<u>OPTIONAL EQUIPMENT</u>		
Lighting Packages - OEM	#1 - 2 front front integrated LED Lights (in headlamps)	66A	\$ 760
	#2 - front headlamp / PI housing only; pre-drilled holes (does not include LED installed lights)	66P	\$ 106
	#3 - two rear integrated LED Lights (in tail lamps)	66B	\$ 369
	#4 - rear lighting - 2 backlite flashing LED lights window mounted on each side of chimsel stop light; two liftgate inner flashing LED lights	66C	\$ 397
	#5 - cargo wiring upfit package-rear console mounting plate, wiring harness (2 light cables - supports up to 6 LED lights, two grill LED light cables, cargo area power distribution box (PDB), two 50 amp battery and ground circuits in RH rear quarter, one 10 amp siren/speaker circuit, (engine to cargo area), Whelen PCC8R light relay center mounted behind 2nd row seat, light controller/relay center wiring	67G	\$ 1154
	#6 - Ready for the road package - includes PI packages #1, #2, #3, #4, #5, plus: Whelen cencom light controller, Whelen cencom relay center/siren amp, light controller/relay cencom wiring, grill LED lights, 100 watt siren/speaker, 9 I/O digital serial cable (console to cargo), hidden door lock plunger/rear door handles inoperable, rear console mounting plate	67H	\$ 2940
Manuals	Service manuals	Heim CD	\$ 225
Mirrors 1	Outside: electric remote both sides	STD	\$
Mirrors 2	Outside: heated	548 (non-BLISS)	\$ 52
Paint		NA	\$
Rear Deck Warning Light	Under Deck lid	NA	\$
Reverse Sensing		76R	\$ 238
Roof Rack Side Rails	Black	68Z	\$ 87
Rust Proofing	State brand & warranty, certificate required	Undercoating only Cal-Tex	\$ 225
Seats	Front bench with center arm rest	NA	\$
	Front bucket with power driver's seat	STD	\$
	Front electric without side airbag	NA	\$
	Front cloth bucket, rear vinyl bench	9W, STD in bid	\$
	Front heavy duty construction, split bench, power	NA	\$
	Front and rear cloth	FW	\$ 52
	Front and rear vinyl, split bench	NA	\$
Siren/Speaker	100 watt including bracket and pigtail	18X	\$ 260
Spot Lights	Driver only LED bulb	51R Unity / 51T Whelan	\$ 343 / \$364
	Driver & passenger LED bulb	51S Unity / 51V Whelan	\$ 534 / \$576
	Driver & passenger incandescent bulb	51Z	\$ 315
Storage	Cargo equipment storage box or cargo pak	NA	\$
	Cargo storage vault with lockable door	63V	\$ 215
Temporary Tag		Dealer	\$ N/C
Tires & Wheels		NA	\$
			\$
Traction Control		STD	\$
Vinyl Wrap 2-Tone Pkg	#1-Roof vinyl, RH/LH front and rear doors vinyl	91A	\$ 727
	#2-Roof vinyl, hood vinyl	N/A SEE PRICE LIST FOR OPTIONS	\$
	#3-Roof vinyl, RH/LH front doors vinyl	91C	\$ 610
	#4-Vinyl word wrap - "POLICE" on LH/RH sides	91D	\$ 690
Window-Rear	Rear window inoperative	18W (operable from drivers seat)	\$ 22
Wiring	Pre-wiring for grill lamp, siren, and speaker	60A	\$ 45
Wiring Kits	Complete Kit	67U Ultimate Wiring package	\$ 485
	Base Kit NO BUT:	47C Front Wiring Kit RECOMMENDED	\$ 90
	Visability Kit NO BUT:	21P Rear Wiring Kit RECOMMENDED	\$ 113
Scuff Guards	Protective wrap edging on front edge of both rear doors, top surface of rear bumper	55D	\$80
SPOT LIGHT PREP - Driver's side / Dual		51P / 51W	\$122 / \$245

Item No. 35

Type: Ford Police Interceptor - Utility (continued)

Model Year 2016

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE	
		MFG'S CODE &/OR DESCRIPTION	PRICE
	<u>OPTIONAL EQUIPMENT</u>		
	OPTION DELETE		
	Badge Delete (Police Interceptor Badge Only)	18D	\$ 0
	Deactivate door jam switch for interior lights	Delete 43D	\$ -13
	Door lock confirmation flash	Delete 43D	\$ -13
	Full carpet	Not in Base bid	\$
	Full wheel cover	Delete 64B	\$ -45
	Noise suppression bonds	Delete 60R	\$ -72
	Spot light - driver side	Delete 51Y	\$ -170

End of Group VI

*****SEE PRICE LIST AT END OF THIS FOR COST OF OPTIONS NOT REQUESTED HERE

NOTE: ANY OPTION NOT REQUESTED IN THIS ENTIRE BID - SEE PRICE LIST COLUMN LABELED "DEALER INVOICE" FOR YOUR COST ON THAT OPTION. IF YOU CHOOSE AN OPTION REQUIRES ANOTHER OPTION WE WILL ADD THAT COST.

Popular Options:

Cargo area dome light (red & white light)	17T	\$45
Side Marker Lights (see order guide)	63B	\$260
Quarter glass lights	63L	\$497
Auto headlamps	86L	\$109
Roof rack rails - black	68Z	\$140
Solar tint - 2nd row ,rear quarter & liftgate window, deletes Privacy glass	92G	\$104
Front Visor light	96W	N/C
Wheels 18" Painted	64E	\$413
Deflector Plate (STD on Ecoboost)	76D	\$285
Hidden Door lock plungers w/rear -door handles operable	52H	\$121
Hidden Door lock plunger w/rear-door handles inoperable	52P	\$139
Rear consol plate (N/A with 65U or 85D)	85R	\$30

09/01/2015

2016 UTILITY POLICE INTERCEPTOR

PROPRIETARY

*Revised

PRICE LIST

(PRICE LEVEL CODE 625)

MODEL		SERIES CODE	BASE VEHICLE PRICE	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
Police Interceptor	AWD	K8A	*Utility Police Interceptor AWD	\$ 29,152	\$ 30,930
ALL MODELS			Destination and Delivery	945	945
TRIM SERIES	DRIVE	PKG. CODE	PREFERRED EQUIPMENT PACKAGES	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
Police Interceptor		65U	Interior Upgrade Package	\$ 341	\$ 390
		86P	Front Headlamp / Police Interceptor Housing Only	110	125
		66A	Front Headlamp Lighting Solution	743	850
		86T	Tail Lamp / Police Interceptor Housing Only	53	60
		66B	Tail Lamp Lighting Solution	371	425
		66C	Rear Lighting Solution	398	455
		67G	Cargo Wiring Upfit Package	1,169	1,340
		67H	Ready For the Road Package	2,979	3,415
	DRIVE	OPTION CODE	POWERTRAINS	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
ENGINE		99R	3.7L V6 Ti-VCT FFV Engine	Std	Std
		99T	3.5L V6 EcoBoost Engine	\$ 3,106	\$ 3,295
TRANSMISSION		44C	6-Speed Automatic Transmission	Std	Std
MODEL		OPTION CODE	TIRES	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
Police Interceptor		65L	Wheel Covers (18 in. Full Face Wheel Cover)	\$ 53	\$ 60
		64E	18 in. Painted Aluminum Wheel	415	475

*Revised 9/01/15

- A -

Ford Division

09/01/2015

2016 UTILITY POLICE INTERCEPTOR

PROPRIETARY

*Revised

PRICE LIST

(PRICE LEVEL CODE 625)

	OPTION CODE	OTHER OPTIONS	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
AVAILABLE ON ALL MODELS UNLESS OTHERWISE NOTED	67U	Ultimate Wiring Package	\$ 481	\$ 550
	47C	Police Wire Connector Kit - Front	91	105
	21P	Police Wire Connector Kit - Rear	114	130
	41H	Engine Block Heater	79	90
	153	License Plate Bracket - Front	NC	NC
	86L	Auto Headlamps	99	115
	43D	Dark Car Feature - Courtesy lamp disable when any door is opened	17	20
	942	Daytime Running Lamps	39	45
	17T	Dome Lamp - Red/White in Cargo Area	45	50
	21L	Front Warning Auxiliary Light	481	550
	21W	Forward Indicator Pocket Warning Light	558	640
	60A	Pre-Wiring for grille LED lights, siren and speaker	45	50
	63B	Side Marker LED - Sideview Mirrors	254	290
	63L	Rear Quarter Glass Side Marker Lights	502	575
	51P	Spot Lamp Prep Kit, Driver Side	122	140
	51W	Spot Lamp Prep Kit, Dual Side	245	280
	51Y	Spot Lamp - Incandescent Bulb, Driver Only	187	215
	51Z	Spot Lamp - Incandescent Bulb, Dual (driver and passenger)	306	350
	51R	Spot Lamp - LED Bulb, Driver Only (Unity)	345	395
	51T	Spot Lamp - LED Bulb, Driver Only (Whelen)	366	420
	51S	Spot Lamp - LED Bulb, Dual (driver and passenger) (Unity)	541	620
	51V	Spot Lamp - LED Bulb, Dual (driver and passenger) (Whelen)	580	665
	92G	Glass - Solar Tint 2nd Row, Rear Quarter and Liftgate Window (Deletes Privacy Glass)	105	120
	92R	Glass - Solar Tint 2nd Row Only, Privacy Glass on Rear Quarter and Liftgate Window	75	85
	68Z	Roof Rack Side Rails - Black	136	155
	76D	Deflector Plate	292	335
		Deflector Plate (incl w/ 99T)	Incl	Incl
	91A	Two-Tone Vinyl Package #1	733	840
	91C	Two-Tone Vinyl Package #3	611	700
	91H	Two-Tone Vinyl - Roof	428	490
	91J	Two-Tone Vinyl - RH/LH Front Doors	266	305
	91D	Vinyl Word Wrap - POLICE - non-reflective white	694	795
	91E	Vinyl Word Wrap - POLICE - reflective black	694	795
	91F	Vinyl Word Wrap - POLICE - reflective white	694	795
	91G	Vinyl Word Wrap - SHERIFF - non-reflective white	694	795
	87R	Rear View Camera (mirror display)	N/C	N/C
	53M	SYNC Basic (Voice-Activated Communication System)	258	295
	61R	Remappable (4) switches on steering wheel (n/a w/ 53M)	136	155
	61S	Remappable (4) switches on steering wheel (req 53M)	136	155
	68L	Rear-Door Handles Inoperable / Locks Operable	30	35
	68G	Rear-Door Handles Inoperable / Locks Inoperable	30	35
	52H	Hidden Door-Lock Plunger w/Rear-door handles operable	122	140
	52P	Hidden Door-Lock Plunger w/Rear-door handles inoperable	140	160
	18W	Rear window power delete, operable from front driver side switches	22	25
	16C	1st and 2nd row carpet floor covering (incl. floor mats, front and rear)	110	125
	88F	2nd Row Cloth Seats	53	60
		2nd Row Cloth Seats (incl w/ 65U)	Incl	Incl
87P	Power Passenger Seat	284	325	
85D	Front Console Plate - Delete	N/C	N/C	
85R	Rear Console Plate	30	35	
59E	Keyed Alike - 1435x	45	50	
59B	Keyed Alike - 1284x	45	50	
59D	Keyed Alike - 0135x	45	50	
59F	Keyed Alike - 0576x	45	50	
59J	Keyed Alike - 1111x	45	50	
59C	Keyed Alike - 1294x	45	50	
59G	Keyed Alike - 0151x	45	50	
90D	Ballistic Door Panels - Driver Front Door Only	1,384	1,585	
90E	Ballistic Door Panels - Driver & Pass Front Doors	2,766	3,170	
55B	BLIS - Blind Spot Monitoring with Cross Traffic Alert (req 21B)	475	545	
549	Mirrors - Heated Sideview	53	60	
19L	Lockable Gas Cap for Easy Fuel Capless Fuel-Filler	17	20	
593	Perimeter Anti-Theft Alarm - Activated by Hood, Door, or Liftgate (req 595)	105	120	
595	Remote Keyless Entry Key Fob (w/o Keypad, less PATS)	227	260	
76R	Reverse Sensing	240	275	
17A	Aux Air Conditioning	532	610	

*Revised 9/01/15

- B -

Ford Division

09/01/2015

2016 UTILITY POLICE INTERCEPTOR

PROPRIETARY

*Revised

PRICE LIST
(PRICE LEVEL CODE 625)

	OPTION CODE	OTHER OPTIONS (continued)	DEALER INVOICE W/HOLDBACK	SUGGESTED RETAIL
	16D	Badge Delete (Police Interceptor Badge Only)	N/C	N/C
	63V	Cargo Storage Vault	\$ 213	\$ 245
	55D	Scuff Guards	79	90
	43S	My Speed Fleet Management	53	60
	60R	Noise Suppression Bonds (Ground Straps)	87	100
	52B	Enhanced PTU Cooler (req 99T)	2,553	2,925
	18X	100 Watt Siren/Speaker (includes bracket and pigtail)	262	300

POLICE INTERCEPTOR CONTENT

Unique Utility Police Interceptor Features Include:

MODEL/SERIES/AVAILABILITY

- 2 Available Models
 - 3.7L V6 Ti-VCT FFV AWD
 - 3.5L V6 EcoBoost® AWD
- 1 Available Series
 - 500A

MECHANICAL

- AWD Drivetrain – Standard for enhanced handling precision and unsurpassed traction on wet or dry surfaces
- 3.7L Ti-VCT V6 FFV High efficient Police Calibrated (V6 displacement technology is optimal for long days spent idling or on the job)
- Brakes – Police calibrated high performance system. 4-Wheel heavy-duty disc w/heavy-duty front and rear calipers
- Rotors – large mass for high thermal capacity and calipers with large swept area.
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Transmission – 6-speed automatic, exclusively police calibrated for maximum acceleration and faster closing speeds
- Alternator – Heavy-Duty 220 Amp
- Battery – Heavy-Duty 750 CCA
- Cooling System – Heavy-duty, large high volume radiator, Engine oil cooler and transmission oil cooler
- Engine Hour Meter
- Powertrain mounts – Heavy-Duty.
- Wheels
 - Heavy-duty steel, vented with center cap
 - Full size spare tire w/TPMS

INTERIOR FEATURES

- Cargo Area – Spacious area for police equipment
- Column Shifter
- Flooring – Heavy-duty vinyl, offers ease of cleaning, long term durability
- Pedals – Power-adjustable
- Seats
 - Front – Police grade cloth – 6-way power-adjustable Manual lumbar, seatback foam designed to comfortably accommodate a utility belt
 - Built-in steel intrusion plates in both front-seatbacks
 - 2nd Row – Police grade vinyl, offer easy care for cleaning
 - Liftgate access with manual lock cylinder
- Simple Fleet Key (w/o microchip, easy to replace)
- Speedometer – Certified, digital readout in message center and analog gauge
- Universal equipment tray atop instrument panel (ideal for radar and other police equipment)

POLICE UPFIT FRIENDLY

- Consistent 9-inch space between driver and passenger seats for aftermarket consoles
- Console mounting plate
- Dash pass-thru opening for aftermarket wiring
- Headliner – Easy to drop
- Integrated LED police flashers (Available)
- Taillamps – Integrated police flashers (Available)

TECHNOLOGY

- BLIS® – Blind Spot Monitoring with Cross-traffic Alert (Available)
- Ford SYNC® – Hands-free communications with programmable steering wheel-mounted controls (Available)
- ★ Rear Video Camera with Washer (Standard)
- Reverse Sensing (Available)
- Unique Steering Wheel (with up to 4-remappable configurations – Available)

COMMONALITY

- Commonality of parts between the Sedan and Utility Interceptors include: Front brake calipers, rear brake calipers, wheels, battery, 220 amp alternator, PTU, RDU and front-seats.
- Maintenance Components – Oil filter, air filter, spark plugs, front and rear brake pads, front and rear brake rotors and tires.

SAFETY/SECURITY HIGHLIGHTS

- AdvanceTrac® w/RSC® (Roll Stability Control™) police tuned gyroscopic sensors work seamlessly with the ABS
- Ballistic Door-Panels (National Institute of Justice (NIJ) certified to stop Type III and all lesser NIJ rounds) (Available)
- Exterior Key Locks – Driver, passenger side and liftgate
- 75-mph Rear End Crash Tested
- (Note: The full-size spare tire secured in the factory location is necessary to achieve police-rated 75 mph rear impact crash-test performance attributes)

WARRANTY

- 3 Year / 36,000 Miles Bumper / Bumper

FORD POLICE INTERCEPTOR EXTENDED SERVICE PLAN Powertrain CARE PROTECTION

- 5-year/100,000-mile Powertrain CARE Extended Service Plan (zero deductible) on ALL 2016MY Police Interceptors – Sedan and Utility (Standard)

NEW FOR 2016

FUNCTIONAL

- ★ Rear View Camera with Washer viewable in 4" centerstack – Standard – OR – Rear View Camera with Washer viewable in Rear View Mirror 87R (No charge option)
- ★ Power Windows – One-touch Up/Down Front Driver and Passenger – Standard
- ★ Power passenger seat (6-way) w/manual recline and lumbar 87P

EXTERIOR

- ★ **New**
 - Front Fascia
 - Rear Tail Lamps
 - Headlamps
 - Grille
 - Rear Fascia
 - New Spoiler
- Rear recovery hook (3.5L EcoBoost®) (Late Availability)

Product Changes and Features Availability

Features, options and package content subject to change. Please check www.fmcdealer.com or Dealer eStore for the most current information.

★ = New for this model year

POLICE INTERCEPTOR CONTENT**EXTERIOR (continued)**★ ***New Police Lighting Packages***

- Tail Lamp / Police Interceptor Housing Only (86T)
- Front Warning Auxiliary Light (21L)
- Forward Indicator Pocket Warning Light (Warn, Park, Turn) (21W)

★ ***New Exterior Colors:***

- Blue Jeans Metallic (N1)

● ***Deleted Exterior Colors:***

- Deep Impact Blue
- Deleted Two-Tone Vinyl Wrap Package #2 (91B)

INTERIOR

- ★ *New Steering Wheel with refreshed bezel switches*
- ★ *Refreshed Instrument Cluster*
- ★ *Refreshed center stack (audio and climate controls)*
- ★ Liftgate Release Switch – located in overhead console (Std)
Note: Liftgate membrane will remain unlocked for 45 seconds before timing out.

LATEST ORDER GUIDE UPDATES

- Removed Exhaust – Chrome Tip from Standard Equipment page
- Updated Rearview Camera with Washer information in Standard Equipment page
- Recovery Hook, Rear Only is Late Available for 3.5L EcoBoost® in Standard Equipment page
- Removed Late Availability from Power passenger seat (6-way) w/manual recline and lumbar (87P) in Equipment Group page

Product Changes and Features Availability

Features, options and package content subject to change. Please check www.fmodealer.com or Dealer eStore for the most current information.

★ = New for this model year

The following items are std. 2016MY UTILITY POLICE INTERCEPTOR vehicle:

MECHANICAL

- Alternator – 220-Amp
- Axle Ratio – 3.65 (AWD)
- Battery – H.D. maintenance-free 78A/750-CCA
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Column Shifter
- Drivetrain – All-Wheel-Drive
- Electric Power-Assist Steering (EPAS) – Heavy-Duty
- Engine – 3.7L V6 Ti-VCT
- Engine Hour Meter
- Engine Oil Cooler
- Fuel Tank – 18.6 gallons
- Suspension – independent front & rear
- Transmission – 6-speed automatic

EXTERIOR

- Antenna, Roof-mounted
- Cladding – Lower bodyside cladding (Black)
- Deflector Plate – Undercarriage deflector plate protect the underbody, powertrain and chassis components (Standard on EcoBoost® Only)
- Door Handles – Black (MIC)
- Exhaust True Dual
- Front-Door-Lock Cylinders (Front Driver / Passenger / Liftgate – Lock cylinder repositioned into decklid appliqué trim)
- Glass – 2nd Row, Rear Quarter and Liftgate Privacy Glass
- ★ Grille – Black
- ★ Headlamps – LED Low Beam; Incandescent (Halogen) High Beam
- Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder
- Mirrors – Black Caps (MIC), Power Electric Remote, Manual Folding with Integrated Spotter (integrated blind spot mirrors not included when equipped with BLIS®)
- Spare – Full size 18" Tire w/TPMS
- Spoiler – Painted Black
- Tailgate Handle – Painted Black
- Tail lamps – LED
- Tires – 245/55R18 A/S BSW
- Wheel-Lip Molding – Black (MIC)
- Wheels – 18" x 8.0 painted black steel with wheel hub cover
- Windshield – Acoustic Laminated

INTERIOR/COMFORT

- Cargo Hooks
- Climate Control – Single-Zone Manual
- Door-Locks
 - Power
 - Rear-Door Handles and Locks Operable
- Floor – Flooring – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/non-illuminated
- Grab Handles – (1 – Front-passenger side, 2-Rear)
- ★ Liftgate Release Switch located in overhead console (45 second timeout feature)
- Lighting
 - Overhead Console with sunglass holder
 - 1st row task lights (driver and passenger)
 - Dome Lamp – 1st row (red/white)
 - 2nd/3rd row overhead map light
- Mirror – Day/night Rear View
- Particulate Air Filter
- Power-Adjustable Pedals (Driver Dead Pedal)
- Powerpoints – (2) First Row
- Scuff Plates – Front & Rear

INTERIOR/COMFORT (continued)

- Seats
 - 1st Row Police Grade Cloth Trim, Dual Front Buckets
 - 1st Row – Driver 6-way Power track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar)
 - 1st Row – Passenger 2-way manual track (fore/aft. with manual recline)
 - Built-in steel intrusion plates in both driver/passenger seatbacks
 - 2nd Row Vinyl, 60/40 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track
- Speed (Cruise) Control
- Speedometer – Calibrated (includes digital readout)
- Steering Wheel – Manual / Tilt, Urethane wheel finish w/Silver Painted Bezels) with Speed Controls and Redundant Audio Controls
- Sun visors, color-keyed, non-illuminated
- Universal Top Tray – Center of I/P for mounting aftermarket equipment
- ★ Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™) w/Hydraulic Brake Assist
- Airbags, 2nd generation driver & front-passenger, side seat, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes (ABS) with Traction Control
- Belt-Minder® (Front Driver / Passenger)
- Child-Safety Locks (capped)
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1st Row
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)

FUNCTIONAL

- Easy Fuel® Capless Fuel-Filler
- Front door tether straps (driver/passenger)
- MyFord®
 - AM/FM / CD / MP3 Capable / Clock / 6 speakers
 - 4.2" Color LCD Screen Center-Stack "Smart Display"
 - 5-way Steering Wheel Switches, Redundant Controls
- Note: Radio does "not" include USB Port or Aux. Audio Input Jack
- Note: USB Port and Aux. Audio Input Jack requires SYNC® (53M)
- Power pigtail harness
- ★ Rearview Camera with Washer viewable in 4" centerstack – OR – Rear View Camera viewable in rear view mirror 87R (No charge option)
- Recovery Hook, Rear Only (3.5L EcoBoost® Late Availability)
- Simple Fleet Key (w/o microchip, easy to replace)
- Two-way radio pre-wire
- Windows – Rear Defroster
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

Series	Option Code	Police Interceptor 500A
Utility Police Interceptor AWD (incl. D&D)	K8A	S
3.7L V6 TI-VCT FFV with 6-Speed Automatic Transmission	99R / 44C	S
3.5L V6 EcoBoost® – (131mph Top Speed)	99T / 44C	O
EQUIPMENT GROUP		
Interior Upgrade Package – 1 st and 2 nd Row Carpet Floor Covering – Cloth Seats – Rear – Center Floor Console less shifter w/unique Police console finish plate – includes Console – Top Plate – Finish 3 (incl. 2 cup holders) – Floor Mats, front and rear (carpeted) – Deletes the standard console mounting plate (85D) Note: Not available with options: 67G, 67H, 67U	65U	O
Front Headlamp / Police Interceptor Housing Only – Pre-drilled hole for side marker police use, does not include LED installed lights (eliminates need to drill housing assemblies) – Pre-molded side warning LED holes with standard twist lock sealed capability (does not include LED installed lights) Note: Not available with options: 66A and 67H	86P	O
Front Headlamp Lighting Solution – Includes base LED Low beam/Incandescent (Halogen) High beam headlamp with High Beam Wig-wag function and two (2) white rectangular LED side warning lights – Includes pre-wire for grille LED lights, siren and speaker (60A) – Wiring, LED lights included. Controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66A	O
*Tail Lamp / Police Interceptor Housing Only – Pre-existing holes with standard twist lock sealed capability (does not include LED installed lights) (eliminates need to drill housing assemblies) Note: Not available with options: 66B and 67H	86T	O
Tail Lamp Lighting Solution – Includes base LED lights plus two (2) rear integrated hemispheric lighthouse white LED side warning lights in taillamps – LED lights only. Wiring, controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66B	O
Rear Lighting Solution – Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass – Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) – LED lights only. Wiring, controller "not" included Note: Not available with option: 67H Note: Recommend using Cargo Wiring Upfit Package (67G) or Ultimate Wiring Package (67U)	66C	O
Cargo Wiring Upfit Package – Rear console plate (85R) – contours through 2 nd row; channel for wiring – Wiring overlay harness with lighting and siren interface connections – Vehicle Engine Harness: o Two (2) light connectors – supports up to six (6) LED lights (engine compartment) o Two (2) grille light connectors o Two (2) 50 amp battery ground circuits in right hand rear-quarter power distribution junction block o One (1) 10-amp siren/speaker circuit (engine to cargo area) – Whelen Lighting PCC8R Control Head – Whelen PCC8R Light Relay Center (mounted behind 2 nd row seat) – Light Controller / Relay Center Wiring (jumper harness) – Whelen Specific Cable (console to cargo area) Connects PCC8R to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Does "not" include LED lights o Recommend Police Wire Harness Connector Kits 47C and 21P Note: Not available with options: 65U, 67H and 67U	67G	O
Ready for the Road Package: All-in Complete Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus – Whelen Cencom Light Controller Head with dimmable backlight – Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor (mounted behind 2 nd row seat) – Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails – High current pigtail – Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head – Pre-wiring for grille LED lights, siren and speaker (60A) – Rear console plate (85R) – contours through 2 nd row; channel for wiring – Grille linear LED Lights (Red / Blue) and harness – 100-Watt Siren / Speaker – Hidden Door-Lock Plunger / Rear-Door Handles Inoperable (52P) – Wiring Harness: o Two (2) 50 amp battery and ground circuits in RH rear-quarter Note: Not available with options: 66A, 66B, 66C, 67G, 67U and 65U	67H	O

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

EQUIPMENT GROUP		
(Continued)		
Ultimate Wiring Package Includes the following: - Rear console mounting plate (85R) – contours through 2 nd row; channel for wiring - Pre-wiring for grille LED lights, siren and speaker (60A) - Wiring harness I/P to rear cargo area (overlay) <ul style="list-style-type: none"> o Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) o Two (2) 50-amp battery and ground circuits in RH rear-quarter o One (1) 10-amp siren/speaker circuit engine cargo area - Rear hatch/cargo area wiring – supports up to six (6) rear LED lights - Does "not" include LED lights, side connectors or controller <ul style="list-style-type: none"> o Recommend Police Wire Harness Connector Kits 47C and 21P Note: Not available with options: 65U, 67G, 67H	67U	O
Police Wire Harness Connector Kit – Front For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> • (2) Male 4-pin connectors for siren • (5) Female 4-pin connectors for lighting/siren/speaker • (1) 4-pin IP connector for speakers • (1) 4-pin IP connector for siren controller connectivity • (1) 8-pin sealed connector • (1) 14-pin IP connector Note: See Uptfitters guide for further detail www.fordpoliceinterceptorupfit.com	47C	O
Police Wire Harness Connector Kit – Rear For connectivity to Ford PI Package solutions includes: <ul style="list-style-type: none"> • (1) 2-pin connector for rear lighting • (1) 2-pin connector • (6) Female 4-pin connectors • (6) Male 4 pin connectors • (1) 10-pin connector Note: See Uptfitters guide for further detail www.fordpoliceinterceptorupfit.com	21P	O
KEY EXTERIOR OPTIONS		
Engine Block Heater	41H	O
License Plate Bracket – Front	153	O
Lamps		
Auto Headlamp	86L	O
Dark Car Feature – Courtesy lamp disable when any door is opened	43D	O
Daytime Running Lamps	942	O
Dome Lamp – Red/White in Cargo Area	17T	O
★ Front Warning Auxiliary Light (Driver side – Red / Passenger side – Blue) Note: Requires 60A	21L	O
★ Forward Indicator Pocket Warning Light – Warn, Park, Turn (Driver side – Red / Passenger side – Blue) Note: Requires 60A	21W	O
Pre-wiring for grille LED lights, siren and speaker	60A	O / P-66A / P-67G / P-67H / P-67U
Side Marker LED – Sideview Mirrors (Driver side – Red / Passenger side – Blue) – Located on backside of exterior mirror housing – LED lights only. Wiring, controller "not" included. Note: Requires 60A Note: Recommend using Cargo Wiring Upfit Package (67G), Ready for the Road Package (67H) or Ultimate Wiring Package (67U)	63B	O
Rear Quarter Glass Side Marker Lights (Driver side – Red / Passenger side – Blue)	63L	O
Spot Lamp Prep Kits		
Spot Lamp Prep Kit, Driver Side Note: Does not include spot lamp housing and bulb	51P	O
Spot Lamp Prep Kit, Dual Side Note: Does not include spot lamp housing and bulbs	51W	O
Spot Lamp – Incandescent Bulb:		
Driver Only	51Y	O
Dual (driver and passenger)	51Z	O
Spot Lamp – LED Bulb:		
Driver Only (Unity)	51R	O
Driver Only (Whelen)	51T	O
Dual (driver and passenger) (Unity)	51S	O
Dual (driver and passenger) (Whelen)	51V	O
Body		
Glass – Solar Tint 2 nd Row, Rear Quarter and Liftgate Window (Deletes Privacy Glass)	92G	O
Glass – Solar Tint 2 nd Row Only, Privacy Glass on Rear Quarter and Liftgate Window	92R	O

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

EQUIPMENT GROUP**Body (continued)**

Roof Rack Side Rails – Black	68Z	O
Deflector Plate (Standard on EcoBoost® engine)	76D	O
VINYL WRAP OPTIONS		
Two-Tone Vinyl Package #1 <ul style="list-style-type: none"> • Roof Vinyl • RH/LH Front-Doors Vinyl • RH/LH Rear-Doors Vinyl • White (YZ) Only Note: Not available with the following options: 91C, 91D, 91E, 91F, 91G, 91H, 91J	91A	O
Two-Tone Vinyl Package #3 <ul style="list-style-type: none"> • Roof Vinyl • RH/LH Front-Doors Only Vinyl • White (YZ) Only Note: Not available with the following options: 91A, 91D, 91E, 91F, 91G, 91H, 91J	91C	O
Two-Tone Vinyl – Roof <ul style="list-style-type: none"> • Roof Vinyl • White Only Note: Not available with the following options: 91A, 91C	91H	O
Two-Tone Vinyl – RH/LH Front-Doors <ul style="list-style-type: none"> • White Only Note: Not available with the following options: 91A, 91C, 91D, 91E, 91F, 91G	91J	O
Vinyl Word Wrap – POLICE “non-reflective” <ul style="list-style-type: none"> • White (YZ) lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91E, 91F, 91G, 91J	91D	O
Vinyl Word Wrap – POLICE “reflective” <ul style="list-style-type: none"> • Black lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91F, 91G, 91J	91E	O
Vinyl Word Wrap – POLICE “reflective” <ul style="list-style-type: none"> • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91E, 91G, 91J	91F	O
Vinyl Word Wrap – SHERIFF “non-reflective” <ul style="list-style-type: none"> • White lettering located on LH/RH sides of vehicle Note: Not available with the following options: 91A, 91C, 91D, 91E, 91F, 91J	91G	O
Wheels		
Wheel Covers (18" Full Face Wheel Cover) Note: Only available with the standard Police wheel, not available with 64E	65L	O
18" Painted Aluminum Wheel Note: Spare wheel is an 18" conventional (Police) black steel wheel	64E	O
Audio / Video		
Rear View Camera (Includes Electrochromic Rear View Mirror – Video is displayed in rear view mirror) Note: This option would replace the camera that comes standard in the 4" center stack area. Note: Camera can only be displayed in the 4" center stack (std) "OR" the rear view mirror (87R)	87R	O
SYNC® Basic (Voice-Activated Communication System) – Includes single USB port and single auxiliary audio input jack	53M	O
Remappable (4) switches on steering wheel (less SYNC®)	61R	O
Remappable (4) switches on steering wheel (with SYNC®)	61S	O
Doors / Locks (Select only one)		
Rear-Door Handles Inoperable / Locks Operable ¹	68L	O
Rear-Door Handles Inoperable / Locks Inoperable ¹	68G	O
Hidden Door-Lock Plunger w/Rear-door handles operable ¹	52H	O
Hidden Door-Lock Plunger w/Rear-door handles inoperable ¹	52P	O / P-67H
Windows		
Windows – Rear-window power delete, operable from front driver side switches	18W	O
Flooring / Seats		
1 st and 2 nd row carpet floor covering (includes floor mats, front and rear)	16C	O / P-65U
2 nd Row Cloth Seats	88F	O / P-65U
*Power passenger seat (6-way) w/manual recline and lumbar	87P	O
Front Console Plate – Delete Note: Not available with option: 67G, 67H, 67U, 85R	85D	O / P-65U
Rear Console Plate Note: Not available with option: 65U, 85D	85R	O / P-67G / P-67H / P-67U
Keys (Note: Not compatible with Remote Keyless-Entry – 595)		
Keyed Alike – 1435x	59E	O

¹ Options 68L, 68G, 52H and 52P not available in any combination

* = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

2016 UTILITY POLICE INTERCEPTOR EQUIPMENT GROUP

EQUIPMENT GROUP**Keys (Note: Not compatible with Remote Keyless-Entry - 595) (continued)**

Keyed Alike - 1284x	59B	O
Keyed Alike - 0135x	59D	O
Keyed Alike - 0576x	59F	O
Keyed Alike - 1111x	59J	O
Keyed Alike - 1294x	59C	O
Keyed Alike - 0151x	59G	O

Safety & Security

Ballistic Door-Panels - Driver Front-Door Only	90D	O
Ballistic Door-Panels - Driver & Pass Front-Doors	90E	O
BLIS® - Blind Spot Monitoring with Cross-traffic Alert (Requires 54Z) Note: Includes manual fold-away mirrors, w/heat, w/o memory, w/o puddle lamps	55B / 54Z	O
Lockable Gas Cap for Easy Fuel® Capless Fuel-Filler	19L	O
Mirrors - Heated Sideview	549	O
Perimeter Anti-Theft Alarm - Activated by Hood, Door or Liftgate - Requires Key Fob (595)	593	O
Remote Keyless-Entry Key Fob (w/o Keypad, less PATS) Note: Not available with Keyed Alike	595	O
Reverse Sensing	76R	O

Misc

Aux Air Conditioning Note: Not available with Cargo Storage Vault (63V)	17A	O
Badge Delete - Deletes the "Police Interceptor" badging on rear liftgate - Deletes the "Interceptor" badging on front hood (EcoBoost®)	16D	O
Cargo Storage Vault (includes lockable door and compartment light) Note: Not available with Aux Air Conditioning (17A)	63V	O
Scuff Guards - Protective wrap edging located on front edge of both rear-doors - Top surface of rear bumper (help protect the upper surface from paint damage that can occur while loading and unloading of cargo)	55D	O
My Speed Fleet Management - Allows dealer or fleet administrator to lower the maximum vehicle speed and the maximum audio system volume using a Ford authorized IDS diagnostic service tool - Allows the VMAX speed to be set in 5mph increments (between 90 - 131 mph) Note: See Upfitter's Guide for further detail www.fordpoliceinterceptorupfit.com	43S	O
Noise Suppression Bonds (Ground Straps)	60R	O
Enhanced PTU Cooler - Power Transfer Unit - Recommended Usage: EVOC Training; Continuous / Extended Track Usage Note: This PTU Cooler is not required for day to day patrol usage Note: Requires the 3.5L V6 EcoBoost® Engine (99T)	52B	O
100 Watt Siren/Speaker (includes bracket and pigtail)	18X	O / P-67H

2016 UTILITY POLICE INTERCEPTOR COLOR & TRIM AVAILABILITY

Utility Police Interceptor	Utility Police Interceptor	Interior Color Charcoal Black
Cloth Front Buckets / Vinyl Rear	Front – Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar) Passenger – 2-way manual track (fore/aft. with manual recline) Rear – 60/40 Split Vinyl.	9W
Cloth Front Buckets / Cloth Rear	Front – Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar). Passenger – 2-way manual track (fore/aft. with manual recline) Rear – 60/40 Split Cloth	FW

COLOR OFFERINGS

EXTERIOR COLOR POLICE	Order Code	Charcoal Black
		Availability
Medium Brown Metallic	BU	■
Arizona Beige Metallic Clearcoat	E3	■
Shadow Black	G1	■
Smokestone Metallic	HG	■
Kodiak Brown Metallic	J1	■
Dark Toreador Red Metallic	JL	■
Norsea Blue Metallic	KR	■
Dark Blue	LK	■
Royal Blue	LM	■
Light Blue Metallic	LN	■
Ultra Blue Metallic	MM	■
★ Blue Jeans Metallic	N1	■
Silver Grey Metallic	TN	■
Sterling Grey Metallic	UJ	■
Ingot Silver Metallic	UX	■
Medium Titanium Metallic	YG	■
Oxford White	YZ	■

VINYL WRAP COLOR TREATMENT OFFERINGS*

Vinyl Wrap Color	Accent Order Code
Police White NOTE: Not available with exterior paint Oxford White (YZ) * Accent Color Wrap for Vinyl Packages 91A, 91C, 91D	YZ

★ = New for this model year

CITY OF RAYTOWN
Request for Board Action

Date: January 28, 2016

Bill No.: 6403-16

To: Mayor and Board of Aldermen

Section No.: XXXVI

From: John Benson, Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: Approval of an Amendment to the 353 Tax Abatement Agreement providing real property tax abatement for the interior and exterior renovations/redevelopment of property located at 9503-9507 East 63rd Street in the City of Raytown, Missouri.

Analysis: David McGee representing Spartan Properties, LLC is seeking approval of a Chapter 353 Tax Abatement application for renovations to two vacant office buildings, parking lot area and sidewalk areas on the subject property.

Chapter 353 Tax Abatement is an economic incentive that by state law allows for full or partial tax relief for those willing to redevelop property within blighted areas. The intent of the Raytown Municipal Redevelopment Corporation (RMRC) is to strengthen the economic viability of the Downtown Raytown area by providing an innovative financial incentive for improving the exterior appearance, interior and structural conditions of its buildings.

The RMRC Board of Directors have recommended approval of the amended application for Chapter 353 tax abatement at Level A "Market Stabilizing" for the property located at 9503-9507 East 63rd Street.

Project Description:

The two vacant office buildings are proposed to be renovated and leased to several businesses. The submitted application indicates the type of improvements proposed and the estimated costs will include:

- Roofing: \$30,000
- A/C & furnace: \$70,000
- Electrical: \$15,000
- Plumbing: \$10,000
- General Remodeling Work: \$50,000
- Brick Work: \$1,700
- Repair to stairs and parking lot: \$1,200

Though no jobs are required to be created or retained as a condition for a “Market Stabilizing” tax abatement project in the City’s Chapter 353 Tax Abatement Policy, the applicant states in submitted application that a minimum of 15 jobs are estimated to be brought to the property. Some of these jobs will be for businesses that the applicant indicates will move to the property from other locations in Raytown while some of the other jobs will be created by new businesses coming to Raytown and locating on the property.

The project meets the requirements of the City’s Chapter 353 Tax Abatement Policy. A copy of the requirements is included in the applicant's application.

Please note, Chapter 353 is not an economic development incentive designed to spur new jobs or capital investment, but rather emphasizes the removal of blight. As this project will dramatically improve/enhance the appearance of the building, staff and the RMRC believes the project achieves the desired impact from the program.

Fiscal Impact: During the course of the 10-Year Tax Abatement, the following jurisdictions will be impacted at the amount shown:

• Raytown School District	\$23,999.21
• Raytown Fire District	\$ 3,821.65
• Jackson County	\$ 1,881.96
• City of Raytown	\$ 2,010.69
• Handicap Workshop	\$ 280.24
• Mental Health	\$ 454.92
• Junior College	\$ 889.72
• Library	\$ 1,194.62
• Blind	\$ 113.92
• Replacement Tax	<u>\$ 5,456.78</u>
TOTAL	<u>\$40,103.75</u>

Budgetary Impact

Not Applicable

AN ORDINANCE ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN

WHEREAS, the Raytown Municipal Redevelopment Corporation ("Redevelopment Corporation"), an Urban Redevelopment Corporation organized under and pursuant to the Urban Redevelopment Corporations Law of 1945, as amended, did file with the City of Raytown, Missouri, the Eighth Amended Development Plan ("Eighth Amended Development Plan") for approval which contemplates the development and redevelopment of an area described in it as the "Redevelopment Area"; and

WHEREAS, 1) due notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area and 2) the Raytown Board of Aldermen ("Board") held a public hearing; and

WHEREAS, in connection with the public hearing on the Eighth Amended Development Plan, the Board also considered a Blight Study for the Redevelopment Area described within the Eighth Amended Development Plan and also considered other evidence and testimony in connection with the existence of blighted conditions with the Redevelopment Area, the means by which the Eighth Amended Development Plan would be implemented and the granting of tax abatement within the Redevelopment Area as authorized by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, as follows:

SECTION 1 – NOTICE. The Board finds that all notices, legal or accommodating, have been given to all interested parties as such notices may be required to be given by law.

SECTION 2 – DEVELOPMENT PLAN. The Board has reviewed, considered and taken evidence on the Eighth Amended Development Plan of Raytown Municipal Redevelopment Corporation for the redevelopment of the City of Raytown Central Business District, which is attached hereto and incorporated by this reference as though fully set out.

SECTION 3 – FINDINGS. The Board does hereby find that:

a. The Redevelopment Area described within the Eighth Amended Development Plan on the whole is a blighted area and is suffering from obsolescence due to age, is of an inadequate and outmoded design, has become an economic and social liability, is unable to pay a reasonable level of taxes, and is therefore blighted within the meaning of the Missouri Urban Redevelopment Corporations Law, § 353.020(2), RSMo.

b. The Board has previously found, after considering the Blight Study conducted by James Askew & Associates dated April 10, 2006 (on file with the City Clerk and incorporated herein by this reference) that the Redevelopment Area as described in the Eighth Amended Development Plan is blighted, and such finding is affirmed.

SECTION 4 - CONTENTS OF PLAN. The Board finds that the Eighth Amended Development Plan sets forth in writing the program to be undertaken to accomplish the redevelopment objectives described therein and the redevelopment objectives and purposes of the Urban Redevelopment Corporations Law.

SECTION 5 – ADOPTION OF PLAN. The Board does hereby adopt and approve the Eighth Amended Development Plan submitted by RMRC in its entirety. The approval of the Eighth Amended Development Plan and the development, redevelopment and construction in the Redevelopment Area is necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare of the City of Raytown, Missouri.

SECTION 6 – TAX ABATEMENT. Raytown Municipal Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement on land improvements that shall apply to RMRC or its successors and assigns, as more particularly described within the Eighth Amended Development Plan.

SECTION 7 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 9 - EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 2nd day of February, 2016.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

George E. Kapke, City Attorney

RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION
EIGHTH AMENDED DEVELOPMENT PLAN

DEVELOPMENT PLAN

1. Introduction

The Raytown Municipal Redevelopment Corporation ("RMRC") was formed on September 19, 2007 to serve as a tool to bring about the revitalization of the downtown area of Raytown. Stock in the corporation is owned wholly by the City of Raytown and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial tax abatement on their downtown properties in return for making improvements.

The RMRC desires the availability of property tax abatement for the Redevelopment Area for the purposes of stimulating reinvestment, both economic and otherwise, into the Central Business District. It is anticipated that the RMRC will (i) work with the current owners of property within the Redevelopment Area to promote and encourage their reinvestment in their property in exchange for property tax abatement, and (ii) work with prospective new owners to encourage new investment in existing or new buildings in the Redevelopment Area. It is further anticipated that the RMRC will only acquire property briefly so as to qualify the redevelopment project for tax abatement, and then the RMRC will assign certain tax abatement rights to property owners who make improvements to their property. Each development plan will require approval by the Board of Aldermen in order to secure the benefits available under Missouri's Urban Redevelopment Corporations Law, Chapter 353, RSMo, as amended. Property will be conveyed to the RMRC and immediately reconveyed back to the original property owner, triggering the tax abatement rights.

2. Redevelopment Area

The Redevelopment Area currently includes residential, commercial and retail uses and its character can be generally described as mixed-use. Within the Redevelopment Area there are some predominately residential blocks featuring both multi-family and single-family dwellings. There also exists mixes of residential, retail and office which have evolved over time as many residences within the neighborhood were converted to other uses.

A majority of the improvements, both public and private, within the Redevelopment Area are at least 40 years old. As such, many of the commercial properties in the area have lost their vitality and many of the residential structures have fallen into various states of disrepair, losing appeal and functionality in the market. Most of the properties in the Redevelopment Area require modernization in order to retain reasonable and competitive utility and viability in comparison to other suburbs throughout the metropolitan region.

3. Redevelopment Projects

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The following are the current projects:

Redevelopment Project 1(a). 6109-6111 Blue Ridge Boulevard (2008 Jackson County Parcel No. 45-120-11-08-00-0-00-000). Owners: Jeffrey and Diane Page. This project consists of parking lot resurfacing, new roof and siding, interior and exterior renovation at a cost of approximately \$190,000.00.

Redevelopment Project 1(b). 6326 Raytown Road (2008 Jackson County Parcel No. 45-240-08-11-01-0-00-000). Owner: Cary Properties LLC. This project generally consists of complete interior renovation and facade improvements at a cost of approximately \$57,000.

Redevelopment Project 1(c). 9711-9715 E. 63rd Street (2008 Jackson County Parcel No. 45-240-06-35-00-0-00-000). Owner: Pamela G. Clark McKinley, Trustee. This project generally consists of interior and exterior renovations including new siding, hand railings, front windowpanes, lighting and drop ceiling at a cost of approximately \$37,000.

Redevelopment Project 2(a). 10200 East 63rd Terrace (2010 Jackson County Parcel No. 45-130-04-13-00-0-00-000). Owner LEM Contracting LLC (Joe Medlin). This project generally involves repairing the structure which has been damaged by fire and then lease the building as office space. Building rehabilitation costs are estimated to be \$50,000.

Redevelopment Project 2(b) as revised. 6323 Raytown Road (2010 Jackson County Parcel No. 45-130-05-08-00-0-00-000). Owner: J. Guenther Keating, LLC. The project as originally approved involved renovating the existing the building into a restaurant. The revised project, due to unknown building structural issues, now involves replacing the old building footprint and adding 160 square feet of additional space for a new hot dog restaurant. Project costs are still estimated to be \$78,000.

Redevelopment Project 3(a). 10409 East 63rd Street (2010 Jackson County Parcel No. 45-130-20-01-00-0-00-000). Owner: Shop T1 Services, Inc. This structure has undergone a major renovation, such as: plaster perimeter, interior walls and insulate; replace HVAC and duct work; replace windows; tear off and rebuild roof on north end; new exterior staircase, new drywall; interior and exterior paint. Total project costs: \$40,150.

Redevelopment Project 4(a). 6300 Evanston (2010 Jackson County Parcel No. 45-240-04-01-00-0-00-000). Owner: DCB Properties, LLC. This project was a total demolition and reconstruction of offices, open work area, rest rooms, kitchen and storage area. The exterior was refaced, new windows were installed, new roof installed with gable roofs and overhangs and new rock pillars were constructed. A wood porch and deck were constructed on the front and a concrete patio was poured in the back, along with new concrete steps to allow access to the front from the parking lot. Eligible project costs: 98,704.

Redevelopment Project 4(b). 6134-6204 Raytown Trafficway (2010 Jackson County Parcel Nos. 45-210-03-26-00-0-00-000 & 45-20-03-023-00-0-00-000 & 45-210-03-17-02-0-00-000). Owner: AHG, Inc. This project will involve the renovation, remodeling and subdividing of an existing former grocery store (approximately 31,605 square feet) and create two (2) new retail storefronts. The intent is for the grocery store to occupy about 16,000 square feet of the southern portion of the space, while the remainder of the space will be “white-boxed” for a new

tenant. It is estimated that the grocery store will add 16 permanent jobs. Eligible project costs: \$1,218,786.

Redevelopment Project 5(a-1). 6020 Blue Ridge Blvd. (Jackson County Parcel No. 45-120-03-35-00-0-00-000). Owners: Marvin B. Russell & Michelle Russell. This project consists of the NewzRoom Café, a locally owned restaurant. Eligible project costs: \$87,940.

Redevelopment Project 5(a). 10014 E. 63rd Street (Jackson County Parcel No. 45-120-09-17-00-0-00-000). Owner: Sue Frank. This project consists of installing a false parapet on the front of the building, including awnings and new signage and giving the appearance of being two stories. A cornice will be installed to support new signage on the back (north) and an awning over the door. Eligible project costs: \$35,000.

Redevelopment Project 6(a). 9503 E. 63rd St. (Jackson County Parcel No. 45-240-04-39-00-0-00-000). Owner: Spartan Properties LLC. This project consists of office renovation of the two buildings located on the parcel. Eligible project costs: \$194,700.

The Redevelopment Projects are within a larger area that has been determined by the Board of Aldermen to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law. Applications for Redevelopment Projects 1(a) through 5(a) are on file with the City Clerk.

4. Tax Abatement.

Redevelopment Project 6(a) is hereby granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 5(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 5(a-1) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 4(b) has been granted 10 years of tax abatement at 100% (improvements only) and 15 years of tax abatement at 50% (land and improvements).

Redevelopment Project 4(a) has been 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 3(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 2(a) has been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first. Redevelopment Project 2(b) has already been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 1(a) has been granted 10 years of tax abatement at 100% and 5 years of tax abatement at 50%; Redevelopment Project 1(b) has already been granted 10 years of tax abatement at 100% and 2 years of tax abatement at 50%; Redevelopment Project 1(c) has already been granted 10 years of tax abatement at 100%.

As provided for by Chapter 353, RSMo, the abatement for the first 10 years is 100% of the improvements (land is still taxed normally) as assessed in the year prior to the property's acquisition by RMRC. Under Section 353.110.2, for the next fifteen year period, the abatement is 50% of the land *and* improvement value. The granting of the tax abatements are conditioned on the owners executing with RMRC a Memorandum of Understanding in a form acceptable to RMRC.

5. Eminent Domain.

The RMRC is not granted the power of eminent domain.

6. Relocation Policy.

The RMRC will comply with all requirements concerning the provision of relocation assistance as provided for by Chapter 523, RSMo.

EXHIBITS

1. Legal Description of Redevelopment Area
2. Tax Impact Analysis (for Redevelopment Project 6(a))
3. Application (Redevelopment Project 6(a); 9503 E. 63rd St.)

Exhibit 1

All that part of ADLER'S HIGH VIEW ADDITION, BLUECREST, WAIGHTS RESURVEY of BLUECREST, HALL'S 2nd ADDITION TO RAYTOWN, HALL'S ADDITION TO RAYTOWN, ROSS ACRES, RESURVEY Tract 2 J.J. ROBINSON FARM, MUIRSMITH ADDITION, RAYTOWN LANDING, ASKANAS PARK A Resurvey of Lots in ASKANAS HEIGHTS and ASKANAS HEIGHTS, subdivisions lying in Section 5 and Section 4, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of said Section 5; thence West along the North line of said Northeast Quarter, a distance of 1358.16 feet to a point on the East line of ADLER'S HIGH VIEW ADDITION; thence North along the East line of said ADLER HIGH VIEW ADDITION a distance of 37.09 feet to a point; thence West along the North line of said ADLER'S HIGH VIEW ADDITION a distance of 127.14 feet to the Northwest corner of Lot 1 of said ADLER'S HIGH VIEW ADDITION; thence South along the West line of said Lot 1 a distance of 227.44 feet to the Southwest corner thereof, said point also lying on the North line of Lot 2 of said ADLER'S HIGH VIEW ADDITION; thence West along the North line of said Lot 2 a distance of 77.26 feet to the Northwest corner thereof; thence South along the West line of Lots 2 through 11 of said ADLER'S HIGH VIEW ADDITION a distance of 832.16 feet to a point on the North right of way line of 60th Terrace; thence Northwesterly along the North right of way line of 60th Terrace a distance of 107.49 feet to a point; thence South a distance of 264.32 feet to a point on the South line of said ADLER'S VIEW HIGH ADDITION; thence West along the South line of said ADLER'S VIEW HIGH ADDITION a distance of 657.03 feet to a point on the East line of BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a subdivision in Raytown, Jackson County, Missouri; thence South along the East line of said BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a distance of 1412.96 feet to point on the North right of way line of 63rd Street; thence West along the North right of way line of 63rd Street a distance of 339.25 feet to a point; thence South a distance of 355.22 feet to a point; thence Southeasterly a distance of 222.71 feet to a point on the Northerly right of way line of 63rd Terrace; thence Northwesterly along a curve to the right having a Radius of 35.00 feet, through a central angle of 80 degrees 03 minutes 04 seconds with an arc length of 48.90 feet to the Southwest corner of Lot 6, WAIGHTS RESURVEY of BLUECREST; thence East along the South line of said Lot 6 a distance of 125.25 feet to the Southwest corner of Lot 5 of said WAIGHTS RESURVEY of BLUECREST; thence Northeasterly a distance of 487.45 feet to the Southeast corner of Lot 7, BLUECREST; thence Northeasterly a distance of 283.17 feet to Southeast corner of Lot 5, BLUECREST; thence East a distance of 443.31 feet to the Southeast corner of Lot 1, BLUECREST, said point also lying on the Easterly right of way line of Evanston Avenue; thence Southwesterly along a curve to the right, having a radius of 2225.00 feet, through a central angle of 2 degrees 13 minutes 25 seconds an arc distance of 86.35 feet to a point; thence Southwesterly along a curve to the right, having a radius of 104.99 feet, through a central angle of 84 degrees 20 minutes 05 seconds an arc distance of 154.54 feet to a point; thence South a distance of 237.33 feet to a point on the Westerly prolongation of the common line for Lots 4 and 5 of said BLUECREST; thence Easterly along said common line for Lots 4 and 5 a

distance of 332.18 feet to a point on the East line of said BLUECREST; thence North along the East line of said BLUECREST a distance of 169.55 feet to the common corner of Lots 12 and 13 of said HALLS 2nd Addition; thence East along the common line for said Lots 12 and 13 a distance 150.00 feet to a point on the West right of way line of Harold Avenue; thence South along the said West right of way line of Harold Avenue a distance of 452.14 feet to the intersection and prolongation of the South right of way line of 64th Terrace; thence East along the prolongation of said South right of way line a distance of 520.35 feet to a point on the West right of way line of the Chicago Rock Island and Pacific Railroad; thence Southerly along West line of said Chicago Rock Island and Pacific Railroad a distance of 382.62 feet to a point on the East right of way line of Raytown Road; thence North along the East right of way line of said Raytown Road a distance of 567.68 feet to a point on the South right of way of Cedar Avenue; thence East along the said South line of Cedar Avenue a distance of 119.30 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 342.36 feet, through a central angle of 16 degrees 48 minutes 27 seconds with an arc length of 100.43 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 330.72 feet, through a central angle of 33 degrees 36 minutes 41 seconds with an arc length of 194.01 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.57 feet, through a central angle of 17 degrees 10 minutes 19 seconds with an arc length of 72.70 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.93 feet, through a central angle of 17 degrees 22 minutes 19 seconds with an arc length of 73.66 feet to a point; thence continuing North along the East right of way line of said Cedar Avenue a distance of 190.70 feet to a point on the North right of way line of 63rd Terrace; thence East along the said North right of way line of 63rd Terrace, a distance of 100.32 feet to a point; thence continuing along said North right of way line, Southeasterly along a curve to the left having a Radius of 4864.53 feet, through a central angle of 3 degrees 38 minutes 36 seconds with an arc length of 309.33 feet to a point on the East line of said MUIRSMITH ADDITION; thence continuing East along said North right of way line a distance of 569.89 feet to a point on the West right of way line of Willow Street; thence North along the said West right of way line a distance of 293.11 feet to a point; thence North a distance of 72.78 feet to a point on the North Right of way line of 63rd Street; thence West along the said North right of way a distance of 235.48 feet to a point on the East line of RAYTOWN LANDING; thence North along the said East line a distance of 189.81 feet to a point; thence continuing East along said East line a distance of 75.25 feet; thence continuing North along said East line a distance of 408.21 feet to the Southwest corner of HODGE'S GARDENS and the common corner to Lots 11 and 12; thence Northeasterly along the common line for Lots 11 and 12 a distance of 264.06 feet to a point on the South right of way line of 61st Street Terrace; thence Northeast a distance of 73.86 feet to a point on the North right of way line of said 61st Street Terrace; thence East along the said North right of way line a distance of 208.62 feet to a point; thence Northeast along a curve to the left having a Radius of 25.04 feet, through a central angle of 88 degrees 37 minutes 28 seconds with an arc length of 38.73 feet to a point on the West right of way line of Willow Avenue; thence North along the West right of way line of said Willow Avenue a distance of 537.98 feet to a point on the South right of way

line of 60th Terrace; thence West along the said South right of way line of 60th Terrace a distance of 217.25 feet to a point; thence West a distance of 49.82 feet to a point on the West right of way line of Hardy Street; thence South along the West right of way line of Hardy Street a distance of 91.59 feet to a point on the North right of way line of 61st Street; thence West along said North right of way line of 61st Street a distance of 1013.18 feet to a point on the West right of way line of Blue Ridge Blvd.; thence North along said West right of way line of Blue Ridge Blvd. a distance of 199.01 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 16654.38 feet, through a central angle of 1 degrees 56 minutes 17 seconds with an arc length of 563.34 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 4209.72 feet, through a central angle of 5 degrees 35 minutes 21 seconds with an arc length of 410.66 feet to a point; thence North along said West right of way line a distance of 177.87 feet to a point on the North line of the Northwest Quarter of said Section 4; thence West along the North line of the Northwest Quarter of said Section 4, a distance of 983.76 feet to the POINT OF BEGINNING, and containing 10,080,815 Square Feet and 231.424 acres more or less.

Exhibit 2

Exhibit 3

**Chapter 353 Tax Impact Analysis
9503 E. 63rd Street, Raytown, MO 64133**

Section A. Assumptions:

Section 1

Properties

<u>Address</u>	<u>Parcel #</u>	<u>Market Value</u>	<u>Class</u>	<u>AV</u>
9503 E. 63rd St.	45-240-04-39-00-0-00-000	130,000	32%	41,600

Section 2

2015 tax levies	Per \$100 AV
School District	6.3200
Fire Prot. Dist.	1.0064
City	0.5295
Handicap	0.0738
Jackson County	0.4956
Mental Health	0.1198
Metro Junior College	0.2343
Library	0.3146
State Blind	0.0300
Replacement Tax	1.4370
Total	10.5610

Section 3

Land AV is as follows:

<u>Total AV</u>	<u>Land AV</u>	<u>Improvement AV</u>
41,600	36,928	4,672

Section 4

Inflation per year:

2%

Section 5

Abatement Term

10 Years 100% Improvement AV, or cost of improvement, whichever occurs first

Section 6

Improvements

Total Improvement Cost	Estimated New Appraised Value using 50% of Total Cost	Estimated New AV	Estimated Land AV	Estimated Improvement AV
194,700	227,350	72,752	36,928	\$ 35,824

Section B **Estimated taxes
without the
improvement
projects**

TAX:			
2015		\$	4,393.38
2016		\$	4,481.24
2017		\$	4,481.24
2018		\$	4,569.11
2019		\$	4,569.11
2020		\$	4,656.98
2021		\$	4,656.98
2022		\$	4,744.85
2023		\$	4,744.85
2024		\$	4,832.71
2025		\$	4,832.71
2016- 2025 TOTALS		\$	46,569.79

Section C **Estimated
abated taxes
with
improvement
projects**

TAX:			
2015		\$	3,783.37
2016		\$	3,859.04
2017		\$	3,859.04
2018		\$	3,934.71
2019		\$	3,934.71
2020		\$	4,010.37
2021		\$	4,010.37
2022		\$	4,086.04
2023		\$	4,086.04
2024		\$	4,161.71
2025		\$	4,161.71
2016 - 2025 TOTALS		\$	40,103.75

Estimated Taxes To Be Abated

Taxing Entity:	School District	Fire District	County	City	Handicap Workshop	Mental Health	Junior College	Library	Blind	Replacement Tax	
% of tax rate:	0.598428179	0.095294006	0.046927374	0.050137298	0.006987975	0.011343623	0.022185399	0.029788846	0.00284064	0.13606666	
Year											
2015	\$2,264.08	\$360.53	\$177.54	\$189.69	\$26.44	\$42.92	\$83.94	\$112.70	\$10.75	\$514.79	\$3,783.37
2016	\$2,309.36	\$367.74	\$181.09	\$193.48	\$26.97	\$43.78	\$85.61	\$114.96	\$10.96	\$525.09	\$3,859.04
2017	\$2,309.36	\$367.74	\$181.09	\$193.48	\$26.97	\$43.78	\$85.61	\$114.96	\$10.96	\$525.09	\$3,859.04
2018	\$2,354.64	\$374.95	\$184.65	\$197.28	\$27.50	\$44.63	\$87.29	\$117.21	\$11.18	\$535.38	\$3,934.71
2019	\$2,354.64	\$374.95	\$184.65	\$197.28	\$27.50	\$44.63	\$87.29	\$117.21	\$11.18	\$535.38	\$3,934.71
2020	\$2,399.92	\$382.16	\$188.20	\$201.07	\$28.02	\$45.49	\$88.97	\$119.46	\$11.39	\$545.68	\$4,010.37
2021	\$2,399.92	\$382.16	\$188.20	\$201.07	\$28.02	\$45.49	\$88.97	\$119.46	\$11.39	\$545.68	\$4,010.37
2022	\$2,445.20	\$389.38	\$191.75	\$204.86	\$28.55	\$46.35	\$90.65	\$121.72	\$11.61	\$555.97	\$4,086.04
2023	\$2,445.20	\$389.38	\$191.75	\$204.86	\$28.55	\$46.35	\$90.65	\$121.72	\$11.61	\$555.97	\$4,086.04
2024	\$2,490.48	\$396.59	\$195.30	\$208.66	\$29.08	\$47.21	\$92.33	\$123.97	\$11.82	\$566.27	\$4,161.71
2025	\$2,490.48	\$396.59	\$195.30	\$208.66	\$29.08	\$47.21	\$92.33	\$123.97	\$11.82	\$566.27	\$4,161.71
15-'25 Totals	\$23,999.21	\$3,821.65	\$1,881.96	\$2,010.69	\$280.24	\$454.92	\$889.72	\$1,194.64	\$113.92	\$5,456.78	\$40,103.75

**Estimated Total
Taxes That Will
Still Be Paid With
Abatement (Tax
Remains on Land
AV)**

0.094994451

TAX		
2015		3,899.97
2016		3,977.97
2017		3,977.97
2018		4,055.96
2019		4,055.96
2020		4,133.96
2021		4,133.96
2022		4,211.96
2023		4,211.96
2024		4,289.96
2025		4,289.96
16-'25 Totals		41,339.64



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• Eye Drops

• Eye Surgery



**353 TAX ABATEMENT DOWNTOWN RAYTOWN
REDEVELOPMENT INCENTIVE PROGRAM
APPLICATION INFORMATION**

Information addressing each of the following criteria must be submitted to formally apply for the 353 Tax Abatement Downtown Raytown Redevelopment Program.

1. State the name, address, and telephone number of the applying entity and, if different, of the owner of the real property to be improved.

Spartan Properties LLC
David McGee
9503/9507 East 63rd Street, Raytown Missouri, 64133
816-358-4835

2. Provide the name(s) of the applying entity's representatives and any other financial guarantors of the Project and their addresses and telephone numbers if different from above.

N/A

3. Provide background information about the applicant and guarantors, including development experience, if any, and all other relevant information the Raytown Municipal Redevelopment Corporation (RMRC) may need to consider while reviewing the application. Describe the corporate or partnership structure as applicable.

David McGee
Current business owner of ITEK Computer Services which is currently located at 10227 East 61st Street, Raytown, Mo 64133. ITEK has been operating from Raytown since 2000 providing computer and network support to the KC metro area and beyond since inception.

4. Briefly describe the proposed project including:
a. Intended usage.

The property contains two buildings. We refer to them as the East (9507) or West (9503) building. Our immediate goal is to get east building operational and available for use as quickly as possible. This building has two floors, each floor is approximately 3,500sqft.

There are four primary tenant spaces in the east building and two large spaces in the west building. However the floor space can be divided into large or smaller areas if needed.

In short, we plan on leasing the building space.

b. Economic and environmental impact.

These buildings have had a long term negative impact. They have been vacant approaching 7ish years. We plan on bringing some life back into these buildings with new and/or relocated businesses.

c. The square footage of the building / land area to be renovated.

The property has two buildings, each has two floors. The east building has approximately 7,000 and the west building has approximately 10,000sqft. Over time both buildings will be made usable.

d. All other information needed to fully explain the project.

- a. The east building should be fully functional and leased by the end of summer 2016.
- b. The west building should be fully functional and 50% leased by the end of 2016. Looking for a tenant to occupy the remaining 5,000 sqft area.

e. Attach architectural plans/renderings and any available project history.

The building is not structurally changing. We are repairing and remodeling.

5. State the marketing plans for the project identifying the intended market. What types of lessees are anticipated? How much time is expected before full occupancy is achieved and who will manage the project?

The east building will be made operational first. The current plan is the following:

- a. move ITEK and KCTechsOfThe.Net from their current location
 - b. move goodbidding.org from their current location
 - c. open a new business (Challenge Entertainment), that will be named EscapeThis.Place. It is a Escape room game that will provide customers an enjoyable way to spend an hour or so solving puzzles and problems in order to escape or unlock a room. It will also have a small souvenir shop that will sell snacks and coffee.
 - d. We are in negotiation with a Trane facility to provide heating and cooling training.
- The above would provide 100% occupancy of the east building.

The west building will be made operational later.

- c. We are in negotiation with Power On Technologies to relocate here. They will take 50% of this building.
- d. We are looking for a new tenant to locate into the remaining area.

The marketing plans were outlined in D above. We plan on having 75% occupancy by late 2016. Spartan Properties will manage the property and project.

6. State the location of the proposed project by street address and legal description indicating the following:

a. Name of the property owner at the time of application submittal.

Spartan Properties LLC

David McGee

9503-9705 East 63rd Street, Raytown Missouri, 64133

lots 3 & 4, Block 1, Bluecrest, a subdivision in Raytown, Jackson County, Missouri

816-358-4835

b. If the Applicant does not presently own the property, does the Applicant have the written consent of the property owner to do the project?

N/A

c. Describe any and all existing financing, options and liens on the property.

Self funded, no liens.

7. Provide an estimate of the total project cost broken down by general categories (e.g., land, building, equipment, soft costs, specialty costs, etc.). Where possible, provide actual bids for these components. This will provide the RMRC an estimate of the total investment being made in the project. Next, provide a list of items eligible for incentive funds, the cost of these items and the amount of incentive funding requested for each item.

Roofing: \$31,000

A/C & Furnance: \$70,000

Electrical: \$15,000 (mostly unknown)

KCPL - \$1,000

Electrician - \$14,000 (approximately \$7,000 per building)

Plumbing: estimated \$10,000 (mostly unknown due to leaks and repairs)

Remodeling: \$50,000 plus

Brick work: \$1,700

Repair stairs and parking lot: \$1,200

Back sidewalk: \$800

8. State the source of financing for the project including any loans and equity being contributed. Provide the name of the lender and the amount of loans requested for the project.

Self funded

9. State the proposed time schedule for the project including the dates anticipated for the following:

a. Closing of the loan or contributing financing availability.

N/A

b. First expenditure of funds with regard to the project.

Immediately after approval.

c. Anticipated date construction will begin.

Immediately after approval.

d. Anticipated completion date.

2/1/16 for the east building

12/31/2016 if we can move Power On

e. Building Permits and permission of Planning Commission and Board of Aldermen if necessary.

Yes for roof, HVAC & electrical

10. Name any of the following professionals who will be involved with the project (with address and phone numbers):

a. Legal counsel for the Applicant

N/A

b. Architects and engineers

N/A

c. Contractor for project

Roofing – Joe Cerra
Electrical: Keith Harding
HVAC: Jerry Smith

d. Other professionals

Evans Engineers
John Evans, PE
2350 W 151ST ST
OVERLAND PARK, KS 66224

11. Please disclose whether any applicant, guarantor or any other person involved with the project is currently engaged in any civil or criminal proceeding. Also disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment. Please supply detailed information.

None

12. Attach the following:

a. Photos of current conditions.

See attached

b. Photos of all exposed elevations.

c. Existing floor plan.

See attached

d. Bids containing itemized pricing for all phases of proposed renovation.

See attached

13. How many permanent jobs are anticipated as a result of the Project?

East building: Including new business and moves, upwards of nine people.

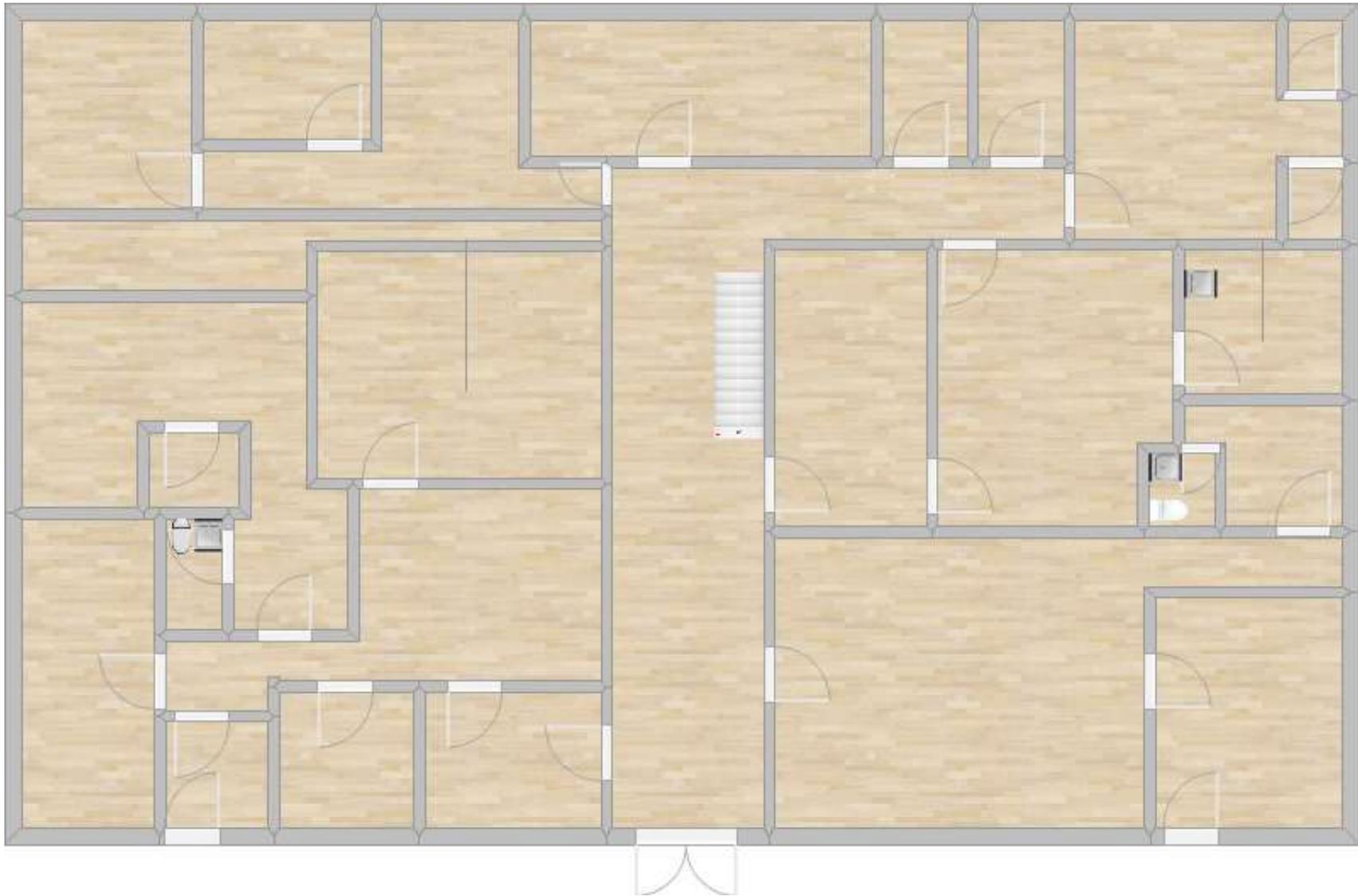
West building: Relocating Power On would move at least eight people.

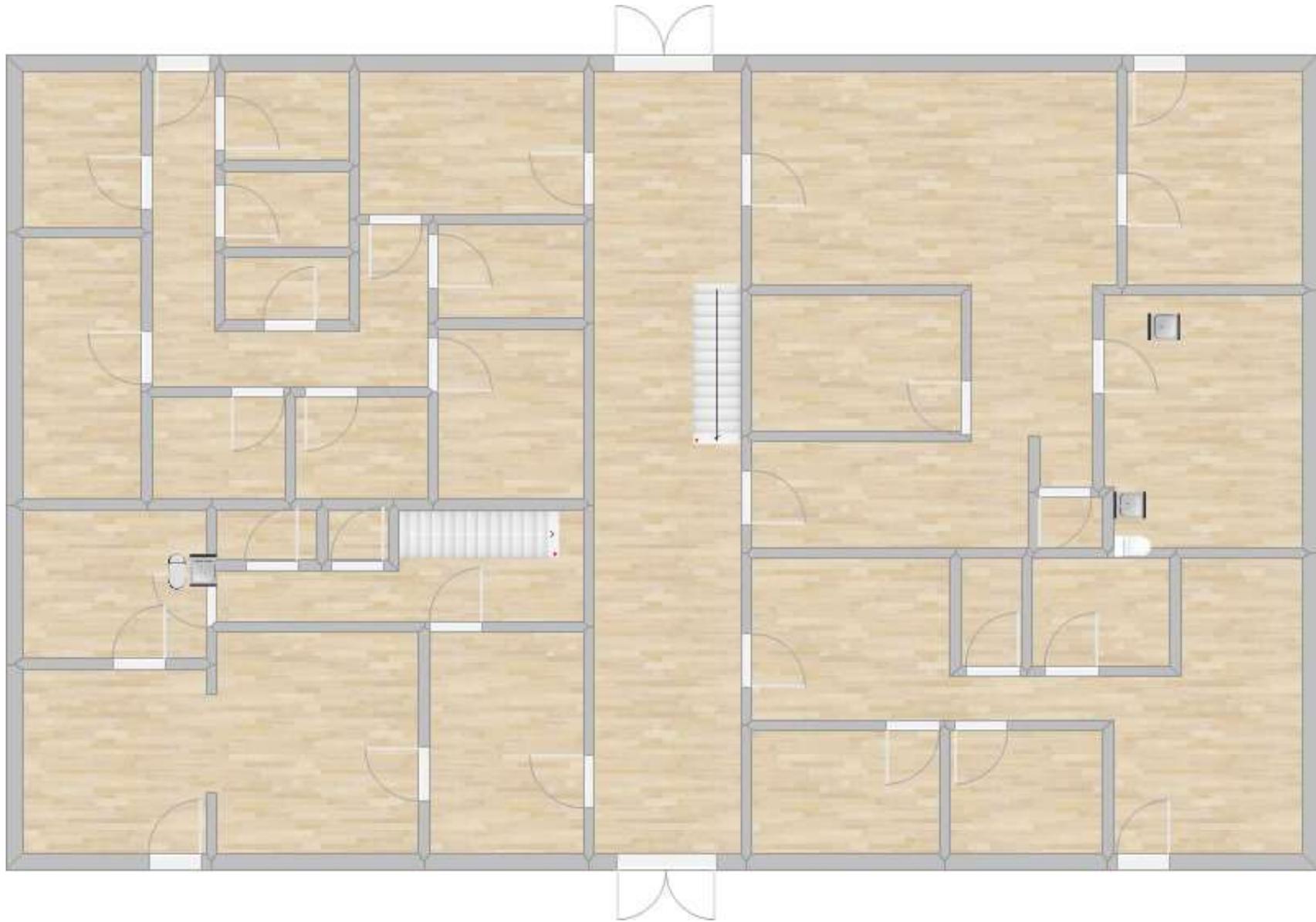
Additional space is unknown, depends on what business move in.

14. The following statement must be included along with a dated signature of the applicant or applicant's representatives.

This application is made in order to induce the RMRC to provide financial incentives to the Applicant. The Applicant hereby represents that all statements contained herein are true and correct. Failure to disclose may be grounds for revocation of incentive and full repayment of any incentive funds expended. All information materially significant to the RMRC in its consideration of the application is included. The Applicant acknowledges that it has reviewed the descriptions of the Incentive Program for which it is applying and agrees to comply with those policies.

*PLEASE NOTE: This tax incentive is available for ONLY those projects that have been approved by the Raytown Board of Aldermen before the project is started.





STAFF REPORT

To: The City of Raytown Planning and Zoning Commission
FROM: The Community Development Department
DATE: December 1, 2011
SUBJECT: Agenda Item No. 5.A: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)

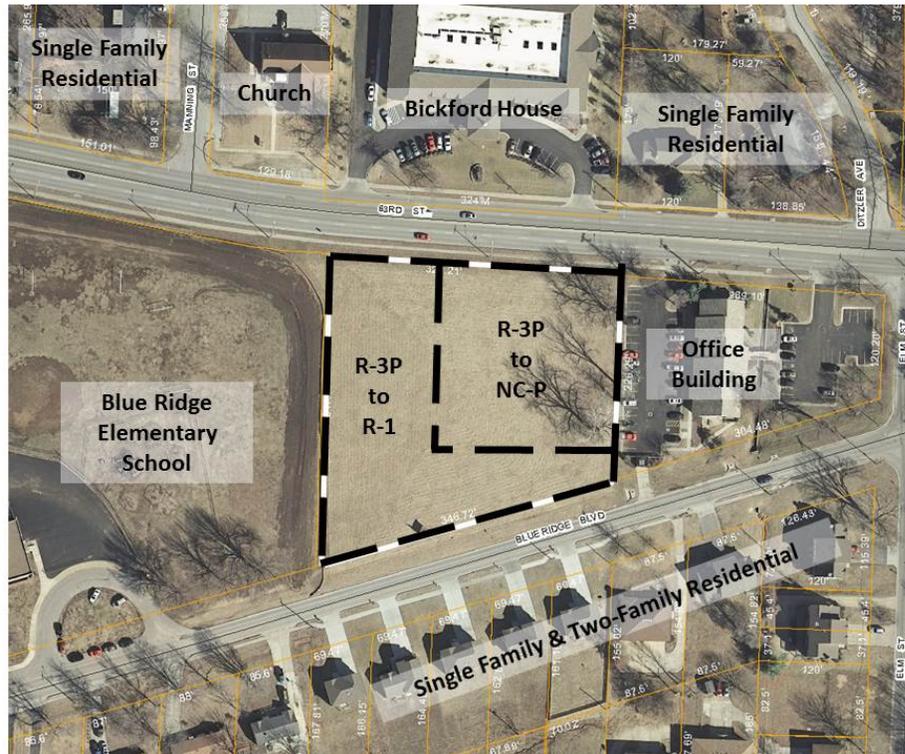
Background Information:

Greg Stervinou Construction Inc. is seeking to rezone a portion of a 1.37 acre area of vacant land from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 East 63rd Street and, as indicated on the aerial photo below, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building on the east.

The rezoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property.

In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application. Based upon comments and concerns raised at the public hearings on the previous rezoning application, the applicant has revised the development plan for the property and submitted this new application. The following describes how this rezoning application and development plan differs from the rezoning and development plan that was submitted in 2012:

1. The area on which the Dollar General would be located is smaller. The applicant has submitted a site development plan, a copy of which is attached, for that area of the subject property proposed to be rezoned to NC-P and on which the Dollar General store is proposed to be constructed.
2. Three single-family residential lots along the south and west side of the property are proposed to be created. Two of the residential lots would extend along the west side of the property on which Dollar General is proposed to be constructed and the other residential lot would be to the south.



REZONING APPLICATION FACTORS TO BE CONSIDERED

When considering a rezoning request the following criteria that should be considered in order to determine whether the application should be approved or denied.

1. CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood varies as there is a mix of uses which consist of an offices to the east, senior residential living to the north, educational / school to the west and single-family and two-family residential to the south.

2. ZONING AND CURRENT USES OF NEARBY PROPERTY

The following provides an overview of the zoning and existing land uses on properties surrounding the subject area:

	<u>ZONING</u>	<u>EXISTING LAND USES</u>
South:	R-1 & R-2	One and two-family residential
North:	R-3-P	Multi-tenant Senior Housing and single-family residential
East:	NC	Office
West:	R-1	Elementary School

3. SUITABILITY OF ZONING FOR CURRENT USE

The property is currently undeveloped. A site plan for development of 24 townhomes on the property was approved for the property in 2010. Greg Stervinou Construction Inc., the developer who proposed construction of the townhome development, is still the owner of the property. Upon approval of this rezoning application 1.0 acre of the 2.17 acre property would be sold for construction of a Dollar General retail store. The remaining 1.17 acre area is proposed to be rezoned to R-1 and would have three single-

family homes constructed. Each of the single-family homes to be constructed would face Blue Ridge Boulevard. The applicant feels the single-family homes facing Blue Ridge Boulevard will help maintain the residential character along Blue Ridge Boulevard.

There is also an existing sight distance issue which restricts the property from having multiple driveways on 63rd Street. This is a major constraint affecting residential development on the north side of the property. Because of the sight distance issue a street or combined driveway would have to be constructed for more than one residential lot that would front on 63rd Street. The size of the property limits the number of residential lots that can be created on the property which makes it infeasible to construct a street or combined driveway that would comply with city construction standards and fire code regulations.

As a result, the applicant is proposing the commercial zoned area of the property to be located along the majority of 63rd Street, which is classified as an arterial street and, as such, is intended to carry higher volumes of traffic. In addition, the commercial zoned area would be located adjacent to the existing office building to the east of the subject property. In turn, the proposed residential zoned area would be located along Blue Ridge Boulevard across from existing single-family and two-family homes. The rear yards of the two western most residential lots would extend north to 63rd Street but would not have access onto 63rd Street due to the sight distance issue previously described. These rear yard areas would also be located between the proposed commercially zoned area and Blue Ridge Elementary School.

4. DETRIMENTAL EFFECTS TO NEARBY PROPERTIES IF REZONING IS APPROVED.

As stated in the Raytown Zoning Ordinance, the NC District is a "commercial district intended to provide a location for miscellaneous retail, wholesale and businesses serving the consumer public and business." Though a retail store is proposed to be constructed on the northeast corner of the property restaurants and offices uses would also be allowed.

Commercial uses have the potential to generate more traffic, noise and in general be more intensive land uses in comparison to residential land uses. As a result, the applicant has stated to staff that the proposed commercial area is proposed to be located adjacent to the existing office building to the east and along 63rd Street, which, as previously described, is classified as an arterial street and intended to carry heavier volumes of traffic. Additionally, the applicant is proposing the three residential lots and commercial area to 'back up' to each other, which, according to the city's Comprehensive Plan is the recommended method for a change in land use.

The Zoning Ordinance states that when the NC District abuts a residential zoned area the following shall apply:

"Every tract zoned NC that is adjacent to any zoning district with an "R" in its title shall have a buffer zone of at least thirty (30) feet along the boundary line between the two (2) districts, or if said boundary line is in the center of a street, along the edge of a street right-of-way abutting the NC district."

This standard applies to the south, west and north sides of the area that is proposed to be rezoned to NC-P as it will abut the proposed R-1 zoned area and there is residentially zoned property on the north side of 63rd Street on which Bickford House senior housing

is located. As indicated on the Landscape Plan (Sheet L1.1) in the submitted site development plan, landscaping is proposed along the south and west property lines between the commercial and residential zoned areas. The landscaping within this area is proposed to consist of Sugar Maple and Downy Hawthorn trees and shrubs. The applicant as part of the Planned Overlay District is proposing the width of the landscape area along the west side to be 25 feet wide and along the south side to be 20 feet rather than the required 30 feet stipulated in the NC District. The narrower width is due to a proposed sanitary sewer line and easement that will be located immediately to the south of the landscaping and will provide service to each of the properties.

The narrower landscape buffer is also proposed as a retaining wall is to be constructed along the south and west sides of the commercial area, which will help screen a portion of the commercial building. The retaining wall will be nine feet tall at the southwest corner of the building leaving eleven feet of the building visible above the retaining wall. The retaining wall will taper down to a five foot high wall at the southeast corner of the proposed commercial building, leaving fifteen feet of the building visible, and down to ground level at the northwest corner of the proposed commercial building. In addition, a six foot privacy fence will be constructed near the top of the retaining wall along the south and west sides of the proposed commercial building providing further screening of the commercial building.

There is also nine feet wide area of landscaping proposed to be installed adjacent to 63rd Street that will consist of a Downy Hawthorn and Eastern Red Bud trees as well as a variety of shrubs between the trees.

Additionally, development of the property will result in increased storm water runoff. As a result, city code requires construction of a storm water detention facility so that properties downstream are not adversely impacted by increased storm water runoff. The site development plan indicates an above ground storm water detention facility will be constructed adjacent to the east property line on the commercially zoned property. The grading of the commercial property as well as a majority of the residential properties will direct storm water runoff into this detention basin. The detention basin will then discharge the collected storm water into the existing storm sewer system on 63rd Street. The Public Works Department has reviewed the submitted preliminary storm drainage plan and has approved it subject to submittal and approval of a final storm drainage study for the development.

5. LENGTH OF TIME OF VACANCY.

To staff's knowledge the property has always been vacant.

6. CONSIDERATION OF PUBLIC INTEREST.

Public Health: The city's existing sanitary sewer system is capable of accommodating the increased sewage from the commercial and residential development of the property. In addition, the city's existing storm sewer system is capable of handling the stormwater runoff from the development as long as a stormwater detention basin is constructed that will detain the increased stormwater runoff in accordance with adopted city design standards when the property is developed. Raytown Water Company has previously indicated that adequate water supply is available to serve the development of the property.

Public Safety: 63rd Street has limited sight distance that restricts the location of the driveway on the property to the eastern side. Due to the site distance issue, the two residential lots that each have rear yards that abut 63rd Street will be prohibited from having access onto 63rd Street. Instead, each of the residential lots will be able to safely access onto Blue Ridge Boulevard as do other residential lots in the area.

Public Welfare: The existing curb and gutter as well as sidewalk along 63rd Street are adequate to serve the development and will not need to be replaced. The portion of Blue Ridge Boulevard abutting the subject property, however, does not have curb and gutter or sidewalks. As a result, development of the property will require construction of curb and gutter as well as sidewalk along that portion of the property abutting Blue Ridge Boulevard. In addition, as indicated on sheet C1.1, the applicant will extend curb and gutter along Blue Ridge Boulevard approximately 20 feet east of the subject property and tie it into an existing storm sewer inlet.

7. IMPACTS ON PUBLIC SERVICES AND UTILITIES.

Because the area surrounding the property is developed necessary utilities are available and capable of serving the property.

8. CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Future Land Use Map in the Raytown Comprehensive Plan identifies the subject property as an area for two-family residential use. The proposed NC zoning district does not conform to the Future Land Use Map in the city's Comprehensive Plan. It should be noted that the existing R-3-P zoning is more intense than the two-family residential land use identified in the city's Comprehensive Plan. In contrast, the proposed R-1 zoning district allows single-family residential is less intensive than the two-family residential land use identified in the city's Comprehensive Plan.

Prior to submitting a development plan for the previously approved townhome development on the property, the applicant looked at developing the property for one and two-family residential some which would have fronted onto 63rd Street and some of which would have fronted onto Blue Ridge Boulevard. However, due to the limited sight distance on 63rd Street, driveways for one or two family dwellings on 63rd Street are not allowed by the city. As a result, the only way in which to have one or two family homes on 63rd Street would be to construct a street or private drive which would provide access to each of these lots. The number of residential lots that could be created, however, is not enough to make construction of such a street or drive feasible.

The Comprehensive Plan provides the following locational guidelines for residential development in Raytown.

1. *Single-family residential uses should be separated from adverse surrounding land use types, such as major industrial and commercial areas. Appropriate buffering includes open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.*

The area proposed to be rezoned to R-1 would be separated from the adjoining proposed NC-P district through the use of landscaping and walls (i.e. 6-foot high privacy fence). In addition, a retaining wall would provide a

change in topography reducing the visual height of the commercial building that is proposed to be constructed on the property. Therefore, the proposed R-1 district conforms to this residential locational guideline.

- 2. Single-family residential lots should not front directly onto arterials but onto local and neighborhood streets, so as to minimize the number of access points along major streets.*

The three residential lots that would be created in the R-1 zoned area would each front and access onto Blue Ridge Boulevard, which is classified as a collector street. The rear yards of two of the residential lots would extend north to 63rd Street but would not be allowed to have access onto 63rd Street as there is limited sight distance and the street is classified as an arterial street. Therefore, the proposed R-1 district conforms to this residential locational guideline.

- 3. Two-family residences may serve as A transitional land use between low and high density residential uses; As a buffer between lower-density residential from commercial uses; Multifamily residential areas should be located within walking distance of commercial centers, parks, schools and public transportation routes and be in proximity to employment concentrations, major thoroughfares and utility trunk lines.*

The proposed R-1 zoned area would directly abutt the proposed NC-P zoned area. The applicant is proposing the R-1 zoning as there are existing single-family homes on the opposite side of Blue Ridge Boulevard and as such, feels that the proposed R-1 zoning / single family homes would be more in keeping with those homes. To meet this residential locational guideline, the proposed residential zoning would need to be changed to Medium Density Residential (R-2) zoning, which would necessitate submittal of a new / revised rezoning application. Though the proposed R-1 district does not conform to this residential locational guideline, it is a less intense zoning district than what the city's Comprehensive Plan identifies for this area.

- 4. Two-family to multifamily residential areas should be sited where they will not overload or create congestion in existing and planned facilities and utilities.*

As previously described, the proposed R-1 district allows single-family residential which is less intensive than the two-family or multi-family residential. As such, the single-family homes will generate less traffic and have a lower demand on the public utilities. Therefore, the proposed R-1 district conforms to this residential locational guideline.

The residential locational guidelines from the city's Comprehensive Plan as provided above are guidelines and not standards. As described above, the proposed R-1 district complies with 3 of the 4 residential locational guidelines.

The Comprehensive Plan also provides the following locational guidelines for commercial development in Raytown.

- (1) Commercial sites should be located adjacent to arterials or major thoroughfares that provide needed ingress and egress in order to avoid congestion.*

The subject property abuts 63rd Street and Blue Ridge Boulevard. 63rd Street is classified as an arterial street while Blue Ridge Boulevard is classified as a collector street. The area of the subject property proposed to be rezoned to NC-P will be accessed only from 63rd Street and will not have any access to / from Blue Ridge Boulevard. Therefore, the proposed NC zoning complies with this commercial locational guideline.

- (2) The location of major commercial uses should be coordinated with mass transit routes, high-density residential, employment and other intensive uses.*

The portion of the subject property proposed to be rezoned to NC-P District is adjacent to a commercially zoned property to the east with an existing office building. Bickford House, which is a senior residential living facility, is located on the opposite side of 63rd Street, and has a higher density than one and two family residential developments. Mass transit in Raytown is provided by MetroFlex which has flexible routes that pick up and drop off riders at locations of their choosing. Therefore, the proposed NC zoning complies with this commercial locational guideline.

- (3) Commercial development should have required site design features that limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas.*

The parking area will be on the north and east side of the proposed commercial building. In addition, exterior lighting on the property will be mounted on the building. The style of light fixtures to be installed are 'shoe-box' style fixtures that will direct the lighting downward rather than straight outward like flood lights would. No exterior lighting is proposed to be installed on the rear (south side) of the building abutting the proposed residential lots. Based upon these design features, the building is proposed to be used to screen traffic noise and exterior lot lighting from one and two family residential homes to the south. Sheet ES-1 provides the photometric plan and the level of lighting at different locations on the subject property. Therefore, the proposed NC zoning complies with this commercial locational guideline.

- (4) Commercial development should occur in compact clusters versus extended strip developments.*

The portion of the subject property proposed to be rezoned to NC-P District is adjacent to a commercially zoned property to the east with an existing office building. The remaining portion of the subject property to the south and west is proposed to be zoned R-1 and developed for low density single family homes. In this context, the proposed NC-P District will maintain the commercial zoning in this area as a compact cluster and therefore complies with this commercial locational guideline.

(5) Commercially generated traffic should not feed directly onto local residential streets.

There are no residentially classified streets abutting the subject property. Rather, the subject property abuts 63rd Street, which is classified as an arterial street and Blue Ridge Boulevard which is classified as a collector street. The area of the subject property proposed to be rezoned to NC-P will be accessed only from 63rd Street. Though streets classified as a collector street can be accessed by commercially zoned property, the development plan does not propose the proposed NC-P zoned area to have access to / from Blue Ridge Boulevard as this portion of Blue Ridge Boulevard is only abutted accessed by residential homes. Therefore, the proposed NC zoning complies with this commercial locational guideline.

(6) Commercial use not located in planned centers or downtown, including large freestanding building, auto-related and non-retail uses should be guided to areas such as M-350 and other appropriate areas and streets where utilities can support such uses.

The Public Works Department has reviewed the city's utility system in this area of Raytown and determined that it can adequately accommodate the type of uses allowed in the proposed NC zoning district. Therefore, the proposed NC zoning complies with this commercial locational guideline.

(7) Low-density office uses can serve as a transitional land use between residential uses and uses of a higher intensity.

While the proposed NC district would allow 'low density office uses', it also allows retail and restaurant uses. As previously described, a retail store is proposed to be constructed on a portion of the subject property if the NC-P zoning is approved. Therefore, the proposed NC-P zoning district does not comply with this specific commercial locational guideline.

The commercial locational guidelines from the city's Comprehensive Plan as provided above are guidelines and not standards. As described above, the proposed rezoning application for the NC-P district complies with 6 of the 7 commercial locational guidelines.

Staff Recommendation:

It is the recommendation of staff that the request to rezone the subject property from High Density Residential and Planned District Overlay (R-3-P) to Neighborhood Commercial and Planned District Overlay (NC-P) and Low Density Residential (R-1) be approved subject to submittal to and approval by the Raytown Public Works Department of a final storm drainage study prior to development of the property.

MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

January 7, 2016

Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

REGULAR MEETING

7:00 pm

1. Welcome by Chairperson.

Chairman Wilson welcomed everyone to the January 7, 2015 Planning and Zoning Meeting and.

2. Call meeting to order and Roll Call. Mr. Wilson called the meeting to order. Roll call was taken with the following Commission members in attendance.

Wilson: Present

Jimenez: Present

Stock: Present

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Present

Also present: John Benson, Director of Development and Public Affairs; Joe Willerth, City Attorney; June Van Loo, Permit Technician; and Scott Peterson, Permit Technician.

3. Approval of minutes

A. December 3, 2015 meeting

1. Revisions- None.
2. Motion- Ms. Stock motioned to approve the minutes.
3. Second- Mr. Lightfoot seconded the motion.
4. Additional Board Discussion- None
5. Vote- Motion passed unanimously 9-0.

4. Old Business – None

5. New Business

A. Application: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)

Case No.: PZ-2016-01

Applicant: Greg Stervinou

1. Open Public Hearing: Mr. Wilson opened the public hearing.
2. Explain Procedure for a Public Hearing and swear-in speakers: Mr. Willerth swore in those wishing to speak on the application.
3. Enter Relevant City Exhibits into the Record: Mr. Wilson entered the following items as exhibits.
 - a. Rezoning Application submitted by applicant
 - b. Site Development Plan submitted by applicant for area proposed to be rezoned to NC-P
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper Advertisement
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property

- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan

4. Explanation of any exparte' communication from Commission members regarding the application: None

Introduction of Application by Staff: Mr. Benson introduced PZ-2016-001 and stated that Greg Stervinou is seeking to rezone a portion of a 1.37 area of vacant High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 E. 63rd Street and, as indicated on the aerial photo on the wall, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building to the east. The zoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property. In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application.

5. Presentation of Application by Applicant: Ralph Monaco, I am and attorney and I live at 7013 Englewood, Raytown, MO 64133. I want to give a little back ground when Mr. Strevinou purchased the property and was originally plated as the current planned district overlay it was determined that you could not develop the land with 24 units because of the cost. Mr. Strevinou learned in this process that the site distance that is required along 63rd street cannot be done as residential. Blue Ridge Boulevard that runs in front of Blue Ridge Elementary School, lots 2, 3 and 4 the plan is to make them residential 1. The traffic flow police study that was done I believe in 2011 approved the plan that it would not create additional traffic as long as we did not have that residential traffic flowing on to 63rd Street. We plan to comply with all Staff Recommendations.

Mr. Meyers asked about storm water retention. Mr. Benson explained the process with the storm water retention plan.

Mr. Lightfoot asked if the three residential lots are going to be lots for sale or is he going to build houses on the lots. Greg Stervinou, 10207 NE 100th Street, Kansas City, MO. The plan would be if the zoning goes through we would put the foundations and driveway approaches and sidewalks in at the same time that the Dollar General work is being done.

Ms. Dwight asked what a modular block wall was. Mr. Paul Miller, 3505 SW Park Lane Blue Springs MO explained that a modular block wall goes behind the building and the 6 foot privacy fence sits on top of that and provides more privacy.

Ms. Hartwell asked if the entrance to this building would come off Blue Ridge. Mr. Benson Stated no they come off 63rd street.

Mr. Wilson asked Mr. Benson if this would be considered part of the CDB Design Standards. Mr. Benson stated it would not as the property is not located within the boundaries for those standards.

Mr. Wilson asked if the plan was to go forward immediately with the development of house. Mr. Stervinou stated if all the plans pass they would move forward.

6. Request for Public Comment:

Steve Shelton, 12308 E. 63rd Terrace, Kansas City, MO. Stated he was there representing the Raytown School District. He stated Blue Ridge Elementary School abuts the development and said that dismissal and pick up times at the school are very busy. He said they also have a playground that butts up to the property. He asked if there was a traffic study completed and if it addressed the impact of Dollar General on dismissal and pick up times at the school. Mr. Benson stated he would have to check on the projected traffic volumes but that it did look at the impact on peak hour traffic periods on 63rd Street, which is classified as an arterial street, and found that 63rd Street would be able to accommodate the increased traffic.

William Wall, 6405 Blue Ridge Blvd., stated he had a question regarding the setback of a privacy fence on the proposed residential lots that would back up to 63rd Street. Mr. Benson stated a privacy fence could be built along the back yard but if it were over 42 inches in height it could not come within 10 feet of the right-of-way line of 63rd Street. Mr. Wall asked does that restriction apply to shrubs and plants. Mr. Benson stated it does not.

Mr. Wall stated he lives directly across from the pickup and drop off points for Blue Ridge Elementary School and that traffic at pick up times makes it difficult for property owners along Blue Ridge Blvd. to get out of their property for about an hour in the afternoon.

Linda Dumall said that school pick up traffic is worse than it was 20 years ago when her son went to school at Blue Ridge Elementary and that drivers are inconsiderate about letting home owners get out and in their property.

7. Additional Staff Comments and Recommendation: Mr. Benson stated that on 63RD street there is a sight distance issue and that along Blue Ridge Blvd. public infrastructure built would be constructed. Staff is recommending approval of the rezoning and site development plan as proposed subject to a final storm drainage study being submitted to and approved by the Public Works Department prior to development of the property.

8. Board Discussion:

Board discussion occurred relating to whether the lights on the exterior of the building would be directed downward so that the light element would not be visible from off of the property. Mr. Miller stated he did not have the specifications for the lights fixtures with him but the lights will direct the light down.

Ms. Hartwell asked how residents would be able to get in or out of their driveway on the proposed residential lots during school pick up. Mr. Benson said that it would require the drivers of the cars picking up their children to allow those residents to pull into and back out of their driveways.

9. Close Public Hearing: Mr. Wilson closed the public hearing.

10. Board Decision to Approve, Conditionally Approve or Deny the Application. Mr. Wilson asked Commission members for a motion.

- a. Motion- Ms. Stock made a motion to approve PZ-2016-001 with staff recommendations.
- b. Second- Mr. Jimenez seconded the motion
- c. Additional Board Discussion- Ms. Hartwell stated she will be voting no on this application as she has concerns about the commercial lot abutting the proposed residential lots.
- d. Vote-

Stock	Yes
Jimenez	Yes
Lightfoot	Yes
Robinson	Yes
Hartwell	No

Dwight Yes
Bettis No
Meyers Yes
Wilson Yes
Motion passed 7-2

B. Application: Final Plat for Jacob Estates 2nd Plat
Case No.: PZ-2016-002
Applicant: Greg Stervinou

1. Open Public Hearing: Mr. Wilson opened the Public Hearing.
2. Explanation of any exparte'communications from Commission members regarding the application.

None

Introduction of Application by Staff: Mr. Benson introduced the application to the Board and stated the final plat is for the same property as the previous application. He stated that the final plat proposes the creation of four lots, one for commercial and three for single family residential. Mr. Benson also stated that the right-of-way for Blue Ridge Boulevard is 100 feet wide and the street is not centered in the right-of-way. Rather it is located in the southern portion of the right-of-way. Because of this, the final plat proposes the front yard setback of the three residential lots to be 15 feet which would allow the new homes on these lots to be the same distance from the edge of the street pavement as homes on the south side of Blue Ridge Boulevard.

3. Presentation of Application by Applicant: Additional Comments by Applicant, if necessary:

The applicant stated they had no further information to provide other than what had been provided as part of their presentation for the proceeding agenda item relating to their rezoning application.

4. Board Discussion:

None.

5. Close Public Hearing: Mr. Wilson closed the public hearing.

6. Board Decision to Approve, Conditionally Approve or Deny the Application: Mr. Wilson asked Commission members for a motion.

- a. Motion-Ms. Stock moved that the application for Jacob Estates PZ-2016-002 be approved with the staff recommendation.
- b. Second-Mr. Robinson seconded the motion
- c. Additional Board Discussion- Mr. Meyers asked if there was an anticipated construction date.
Mr. Miller stated it was not certain but that it could be as early as mid-August.
- d. Vote-
Stock Yes
Lightfoot Yes
Meyers Yes
Jimenez Yes
Dwight Yes
Hartwell No
Bettis Yes
Wilson Yes
Motioned passed 8-1

6. **Other Business:** The Commission will hold a work session at 6:00 pm on January 21, 2016 to continue their review of the Comprehensive Plan.

7. **Planning Projects Report:** Mr. Benson discussed an upcoming Communities for All Ages Workshop that will be held at MARC on January 27th from 6-8 pm.
8. **Set Future Meeting Date:** Mr. Wilson stated that the next regular meeting of the Commission will be held on February 4, 2016.
9. **Adjourn:** With no further business to consider Mr. Wilson adjourned the meeting.

AN ORDINANCE GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI

WHEREAS, Application PZ-2016-001, submitted by the Greg Stervinou Construction Inc. (“Applicant”) requesting a change in zoning from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1) on land located at 9109 East 63rd Street was referred to the City of Raytown Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on January 7, 2016; and

WHEREAS, at the conclusion of the meeting on January 7, 2016 a motion by the Planning & Zoning Commission to recommend approval of the application was approved by a vote of 7 in favor and 2 against; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on January 19, 2016 and February 2, 2016; and

WHEREAS, the Board of Aldermen, after considering the evidence presented during such public hearings have determined it is in the best interest of the citizens of the City of Raytown to rezone said property;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – REZONING OF PROPERTY. That the zoning of property identified in Exhibit A is hereby changed from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1).

SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 4 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 2nd day of February, 2016.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

George E. Kapke, City Attorney

Exhibit "A"

Dollar General

A part of Tract A, JACOB ESTATES, a subdivision in Raytown, Jackson County, Missouri, described as follows:

Beginning at the Northeast corner of Tract A; thence S 1°56'57"W, S 0°08'01"W platted, along the East line of Tract A for 208.80 feet; thence N 85°58'54"W for 212.72 feet; thence N 4°03'06"W for 208.66 feet to the South right of way line of East 63rd Street Trafficway (80'r/w); thence S 85°58'54"E along said South line for 205.06 feet to the Point of Beginning. Containing 43,587.8 square feet or 1.00 acres more or less.

Residential Lots

A part of Tract A, JACOB ESTATES, a subdivision in Raytown, Jackson County, Missouri, described as follows:

Beginning at the Southeast corner of Tract A; thence S 73°33'54"W along the North right of way line of Blue Ridge Boulevard (100'r/w) for 346.59 feet, S 71°43'50"W for 346.72 feet platted, to the Southwest corner of Tract A, thence N 1°56'58"E along the West line of Tract A for 347.83 feet, N 0°07'51"E for 347.77 feet platted, to the Northwest corner of Tract A; thence S 85°58'54"E along the South right of way line of 63rd Street Trafficway (80'r/w) for 124.05 feet; thence S 4°03'06"E for 208.66 feet; thence S 85°58'54"E for 212.72 feet to the East line of Tract A; thence S 1°56'57"W along said East line for 17.83 feet to the Point of Beginning. Containing 50,881.9 square feet or 1.17 acres more or less.

Case Number PZ-2016-001
Date Received _____

**CITY OF RAYTOWN
APPLICATION FOR REZONING**

PART I BACKGROUND INFORMATION

9109 E 63RD

1. This request applies to property at the following address:
JACOB ESTATES 2ND PLATTE

2. The name (s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>GREG STEVINOU CONST.</u>	<u>10207 N.E 100TH ST KCMO</u>	<u>64157</u>

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone

4. The property is currently being used for the following purposes:
OPEN GROUND NO USE CURRENTLY

5. We propose that the zoning of the property be changed from RP3 to R2.5NC

6. Please list all existing structures and their heights located on the property:

Structure	Height
<u>NA</u>	

7. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)



PART II REZONING AMFNDMENT STATEMENT

This statement will become part of the application. This is an opportunity to justify approval of a zoning amendment. The information requested pertains to factors that will be considered in reaching a decision on applications.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed development will be in keeping with the character of the neighborhood because:

B. The proposed use will be consistent with the zoning and uses on nearby parcels because:

CITY OF RAYTOWN PLANNING & ZONING COMMISSION TRAFFIC IMPACT STUDY POLICY

(Adopted by the Raytown Planning and Zoning Commission, June 15, 2000)

A general policy on Traffic Impact studies is necessary to ensure petitioners receive fair consideration before the Planning & Zoning Commission. This policy outlines the two levels of information required by the Planning & Zoning Commission when considering cases and their traffic impact.

Any development project requiring a rezoning, conditional use permit, or subdivision must provide a Traffic Impact Study accompanied by the seal of an Engineer currently licensed to practice in the State of Missouri. This Study shall:

1. Identify the specific land use types and intensities and the arrangement of buildings, parking, and access to public streets.
2. Identify the functional classification of the public street(s) to be accessed.
3. Document current characteristics of the public street(s) – number of types of lanes, speed limits or 85th percentile speeds, and sight distances from proposed streets and driveways.
4. Compare the proposed access with established design criteria-spacing from other driveways or streets, width of driveway, minimum sight distance, etc.
5. Estimate the number of vehicle trips that the development will generate. The common source is the Trip Generation manual published by the Institute of Transportation Engineers.

Any project anticipated to generate more than 100 PM peak hour trips must also provide the following items, accompanied by the seal of a Traffic Engineer currently licensed to practice in the State of Missouri or Kansas.

1. Document current peak hour traffic volumes at proposed access locations.
2. Distribute and assign the development traffic volumes through the site access and on the public street(s).
3. Conduct volume/capacity analyses at site driveways and key intersections to determine the projected level of service.
4. Compare existing plus development traffic conditions with established guidelines and policies for acceptable levels of service and turn lanes.
5. Identify geometric and/or traffic control improvements to mitigate deficiencies and/or comply with established policies.
6. Prepare a report outlining the findings and conclusions of the study, including exhibits illustrating the site plan, traffic volumes, and existing street conditions.

These reports shall be submitted to the Community Development Department with the project application.

Raytown Planning & Zoning Commission

Applicant Presentation Outline

When applying for a change in the zoning of a property it is the applicant's burden to show / explain the merits of their application to the Planning & Zoning Commission and to the Board of Aldermen. As such, when the application is considered by the Planning & Zoning Commission or the Board of Aldermen, the applicant, or their representative should explain what is proposed, why the proposal is an appropriate use for the applicable property, and how the proposal will fit with the surrounding neighborhood. The applicant or their representative has up to 30 minutes to present this information to the Planning & Zoning Commission and up to 10 minutes to present this information to the Board of Aldermen.

The following is an outline that applicants or their representative should follow when making a presentation to the Planning & Zoning Commission and Board of Aldermen regarding the application.

1. Introduce yourself. State your name and address.
2. Explain your application and what you want to do.
3. Explain how this is an appropriate use of the property.
 - Explain what is located on the surrounding properties;
 - Explain why this development / use will be a complement to the surrounding properties;
 - Explain how your proposal matches the character of the surrounding neighborhood;
 - Explain how your proposal will improve the surrounding neighborhood;
 - Explain how there is adequate water, sewer and roadways to sufficiently serve what you are proposing to build or do;
 - If you are asking for a conditional use permit, explain how your proposal will fit with the surrounding neighborhood and not become a problem because of the amount of noise, traffic, or other issues.
4. State whether you have reviewed the staff's recommendation and whether you agree with the conditions proposed by staff. If you do not agree with any of the conditions proposed by staff, state why you do not agree, and propose an alternative.

- A. The proposed development will be in keeping with the character of the neighborhood because?

Existing office building on the east is NC same as being applied for and would extend this zoning frontage an additional 255 feet along 63rd to the west. To the north across 63rd is R-3-P multi-tenant Senior Housing. To the south R-1 which would match the zoning being applied for along BlueRidge. The west side of the property is BlueRidge elementary school. The plan on this side calls for a landscape screening. As you travel to the east of this property along 63rd there is a considerable foot print of commercial properties.

- B. The proposed use will be consistent with the zoning and uses on nearby parcels because:

The abutting properties are zoned public and semipublic across the street, residential to the west and south, commercial to the east, The proposed development will be zoned neighborhood commercial which is a zoning used to provide commercial services to the public and especially residents. As stated above the current zoning abutting the property and in close proximity to the property match the NC and R-1 applied for in this application.

- C. The property is more suited for its proposed zoning than its current zoning because.

The property to the east is currently zoned commercial. Also this property has been zoned residential for its lifespan and has not been developed primarily because of the ingress, egress for lots that would have been built along 63rd. This property being located on a 4-lane arterial street and having trip generation for a free standing discount store as stated in the traffic study would have no adverse effect on vehicle delays and level of service. The site plan shows the entrance on the farthest eastern portion of 63rd street frontage.

- D. The proposed zoning will have the following detrimental effects on nearby parcels.

The development of this parcel should not have a detrimental impact on the surrounding parcels. To the west from the residential building line to the school building (BlueRidge elementary school) is 500 foot from the proposed zoning property line which on this side will be a residential single family lot to extend this west buffer. On this residential lot line running north and south that abuts the school boundary will be a landscape buffer. To the west and south the zoning would match the adjacent properties. To the north is R-3-P which is separated by a 4-lane collector.

- E. Prior to submitting this application, the property has been vacant for:

This property has never been developed.

F. If the property is denied, the property owner will face the following hardships,

Continue to pay taxes and upkeep while a viable economic plan can be found for this location.

G. The proposed development implements the Comprehensive Plan in the following ways.

The proposed development conforms to the Comprehensive plan in many ways. This site is located adjacent to a 4-lane arterial which provides for ingress and egress and as stated in the traffic study would have no adverse effect on the level of service. This location has close proximity to public transportation. The design features and hours of operation can address the noise, lighting, and buffering so not to have an adverse impact on surrounding properties.

H. Public facilities and utilities are adequate to serve the proposed use as follows.

The proposed development will require access to water, sewer, and electric services. All of these public utilities are present at the site and have capacity to serve the proposed development.

I. Additional Comments.

An application for rezoning for this property was submitted to planning and zoning in February of 2012. That application was withdrawn.

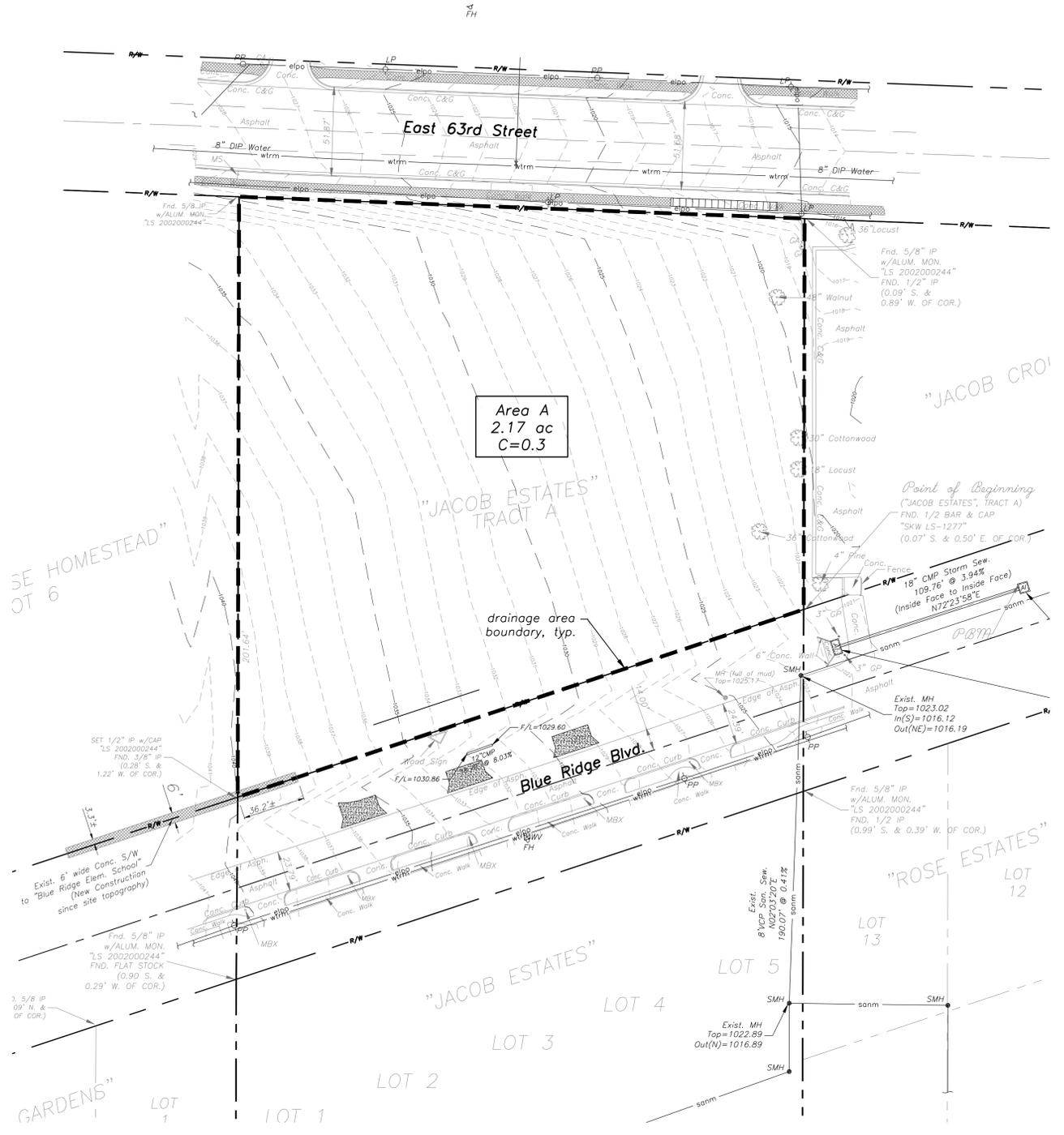
Since the withdrawal of that application the proposed tenant and property owner have revised the original site plan. The owner submitted a formal proposal to the school district to explore their interest for purchase. I also met with alderman Azeir and some of the neighbors to see if they would address the school board for the purchase. The school district did have a meeting to discuss the purchase. The outcome, not interested at this time.

The owner has met with the main street council and the park board and submitted a plan to create a neighborhood garden, neighborhood orchard or a pocket park that would have served as a buffer of 1.34 acres surrounding the 0.83 acres that is proposed for the Dollar General. The owner offered to donate this parcel and partially fund some infrastructure for community use. The owner would like to thank the members of these groups for giving him the time and forum to present his ideas. The stakeholders of these groups in the end decided at this time they were not interested. The owner understands the constraints that a parks department or neighborhood group has when current funding

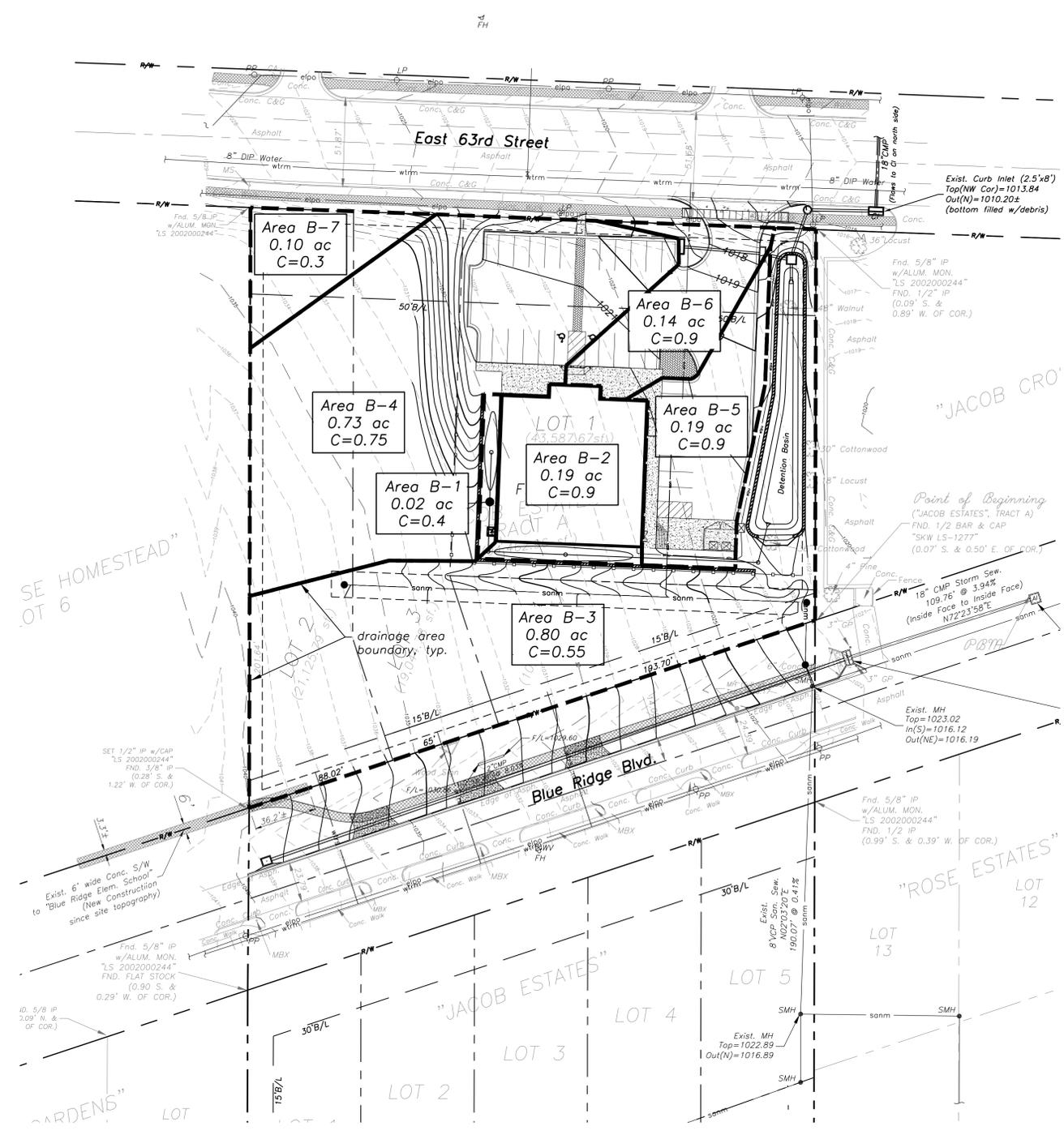
levels are a stretch to maintain its current assets. The offer to donate the property to the school and city was also explored. Same result, no interest.

The owner will have an open house with invitations being in the form of door hangers. The invitations at a minimum will be to all residents within the 185 boundary of the zoning change. This will be done prior to the scheduled planning and zoning meeting. The purpose of this meeting will be to explain the plan in an informal setting.

The proposed development would provide are additional property tax roles as well as provide jobs most likely for local residents.



1 Existing Conditions Site Plan
 1"=40'



2 Proposed Conditions Site Plan
 1"=40'

Drainage Area Map

Jacob Estates 2nd Plat

9109 East 63rd Street
 Raytown, Missouri

date 10.21.15
 drawn by DAE
 checked by DAE
 revisions

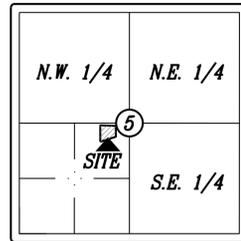
sheet number
C2.1
 drawing type preliminary
 project number 15101

FINAL DEVELOPMENT PLAN

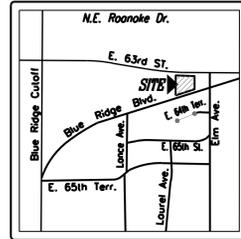
JACOB ESTATES — 2ND PLAT

RAYTOWN, JACKSON COUNTY, MISSOURI

Site Data:
 Total Lot 1 = 43,587.67 sqft.
 Building Size = 7,500 sqft.
 Building Lot Coverage = 17.21%
 Parking Stalls Provided = 31
 Standard = 29
 ADA = 2



Twp. 48, Rng. 32



Location Map

Legal Description:

Tract A, Jacob Estates, a subdivision in Raytown, Jackson County, Missouri,
 Also being describes as follows: A tract of land being in the Northeast Quarter of the Southwest Quarter of Section 5, Township 48, Range 32, in Raytown, Jackson County, Missouri, also being a part of Lot 7, "Jacob Crouse Homestead", a subdivision in said City and County, being more particularly described as follows: Commencing at the Southeast Corner of Lot 7, said "Jacob Crouse Homestead"; thence along the East line of said Lot 7, North 00 degrees, 07 minutes, 51 seconds East, a distance of 784.87 feet to a point being on the South right-of-way of Blue Ridge Boulevard (as now established); thence North 00 degrees, 07 minutes, 31 seconds East, 105.38 feet to a point on the North right-of-way of Blue Ridge Boulevard (as now established), said point also being the Point of Beginning; thence along the said North right-of-way of Blue Ridge Boulevard, South 71 degrees, 43 minutes, 50 seconds West, a distance of 346.72 feet to a point being on the West line of Lot 7, said "Jacob Crouse Homestead"; thence along the West line of Lot 7, said "Jacob Crouse Homestead", North 00 degrees, 07 minutes, 51 seconds East, a distance of 347.77 feet to a point being on the South right-of-way of East 63rd St. Trafficway (as now established); thence departing the said West line, and along the said South right-of-way of East 63rd St. Trafficway (as now established), South 87 degrees, 48 minutes, 25 seconds East, a distance of 329.21 feet (Plot = 329.00 feet) to a point being on the East line of Lot 7, said "Jacob Crouse Homestead"; thence departing said South right-of-way, and along the East line of Lot 7, said "Jacob Crouse Homestead", South 00 degrees, 08 minutes, 01 seconds West, a distance of 226.48 feet (Deed = 226.29 feet) to the Point of Beginning of this tract of land, containing 2.169 acres or 94,462.96 square feet more or less and subject to all easements, reservations, restrictions of record.

Utility Notes

Boundary information, existing utilities and topographic features shown are based on information supplied by Borden Survey LLC and others.

The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to call "1-800-344-7483" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.

The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.

The contractor shall coordinate all main taps with the city.

All utility services for this project shall be coordinated with respective utility company by contractor.

All construction shall follow the City of Raytown Design and Construction Manual.

Construction Notes

- Proposed sanitary sewer main extension schematic.
- Proposed sanitary service.
- Proposed water service line schematic.
- Gas service line, location unspecified. Coordinate installation with utility company.
- Telephone/Cable/Data service lines, location unspecified. Coordinate installation and service with utilities/providers.
- Coordinate primary electric with utility, location unspecified.
- Construct monument sign, Re: signage plans
- Parking Bollards as shown on plans.
- Install storm sewer system, typ.
- Trash enclosure shall match building in color and material, Re: architectural plans.
- Construct type 'CG-1' curb & gutter where indicated (see legend).
- Construct type 'CG-1' dry' curb & gutter where indicated (see legend).
- Construct mountable curb/apron.
- Construct concrete commercial entrance.
- Construct 8" concrete pavement (see legend).
- Construct heavy-duty asphalt pavement (see legend).
- Construct standard asphalt pavement (see legend).
- Construct 5' concrete sidewalk in accordance with city standards (see legend).
- Construct public ADA accessible sidewalk ramp per city standards.
- Construct private ADA accessible ramp.
- Parking, ADA striping and universal symbol to be painted white with 4" stroke, typ.
- Proposed landscaping plantings, (see landscape plan).
- Construct 6' vinyl/PVC privacy fence, typ.
- Proposed stamped concrete crosswalk.
- Proposed modular block retaining wall.
- Construct 5'x5' concrete pad at exit door as shown on plans.
- Install residential driveways and sidewalk (three locations) per City standards.

Floodplain Note

The site lies entirely outside of the 100-year floodplain (zone X) as depicted on the FEMA flood insurance rate map (firm) community panel no. 0165F (City of Raytown). Map no. 29095C0165F date: September 29, 2006.

Project Benchmark

BM-1 EXISTING AREA INLET (5'x5')
 TOP (NW CORNER) ELEV. = 1018.11



Utility Contacts

- Sanitary - City of Raytown
Phone: (816) 737-6012
- Water - Raytown Water Company
Phone: (816) 356-0333
- Gas - Missouri Gas Energy
Phone: (800) 582-1234
- Electric - KCP&L
Phone: (816) 471-5275
- Cable - Comcast
Phone: (816) 795-1100
- Phone - AT&T
Phone: (913)383-4934
- Fiber - Google Fiber
Phone: (866) 777-7550

Utility Legend

	existing
	proposed
	primary electric, overhead
	electric service, underground
	sanitary sewer service
	gas service
	water service
	fire protection service
	water main
	sanitary main
	fire hydrant

Property Legend

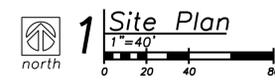
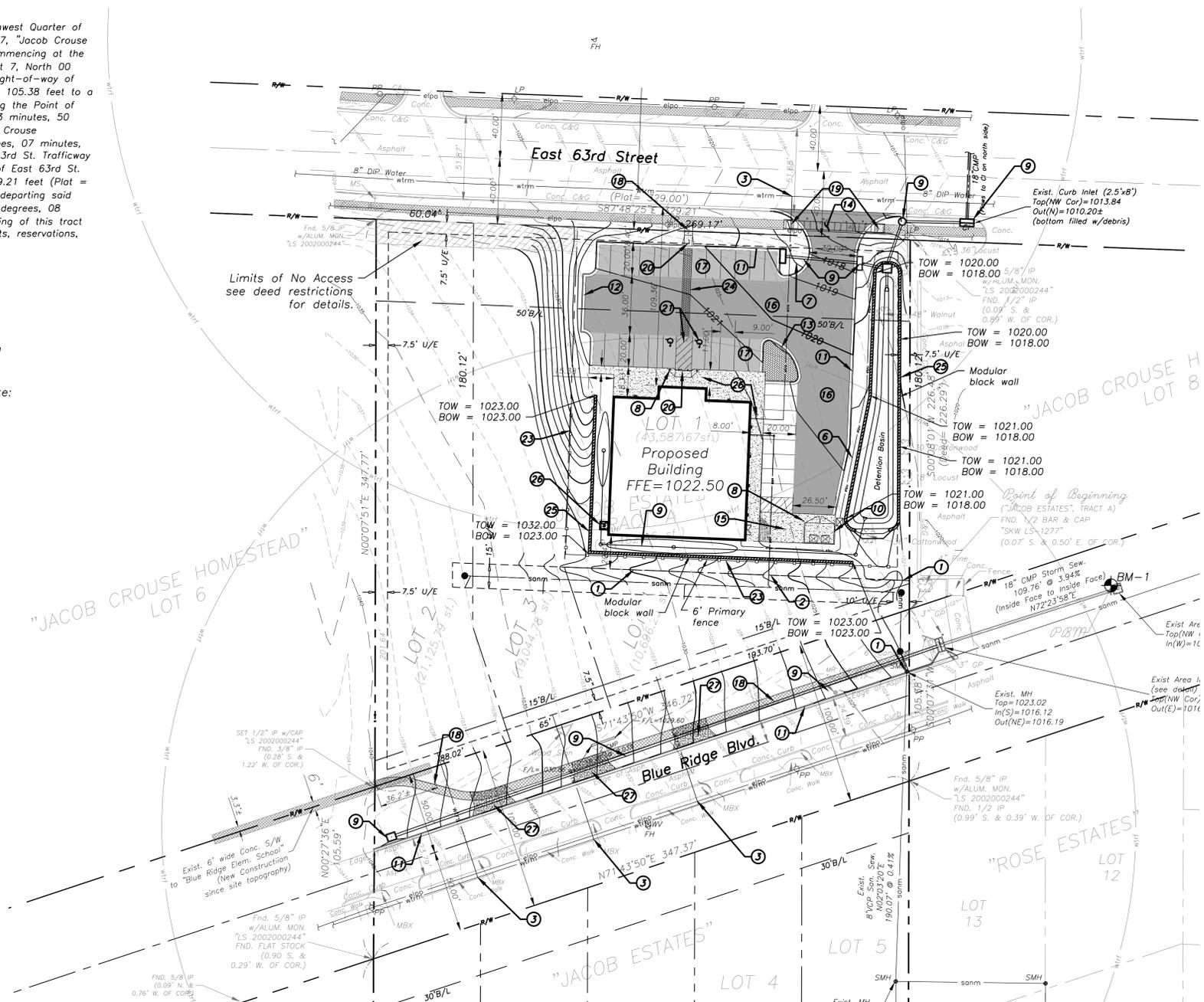
	right of way
	property lines
	lot lines

Contour Legend

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

Construction Legend

	heavy-duty asphalt pavement
	standard asphalt pavement
	concrete pavement
	concrete sidewalk
	type CG-1 dry curb & gutter
	type CG-1 curb & gutter



Owner / Developer:
 GREG STERVINO CONSTRUCTION CO., INC.
 Greg Stervinou, President
 10207 E. 100th St.
 Kansas City, Mo. 64157
 (816) 838-8815

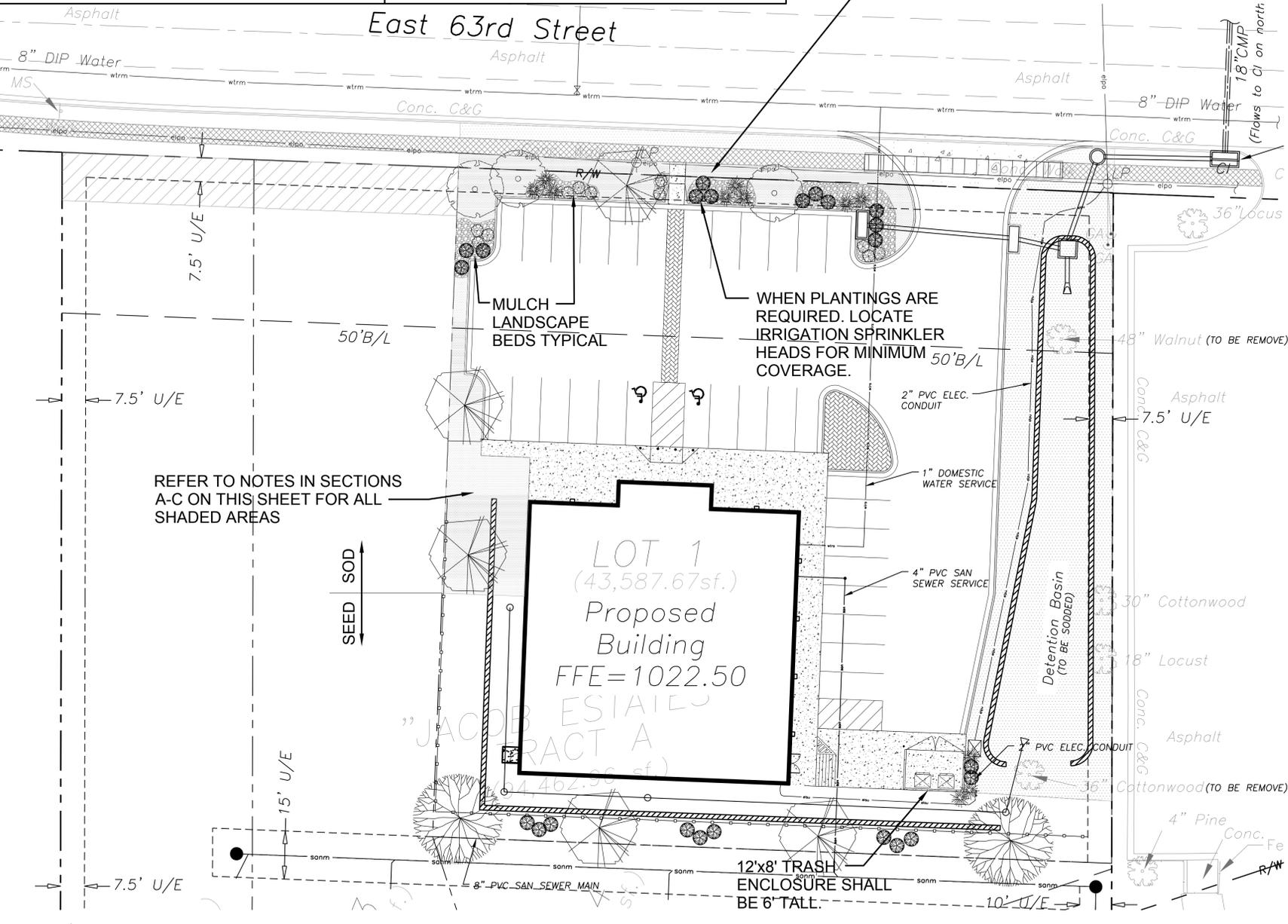
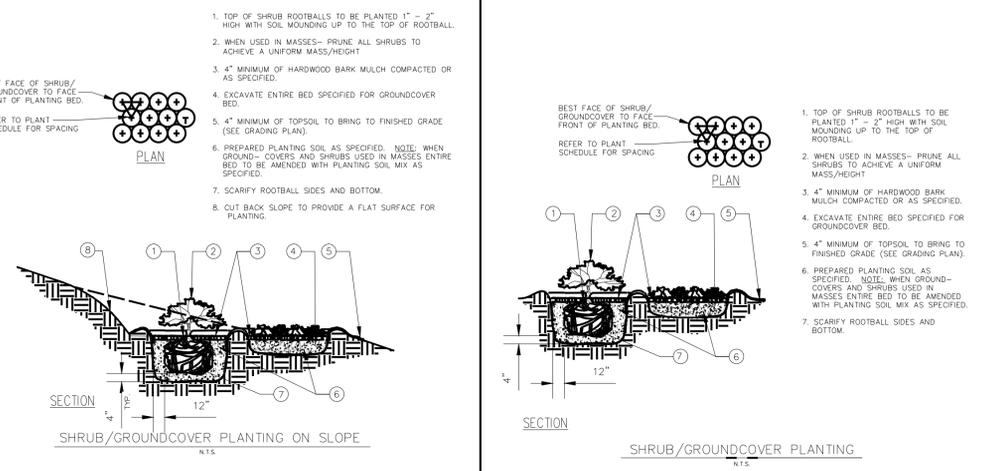
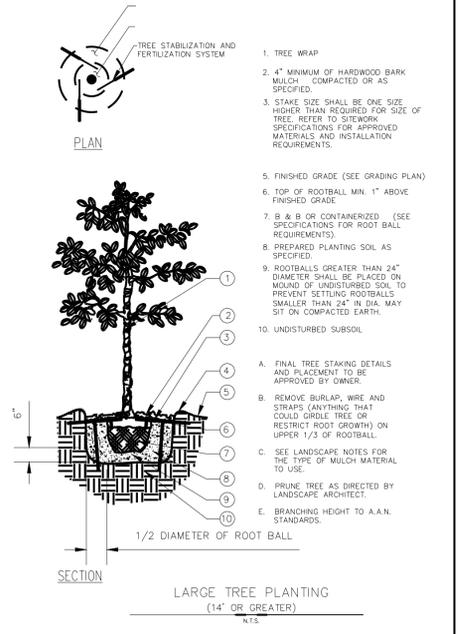
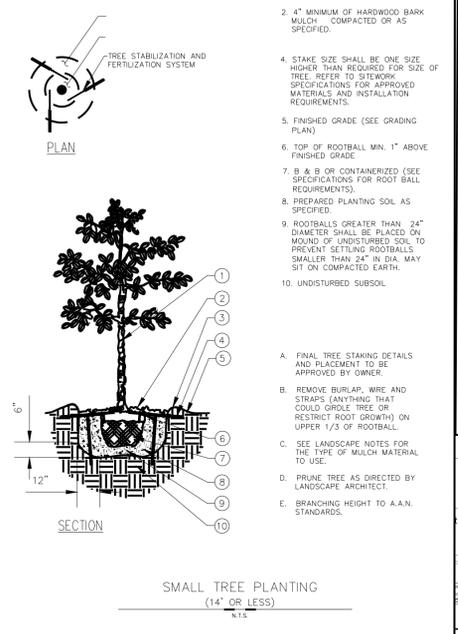
Final Development Plan
Jacob Estates 2nd Plat
 9109 East 63rd Street
 Raytown, Missouri

date 10.21.15
 drawn by DAE
 checked by DAE
 revisions

sheet number
C1.1
 drawing type preliminary
 project number 15101

LANDSCAPING NOTES

- A. GRADING NOTES:**
- CONTRACTOR TO GRADE ALL AREAS SHADED IN THE PLAN, INCLUDING ROW.
 - TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
 - TILL SOIL TO A DEPTH OF 4" MINIMUM.
 - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
 - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
 - ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - REFER TO SHEET C2 FOR MAXIMUM SLOPES.
- B. LAWN SEEDING AND SODDING NOTES:**
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
 - AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
 - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/2 TO 2/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
 - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.
- C. LANDSCAPE NOTES:**
- PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS, INCLUDING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
 - ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
 - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
 - PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
 - MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
 - VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
 - IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE.
- D. IRRIGATION NOTES:**
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
 - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
 - A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
 - LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.



plant schedule					
	item	qty.	common name	botanical name	size & condition
shade tree		1	sugar maple	acer saccharum	2" caliper (min.)
ornamental		2	downy hawthorn	crataegus mollis scheele	1.5" caliper (min.)
ornamental		3	eastern redbud	cercis canadensis	1.5" caliper (min.)
ornamental grass		4	purple fountain	pennisetum setaceum rubrum	1 - 3 gallon / cont.
dec. shrub		5	shrubby st. johnswart	hypericum prolificum l.	1 - 3 gallon / cont.
dec. shrub		6	purple prairie verben	glandularia bipinnatifida	1 - 3 gallon / cont.

Landscape Calculations

Total area of project site (Lot 1) = 43,587.67 sq. ft.

Minimum required landscape: one (1) tree and two (2) shrubs per 5,000 sq. ft.

Required number of trees = 9
Number of trees provided = 10

Required number of shrubs = 18
Number of shrubs provided = 45

Notes

The contractor shall make every effort to save all existing trees along the east property line with the exception of the 48" walnut as shown on the plans. No additional trees exist within the project site.

The proposed trash enclosure shall be constructed using the same materials and color to match the building.

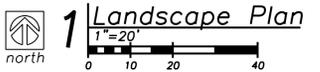
All disturbed grades greater than 8:1 shall be stabilized by sodding. Sodding pins are to be used on all grades greater than 4:1.

All construction shall follow the City of Raytown Design and Construction Manual.

Landscape Plan
Jacob Estates 2nd Plat
 9109 East 63rd Street
 Raytown, Missouri

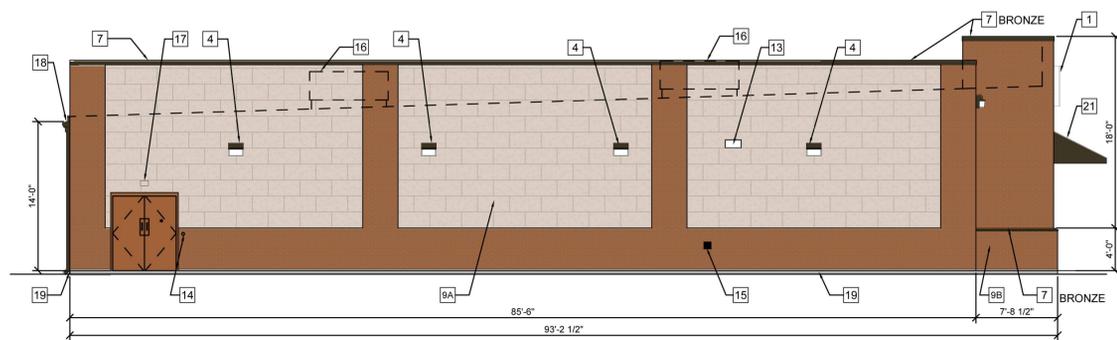
date 10.21.15
 drawn by DAE
 checked by DAE
 revisions

sheet number
L1.1
 drawing type
 landscape plan
 project number
 15101

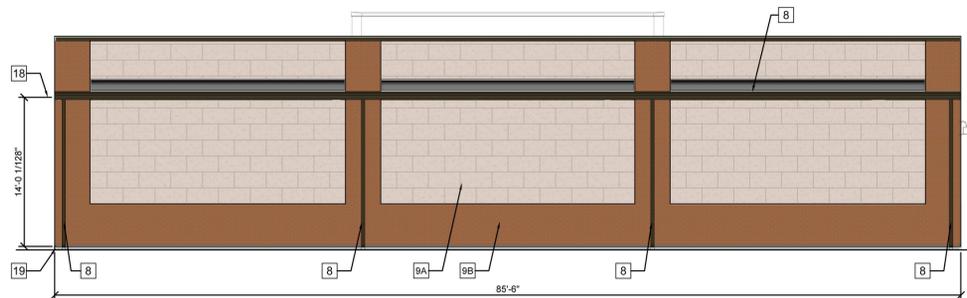




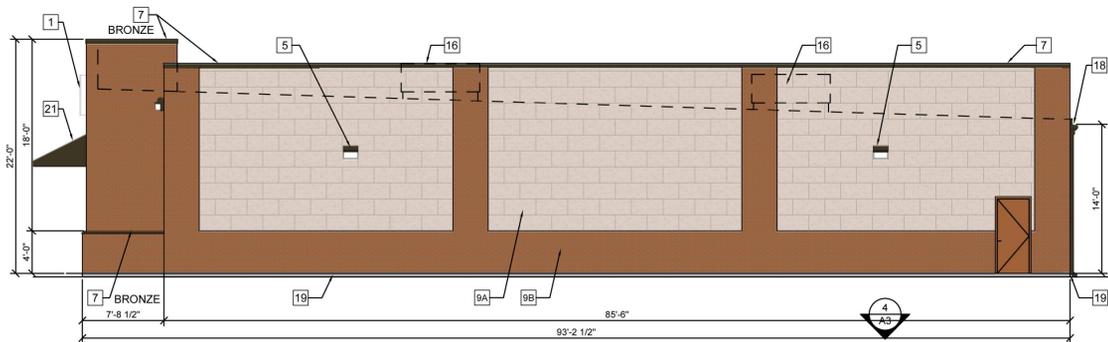
1 FRONT ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



2 BACK ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/8" = 1'-0"



9A-NICHIHA PANEL
SANDSTONE
DESERT BEIGE



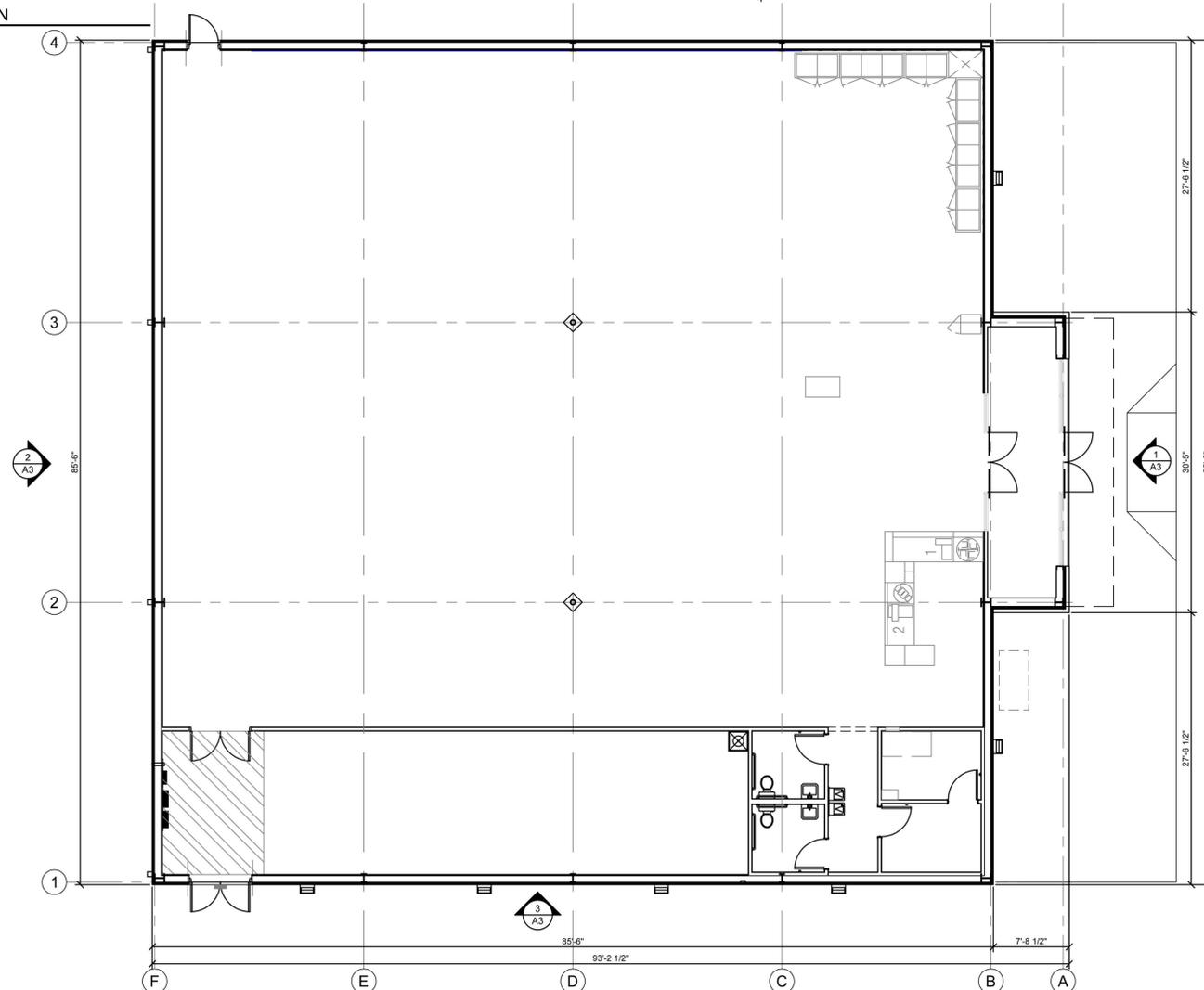
9B-NICHIHA PANEL
PLYMOUTH BRICK
CRIMSON

ELEVATION KEYED NOTES

- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 3 WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 WALL PACK. 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
- 7 TRIM/COPING/FLASHING - COLOR AS NOTED OR REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.
- 8 GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 9A NICHIHA PANELS - SANDSTONE: DESERT BEIGE
- 9B NICHIHA PANELS - VINTAGE BRICK: PLYMOUTH BRICK CRIMSON
- 10 STANDING SEAM METAL ROOF. GALVALUME FINISH.
- 13 VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
- 14 DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
- 15 WALL HYDRANT. REFER TO P01 FOR ADDITIONAL INFORMATION.
- 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- 18 MINIMUM GUTTER SLOT HEIGHT IS 14'-0" A.F.F.
- 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- 21 METAL AWNING BY PEMB MANUFACTURER. REFER TO STRUCTURAL SHEETS FOR COLOR.
- 22 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

FIBER CEMENT PRODUCTS: NICHIHA USA, INC. 9A - SANDSTONE: DESERT BEIGE 9B - PLYMOUTH BRICK: CRIMSON	PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (901) 748-6103	STAR BUILDING SYSTEMS ATTN: JEFF HORN 866-664-8899	NUCOR BUILDING SYSTEMS ATTN: BOB BARRY 315-622-4440 or 260-837-7891	BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER 800-633-3378
EXTERIOR FINISHES					
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEM'S FINISH SELECTION.					
GUTTERS					
DOWN SPOUTS					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING.					
BUILDING PARAPET WALL AND CANOPY STOREFRONT SYSTEM					
STANDARD METAL ROOF PANELS					

NOTE: REFER TO SHEET CVR FOR RECOMMENDED NATIONAL ACCOUNT VENDORS.



Robert E. Walker, IV
Ohio Reg. # - 0914817
Exp. - 12/31/15

**Robert E. Walker, IV
Architect**

2229 FIRST AVE. SOUTH
SUITE 110
BIRMINGHAM, Alabama
35233
T-205.254.3212
F-205.254.3269

DG

**DOLLAR GENERAL
BUILDING**

Home Road
Grove City, OH
Franklin County

**CONSTRUCTION
DOCUMENTS**

PROJECT NO.: 8006.582
ISSUED: 06/26/15

**EXTERIOR
ELEVATIONS**

CITY OF RAYTOWN
Request for Board Action

Date: January 28, 2016

Bill No. 6405-16

To: Mayor and Board of Aldermen

Section No.: XIII

From: John Benson, Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: Approval of Final Plat of Jacob Estates 2nd Plat.

Recommendation: The Planning & Zoning Commission by a vote of 8 in favor and 1 against recommends approval of the Final Plat of Jacob Estates 2nd Plat.

Analysis: Greg Stervinou Construction, Inc. is seeking approval of the Final Plat of Jacob Estates 2nd Plat. The final plat proposes to replat a 2.17 acre undeveloped tract of land into four lots. Lot 1 will front onto 63rd Street while Lots 2, 3 and 4 will front on Blue Ridge Boulevard. Lots 2 and 3 will extend through to 63rd Street but will not be allowed to access 63rd Street due to limited sight distance on 63rd Street due to the crest of a hill. The final plat is proposed as the applicant is seeking to develop Lot 1 for commercial purposes while Lots 2, 3 and 4 are intended to be developed for single-family homes.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the final plat application or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the City to provide any funding.

Not Applicable

Additional Reports Attached:

- Staff Report on this application for the January 19, 2016 Planning & Zoning Commission meeting.

STAFF REPORT

TO: City of Raytown Planning and Zoning Commission
FROM: Development & Public Affairs Department
DATE: January 7, 2015
SUBJECT: AGENDA ITEM NO. 5.B: Final Plat of Jacob Estates 2nd Plat

Background Information

Greg Stervinou Construction, Inc. is seeking approval of the Final Plat of Jacob Estates 2nd Plat. The final plat proposes to replat a 2.17 acre undeveloped tract of land into four lots. Lot 1 will front onto 63rd Street while Lots 2, 3 and 4 will front on Blue Ridge Boulevard. Lots 2 and 3 will extend through to 63rd Street but will not be allowed to access 63rd Street due to limited sight distance on 63rd Street due to the crest of a hill. The final plat is proposed as the applicant is seeking to develop Lot 1 for commercial purposes while Lots 2, 3 and 4 are intended to be developed for single-family homes.

Matters to be Considered

1. Conformance to the Subdivision Regulations and other ordinances of the City of Raytown.

The final plat has been reviewed in respect to the final plat content requirements of the City of Raytown Subdivision Regulations as well as the applicable bulk regulations of the Neighborhood Commercial (NC) and Low Density Residential (R-1) Zoning Districts specified in the Raytown Zoning Ordinance. Based upon this review the final plat has been found to:

- Contain all required information specified by the City of Raytown Subdivision Regulations for final plats;
- Meets the bulk regulations of the Neighborhood Commercial (NC) and Low Density Residential (R-1) zoning districts; and
- Is in conformity with the proposed Preliminary Site Development Plan that was submitted as part of the rezoning application (see agenda item 5A).

2. Adequacy of public facilities and utilities to serve the proposed development.

Sanitary Sewer System: The city's existing sanitary sewer system is capable of accommodating the sewage from the type of uses that would be allowed on the property.

Storm Water: There are existing storm water facilities in the area in which the subject property is located. To ensure that the existing storm water facilities are capable of accommodating storm water runoff from the property, when the property is developed Raytown City Code will require construction of a storm water detention facility so that properties downstream are not adversely impacted by any increased storm water runoff caused by the new development. The detention basin will collect the storm water runoff and discharge it into the existing storm sewer system on 63rd Street at a slower rate. The Public Works Department has reviewed the final plat and has approved it subject to submittal and approval of a final storm drainage study for the development on the property, which, as previously stated, will be required by city code prior to development of the property.

Water: Existing water services is available in the area in which the subject property is located and is capable of serving the type of uses allowed on each of the lots.

Streets: The final indicates the existing street right-of-way and pavement widths. The existing right-of-way and pavement widths are sufficient to accommodate the anticipated traffic from the type of uses that would be allowed on the property.

3. Consistency with the approved preliminary plat.

The Final Plat is consistent with the site development plan, which serves as the preliminary plat that was submitted as part of the proposed rezoning application for this property.

4. Consideration of sound land planning principles on the site including lot layout and topography.

63rd Street has limited sight distance that restricts the location of the driveway on the property to the eastern side of Lot 1. Due to the site distance issue, Lots 2 and 3 which each have rear yards that abut 63rd Street will be prohibited from having access onto 63rd Street. Instead, each of the residential lots will be able to safely access onto Blue Ridge Boulevard as do other residential lots in the area.

To avoid potential downstream flooding from increased storm water runoff from the subject property when it is developed, a storm water detention basin will be required to be constructed on the property. As indicated on the site development plan submitted as part of the rezoning application for this property (see agenda item 5A), a storm water detention facility is proposed to be constructed along the east property line on Lot 1. This detention facility will collect storm water runoff from each of the four lots at a rate that will comply with the City of Raytown's adopted storm water runoff requirements of a maximum of 1.8 cubic feet [of water] per second (cfs).

Staff Recommendation

Staff recommends approval of the Final Plat of Jacob Estates subject to approval of the application to rezone the property as proposed in agenda item 5.B.

MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

January 7, 2016

Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

REGULAR MEETING

7:00 pm

1. Welcome by Chairperson.

Chairman Wilson welcomed everyone to the January 7, 2015 Planning and Zoning Meeting and.

2. Call meeting to order and Roll Call. Mr. Wilson called the meeting to order. Roll call was taken with the following Commission members in attendance.

Wilson: Present

Jimenez: Present

Stock: Present

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Present

Dwight: Present

Meyers: Present

Also present: John Benson, Director of Development and Public Affairs; Joe Willerth, City Attorney; June Van Loo, Permit Technician; and Scott Peterson, Permit Technician.

3. Approval of minutes

A. December 3, 2015 meeting

1. Revisions- None.
2. Motion- Ms. Stock motioned to approve the minutes.
3. Second- Mr. Lightfoot seconded the motion.
4. Additional Board Discussion- None
5. Vote- Motion passed unanimously 9-0.

4. Old Business – None

5. New Business

A. Application: Application proposing to rezone land located at 9109 East 63rd Street from High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial (NC-P) and Low Density Residential (R-1)

Case No.: PZ-2016-01

Applicant: Greg Stervinou

1. Open Public Hearing: Mr. Wilson opened the public hearing.
2. Explain Procedure for a Public Hearing and swear-in speakers: Mr. Willerth swore in those wishing to speak on the application.
3. Enter Relevant City Exhibits into the Record: Mr. Wilson entered the following items as exhibits.
 - a. Rezoning Application submitted by applicant
 - b. Site Development Plan submitted by applicant for area proposed to be rezoned to NC-P
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper Advertisement

- d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
4. Explanation of any exparte' communication from Commission members regarding the application: None

Introduction of Application by Staff: Mr. Benson introduced PZ-2016-001 and stated that Greg Stervinou is seeking to rezone a portion of a 1.37 area of vacant High Density Residential and Planned Zoning Overlay District (RP-3) to Neighborhood Commercial and Planned Zoning Overlay District (NC-P) and the remaining portion from High Density Residential and Planned Zoning Overlay District (RP-3) to Low Density Residential (R-1). The property proposed to be rezoned is located at 9109 E. 63rd Street and, as indicated on the aerial photo on the wall, is bounded by 63rd Street on the north and Blue Ridge Boulevard on the south, Blue Ridge Elementary School to the west and an office building to the east. The zoning is being sought as a Dollar General store is proposed to be constructed on the northeast side of the property and three single-family residential lots are proposed to be created on the south and west side of the property. In 2012 the applicant submitted a similar rezoning application for this property which included a site development plan for construction of a Dollar General on this property. The previous rezoning application and development plan proposed to use the entire property for a Dollar General store. Prior to final action on that rezoning application, however, the applicant withdrew the application.

5. Presentation of Application by Applicant: Ralph Monaco, I am and attorney and I live at 7013 Englewood, Raytown, MO 64133. I want to give a little back ground when Mr. Strevinou purchased the property and was originally plated as the current planned district overlay it was determined that you could not develop the land with 24 units because of the cost. Mr. Strevinou learned in this process that the site distance that is required along 63rd street cannot be done as residential. Blue Ridge Boulevard that runs in front of Blue Ridge Elementary School, lots 2, 3 and 4 the plan is to make them residential 1. The traffic flow police study that was done I believe in 2011 approved the plan that it would not create additional traffic as long as we did not have that residential traffic flowing on to 63rd Street. We plan to comply with all Staff Recommendations.

Mr. Meyers asked about storm water retention. Mr. Benson explained the process with the storm water retention plan.

Mr. Lightfoot asked if the three residential lots are going to be lots for sale or is he going to build houses on the lots. Greg Stervinou, 10207 NE 100th Street, Kansas City, MO. The plan would be if the zoning goes through we would put the foundations and driveway approaches and sidewalks in at the same time that the Dollar General work is being done.

Ms. Dwight asked what a modular block wall was. Mr. Paul Miller, 3505 SW Park Lane Blue Springs MO explained that a modular block wall goes behind the building and the 6 foot privacy fence sits on top of that and provides more privacy.

Ms. Hartwell asked if the entrance to this building would come off Blue Ridge. Mr. Benson Stated no they come off 63rd street.

Mr. Wilson asked Mr. Benson if this would be considered part of the CDB Design Standards. Mr. Benson stated it would not as the property is not located within the boundaries for those standards.

Mr. Wilson asked if the plan was to go forward immediately with the development of house. Mr. Stervinou stated if all the plans pass they would move forward.

6. Request for Public Comment:

Steve Shelton, 12308 E. 63rd Terrace, Kansas City, MO. Stated he was there representing the Raytown School District. He stated Blue Ridge Elementary School abuts the development and said that dismissal and pick up times at the school are very busy. He said they also have a playground that butts up to the property. He asked if there was a traffic study completed and if it addressed the impact of Dollar General on dismissal and pick up times at the school. Mr. Benson stated he would have to check on the projected traffic volumes but that it did look at the impact on peak hour traffic periods on 63rd Street, which is classified as an arterial street, and found that 63rd Street would be able to accommodate the increased traffic.

William Wall, 6405 Blue Ridge Blvd., stated he had a question regarding the setback of a privacy fence on the proposed residential lots that would back up to 63rd Street. Mr. Benson stated a privacy fence could be built along the back yard but if it were over 42 inches in height it could not come within 10 feet of the right-of-way line of 63rd Street. Mr. Wall asked does that restriction apply to shrubs and plants. Mr. Benson stated it does not.

Mr. Wall stated he lives directly across from the pickup and drop off points for Blue Ridge Elementary School and that traffic at pick up times makes it difficult for property owners along Blue Ridge Blvd. to get out of their property for about an hour in the afternoon.

Linda Dumall said that school pick up traffic is worse than it was 20 years ago when her son went to school at Blue Ridge Elementary and that drivers are inconsiderate about letting home owners get out and in their property.

7. Additional Staff Comments and Recommendation: Mr. Benson stated that on 63RD street there is a sight distance issue and that along Blue Ridge Blvd. public infrastructure built would be constructed. Staff is recommending approval of the rezoning and site development plan as proposed subject to a final storm drainage study being submitted to and approved by the Public Works Department prior to development of the property.

8. Board Discussion:

Board discussion occurred relating to whether the lights on the exterior of the building would be directed downward so that the light element would not be visible from off of the property. Mr. Miller stated he did not have the specifications for the lights fixtures with him but the lights will direct the light down.

Ms. Hartwell asked how residents would be able to get in or out of their driveway on the proposed residential lots during school pick up. Mr. Benson said that it would require the drivers of the cars picking up their children to allow those residents to pull into and back out of their driveways.

9. Close Public Hearing: Mr. Wilson closed the public hearing.

10. Board Decision to Approve, Conditionally Approve or Deny the Application. Mr. Wilson asked Commission members for a motion.

- a. Motion- Ms. Stock made a motion to approve PZ-2016-001 with staff recommendations.
- b. Second- Mr. Jimenez seconded the motion
- c. Additional Board Discussion- Ms. Hartwell stated she will be voting no on this application as she has concerns about the commercial lot abutting the proposed residential lots.
- d. Vote-

Stock	Yes
Jimenez	Yes
Lightfoot	Yes
Robinson	Yes

Hartwell No
Dwight Yes
Bettis No
Meyers Yes
Wilson Yes
Motion passed 7-2

B. Application: Final Plat for Jacob Estates 2nd Plat

Case No.: PZ-2016-002

Applicant: Greg Stervinou

1. Open Public Hearing: Mr. Wilson opened the Public Hearing.
2. Explanation of any exparte'communications from Commission members regarding the application.

None

Introduction of Application by Staff: Mr. Benson introduced the application to the Board and stated the final plat is for the same property as the previous application. He stated that the final plat proposes the creation of four lots, one for commercial and three for single family residential. Mr. Benson also stated that the right-of-way for Blue Ridge Boulevard is 100 feet wide and the street is not centered in the right-of-way. Rather it is located in the southern portion of the right-of-way. Because of this, the final plat proposes the front yard setback of the three residential lots to be 15 feet which would allow the new homes on these lots to be the same distance from the edge of the street pavement as homes on the south side of Blue Ridge Boulevard.

3. Presentation of Application by Applicant: Additional Comments by Applicant, if necessary:

The applicant stated they had no further information to provide other than what had been provided as part of their presentation for the proceeding agenda item relating to their rezoning application.

4. Board Discussion:

None.

5. Close Public Hearing: Mr. Wilson closed the public hearing.

6. Board Decision to Approve, Conditionally Approve or Deny the Application: Mr. Wilson asked Commission members for a motion.

- a. Motion-Ms. Stock moved that the application for Jacob Estates PZ-2016-002 be approved with the staff recommendation.
- b. Second-Mr. Robinson seconded the motion
- c. Additional Board Discussion- Mr. Meyers asked if there was an anticipated construction date.
Mr. Miller stated it was not certain but that it could be as early as mid-August.
- d. Vote-

Stock Yes
Lightfoot Yes
Meyers Yes
Jimenez Yes
Dwight Yes
Hartwell No
Bettis Yes
Wilson Yes

Motioned passed 8-1

6. **Other Business:** The Commission will hold a work session at 6:00 pm on January 21, 2016 to continue their review of the Comprehensive Plan.
7. **Planning Projects Report:** Mr. Benson discussed an upcoming Communities for All Ages Workshop that will be held at MARC on January 27th from 6-8 pm.
8. **Set Future Meeting Date:** Mr. Wilson stated that the next regular meeting of the Commission will be held on February 4, 2016.
9. **Adjourn:** With no further business to consider Mr. Wilson adjourned the meeting.

AN ORDINANCE APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application No. PZ-2016-002, submitted by Greg Stervinou Construction, Inc. requesting approval of the Final Plat of Jacob Estates 2nd Plat, a subdivision of the City of Raytown, Jackson County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning & Zoning Commission considered the application on January 7, 2016, and by a vote of 8 in favor and 1 against rendered a report to the Board of Aldermen recommending that the final plat be approved; and

WHEREAS, the Board of Aldermen considered the Final Plat of Jacob Estates 2nd Plat on January 19, 2016 and on February 2, 2016 and rendered a decision to approve the final plat of Jacob Estates 2nd Plat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF APPROVAL OF FINAL PLAT. That the Final Plat of Jacob Estates 2nd Plat, a subdivision in the City of Raytown, Jackson County, Missouri, a true and correct copy of which is attached hereto and incorporated herein, is hereby approved, replatting the following described property:

Tract A, JACOB ESTATES, a subdivision in Raytown, Jackson County, Missouri. Also described as: A part of the Northeast Quarter of the Southwest Quarter, Section 5, Township 48, Range 32, Raytown, Jackson County, Missouri; Beginning at the Southeast corner of Tract A, JACOB ESTATES, a subdivision of record; thence S 73°33'54"W along the North right of way line of Blue Ridge Boulevard (100'r/w) for 346.59 feet, S 71°43'50"W, for 346.72 feet platted, to the Southwest corner of Tract A; thence N 1°56'58"E along the West line of Tract A for 347.83 feet, N 0°07'51"E for 347.77 feet platted, to the Northwest corner of Tract A; thence S 85°58'54"E along the South right of way line of 63rd Street Trafficway (80'r/w) for 329.11 feet, S 87°48'25"E for 329.21 feet platted, to the Northeast corner of Tract A; thence S 1°56'57"W along the East line of Tract A for 226.63 feet, S 0°08'01"W for 226.48 feet platted, to the Point of Beginning. Containing 2.17 acres more or less.

SECTION 2 – DEDICATION OF STREET RIGHT-OF-WAY. That the dedication to the City of Raytown for street right-of-way as shown on the plat, not heretofore dedicated to the public is hereby accepted for the purpose as therein set out.

SECTION 3 – DEDICATION OF EASEMENTS. That the dedication to the City Raytown of an easement or license to locate, construct and maintain or to authorize the location, construction and maintenance and use of conduits for all or any purpose, water, gas, sewer mains, poles and wires or all or any of them, over under and along the strips of land marked "UTILITY EASEMENT" or "U/E is hereby accepted for the purpose as therein set out.

SECTION 4 - REPEAL OF ORDINANCES IN CONFLICT. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 2nd day of February, 2016.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

George E. Kapke, City Attorney

Case Number: _____
Date Received: _____
Fee Paid: \$100.00 + \$3.00 / lot

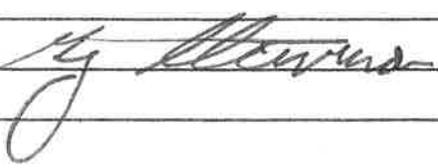
City of Raytown Application for Final Plat

1. Name, address and phone number of property owner(s):
Greg Stervinou Const. Co.
10207 E. 100th Street
Kansas City, Mo. 64157
816-838-8815
3. Name, address and phone number of developer(s):
Greg Stervinou Const Co.

2. Name, address, phone and fax numbers of engineer(s) or surveyor(s) preparing the plat:
Area Surveyors
P.O. Box 324
Grandview Mo 64030

4. Legal description of the land to be subdivided (please attach a deed showing the legal description and the ownership of the tract(s) on a separate sheet).
5. Approximate street address or location:
Approx. 9109 E. 63rd St.

6. Name of proposed subdivision:
Jacob Estates 2nd Plat

7. We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct (signatures of property owners).


8. Site Characteristics

- A. Total acreage of subdivision: 2.17 acres
- B. Acreage this phase (if applicable): _____
- C. Current zoning classification: R-3 High Density Residential
- D. Proposed zoning classification (if applicable): Neighborhood Commercial & R-1
- E. Total number of lots: 4
- F. Lots this phase (if applicable): 4
- G. Lot Area
Maximum: 1 acre
Minimum: 0.25 acres
Average: _____

9. Public Improvements

Public improvements are required for subdivisions of land in Raytown, such as public roadways, sidewalks, water, sanitary sewer, storm sewer, etc. All improvements must be constructed to City standards.

- A. Streets:
Classification (local, collector or arterial): Existing
Proposed surface material: _____
Length of roadway: _____
Maximum grade: _____

✓ How will the configuration of streets in this development fit with the transportation network of Raytown? How will the traffic generated from this development affect the traffic circulation in the area? Explain in detail on separate sheets.
A traffic study has been provided with previous submittals

- B. Will this development be served by public water? yes
- C. Will this development be served by public sanitary sewer? yes

D. Will this development be served by public storm sewer? yes

E. Describe the drainage plan for this development, including any easements. Please attach a separate sheet. On Site Drainage To Existing System

F. Will parkland or green space be dedicated? No

10. Construction Guarantee

The City of Raytown Subdivision Regulations offer 4 options for construction of public improvements within the City. Developers must indicate the options elected.

Option 1: Complete all required public improvements prior to Board of Aldermen final approval and recording of the plat.

Option 2: Post a performance bond to the benefit of the City in the amount of the remaining construction costs. Bonds are presented to the Board of Aldermen with the final plat.

Option 3: Enter into an escrow agreement for the remaining construction costs. Escrow agreements are presented to the Board of Aldermen with the final plat.

Option 4: Delay construction or bonding until final approval, upon which an escrow agreement or performance bond for 110% of the construction costs must be submitted.

All public improvements must be inspected. No Certificates of Occupancy will be issued before final approval of the public improvements. Developers must file a maintenance bond for 25% of the cost of construction to run for 2 years before acceptance of the improvements by the Raytown Board of Aldermen.

Option selected for street construction: Option 1

Option selected for sanitary sewer construction: Option 1

Option selected for storm sewer construction: Option 1

Option selected for other construction: Option 1

Option selected for other construction: Option 1

Have construction plans for the improvements been submitted to the Community

Development Department? No