Unified Government of Wyandotte County and Kansas City, Kansas

Planning & Zoning / Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Tyrone Garner
Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

---

UPDATED AGENDA

Thursday, March 27, 2025
7:00 PM

1. **CALL TO ORDER/ROLL CALL**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **REVISIONS TO MARCH 27, 2025, AGENDA**

   4.1. Remove item 5.1 under Mayor's Agenda, Add item 5.4 to Mayor's Agenda, and item updates to item 8.2 Planning and Zoning Non-Consent Agenda, Special Use Permit Applications

5. **MAYOR'S AGENDA**

   5.1 **RECOGNITION: HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (REMOVED PER AGENDA UPDATE)**

   5.2 **PROCLAMATION: SEVENDAYS OF KINDNESS**

   Synopsis: A Proclamation proclaiming March 31 through April 8, 2025, as SevenDays of Kindness.

   Tracking #: 21253

5.3 **PROCLAMATION: YOUTH ART MONTH**
Synopsis: A Proclamation proclaiming the month of March, 2025 as Youth Art Month.
Tracking #: 21254

5.4 **PROCLAMATION: NATIONAL TUSKEGEE AIRMEN DAY (ADDED PER AGENDA UPDATE**
Synopsis: A Proclamation proclaiming March 27, 2025 as National Tuskegee Airmen Day.
Tracking #: 21263

6. CLERK'S-STATEMENT
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

Change of Zone Applications

7.1 **COZ2024-042 - AUTUMN KING**
Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct an indoor go-kart facility at 9700 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.
Tracking: 21233

7.2 **COZ2025-003 - ICHIEN LEE**
Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a legal non-conforming duplex at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.
Tracking: 21234

Special Use Permit Applications

7.1 **SP2024-111 - TATUM PHILLIP**
Synopsis: Special Use Permit (SP2023-061, expired 12/14/2024) for continuation of a short-term rental at 809 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR SIX (6) MONTHS
Tracking: 21236

7.2 **SP2025-005 - DONNA BARNETT WITH DSB MANAGEMENT**
Synopsis: Special Use Permit (SP2023-116, which expires 04/18/2025) for continuation of a short-term rental at 2311 North 104th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR TWO (2) YEARS.
Tracking: 21238

7.3 **SP2025-007 - ICHIEN LEE**

Synopsis: Special Use Permit to operate a short-term rental at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR ONE (1) YEAR.

Tracking #: 21239

7.4 **SP2025-016 - SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM**

Synopsis: Special Use Permit to operate an 18-unit hotel at 4325 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR INDEFINITE YEARS.

Tracking #: 21242

Vacation Applications

7.1 **VAC2025-001 - KRYSTAL VOTH**

Synopsis: Vacation of an unused utility easement in the front yard at 4555 North 97th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21240

Master Plan Amendment Applications

7.1 **MPL2024-015 - KALIN CALLEWAERT**

Synopsis: Master Plan Amendment from Single-Family to General Urban (Rosedale Area Plan) to bring a non-conforming duplex into conformance at 4000 Adams Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21241

Miscellaneous

7.1 **ORDINANCE: REZONING PROPERTY AT 7301 STATE AVENUE (COZ2024-036)**

Synopsis: AN ORDINANCE rezoning property at 7301 State Avenue (COZ2024-036) from CP-2 Planned General Business District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking: 21243

7.2 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-074)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-074) for a Short-Term Rental at 111 South 16th Street, RECOMMENDED FOR APPROVAL.

Tracking: 21244

7.3 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-101)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-101) for the continuation of a youth nature center with a campground at 2640 Woodend Lane, RECOMMENDED FOR APPROVAL.

Tracking: 21245

7.4 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-105)**
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-105) for a Short-Term Rental at 6429 Leavenworth Road, RECOMMENDED FOR APPROVAL.
Tracking #: 21246

7.5 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-108)**
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-108) for an earthen fill at 732 North 57th Street, RECOMMENDED FOR APPROVAL.
Tracking: 21247

7.6 **ORDINANCE: AUTHORIZING SPECIAL USE PERMIT (SP2024-118)**
Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2024-118) for continuation of the removal of earthen fill at 10702 Donahoo Road, RECOMMENDED FOR APPROVAL.
Tracking: 21248

8. PLANNING AND ZONING NON-CONSENT AGENDA

Change of Zone Application

8.1 **COZ2024-016 - STEVE SOBEK**
Synopsis: Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to RP-1 Planned Single Family and RP-1(B) Single Family Districts or a 237-lot subdivision at 12024 Leavenworth Road and 3351 North 123rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 2.
Tracking: 21232

Special Use Permit Application

8.1 **SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS**
Synopsis: Special Use Permit (SP-2016-30, expired 07/02/2024) for continuation of a volleyball training facility at 7120 Gibbs Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR TWO (2) YEARS.
Tracking #: 21235

8.2 SP2025-003 - HENRY CALHOUN (CORRECTION AND DOCUMENT UPDATED PER AGENDA UPDATE)
Synopsis: Home Occupation Special Use Permit to operate a landscaping business at 11525 Parkview Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR TWO (2) YEARS.
Tracking: 21237

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

9.1 RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE

Synopsis: A resolution to authorize the County Administrator to calculate certain new revenue for the purposes of recommending budgetary options to retire existing debt to the Board of Commissioners.

*On March 3, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 2193

9.2 PLAT: STONY POINT MEADOWS

Synopsis: Plat of Stony Point Meadows located at State Avenue and N 86th Street and being developed by SOBEK LLC.

Tracking #: 21249

9.3 PLAT: BECHLER FARMS

Synopsis: Plat of Bechler Farms located at 68TH Street and Woodend Avenue and being developed by Tabor Bechler.

Tracking: 21250

9.4 PLAT: SPLITLOG ESTATES

Synopsis: Plat of Splitlog Estates located at N 10th Street and Splitlog Avenue and being developed by RA Engineering.

Tracking #: 21251

9.5 PLAT: HOME2 SUITES - FIRST PLAT

Synopsis: Plat of HOME2 SUITES - First Plat located at N 98TH Street and Parallel Parkway and being developed by HFS KCK LLC.

Tracking #: 21252

9.6 MINUTES

Synopsis: Minutes from Regular Session of December 7, 2023, and special session of February 27.2025.

Tracking: MINUTES

9.7 WEEKLY BUSINESS

Synopsis: Weekly business materials dated February 6, 2025, February 20, 2025, and March 6, 2025.

Tracking #: WEEKLY BUSINESS

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

13. COMMISSIONERS' AGENDA

14. ADJOURN

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/89057676683
Webinar ID: 890 5767 6683

Phone one-tap:
+13462487799,85339542904# US (Houston)
+16694449171,85339542904# US
Join via audio:
+1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US
888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)
International numbers available: https://us02web.zoom.us/u/kDvuQmRJb

Cell phones may mute and unmute by dialing *6.
Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled "Raise Hand" at the bottom of the window on the right side of the screen.

View the meeting live on our website at: UGTV Live Stream or via YouTube..

AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, MARCH 27, 2024

ADDING ITEM

5. MAYOR'S AGENDA

Item No. 5.4 – PROCLAMATION: NATIONAL TUSKEGEE AIRMEN DAY
Synopsis: A Proclamation proclaiming March 27, 2025 as National Tuskegee Airmen Day.
Tracking #: 21263

REMOVING ITEMS

5. MAYOR'S AGENDA

Item No. 5.1 – RECOGNITION: HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF
Synopsis: Presentation of a Mayoral Commendation and honorary Kansas City Kansas Police Officer and Wyandotte County Deputy Sheriff designation to Devarjaye "DJ" Daniel.
Tracking #: 21259

ITEM UPDATE

8. PLANNING AND ZONING NON-CONSENT AGENDA

Special Use Permit Application
Item No. 8.2 – SP2025-003 - HENRY CALHOUN

- **Correction to vote of Planning Commission.** RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR TWO (2) YEARS.
- **Updated staff report.**

Tracking ID: 21259

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Lisa Rangel, Professional Assistant lrangel@wycokck.org x5141	Commissioners' Office

AGENDA ITEM #5.1.

RECOGNITION: HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (REMOVED PER AGENDA UPDATE)

BACKGROUND

Presentation of a Mayoral Commendation and honorary Kansas City Kansas Police Officer and Wyandotte County Deputy Sheriff designation to Devarjaye "DJ" Daniel.

RECOMMENDATION

For information only

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL CONSIDERATIONS

ATTACHMENTS

Approved by Administrator to add to agenda.

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, **SevenDays® Make a Ripple, Change the World** We Overcame hate by promoting kindness and understanding through education dialogue; and

WHEREAS, **SevenDays®** provides opportunities encouraging all people to participate in activities that promote and practice kindness; and

WHEREAS, **SevenDays® 2025** will commemorate its second anniversary focused on teaching kindness making a ripple to change the world; and

WHEREAS, **SevenDays® 2025** begins on Monday, March 31st, and will feature our Cultivate Kindness Breakfast on Wednesday, April 2 - a celebration of youth and announcement of the fifth annual Ripple of Kindness Award recipients - and continuing through Tuesday, April 8; and

WHEREAS, **SevenDays®** continues its daily themes of Love, Discover, Others, Connect, You, Go and Onward as we bring people from walks of life together to overcome hate with acts of kindness; and

WHEREAS, the memories of three wonderful and unique people, Reat Underwood, Dr. William Corporon, and Terri LaManno, will be honored through kindness understanding; and

WHEREAS, **SevenDays®** expands its acts of compassion, acceptance, and understanding to those who gather; and

WHEREAS, we fully support and encourage all in (insert city/county) including residents, businesses, organizations, and visitors, to come together during the **SevenDays®** to act more kindly and be more understanding of differences, thereby making the world a better place one ripple at a time.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim March 31st through April 8th, 2025, as:

"SevenDays® *of Kindness*"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas

_____

TYRONE GARNER, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, art education contributes powerful educational benefits to all elementary and secondary students including the following:

« Art education develops students' creative problem-solving and critical thinking abilities;

« Art education teaches sensitivity to beauty, order, and other expressive qualities;

« Art education gives students a deeper understanding of multi-cultural values and beliefs;

« Art education reinforces and brings to life what students learn in other subjects;

« Art education interrelates student learning in art production, art history, art criticism, and aesthetics; and

WHEREAS, our national leaders have acknowledged the necessity of including arts experiences in all students' education.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the month of March 2025, as:

"Youth Art Month"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, the Tuskegee Airmen were the first black military aviators in the United States armed forces who served with distinction during World War II; and

WHEREAS, their extraordinary courage, dedication, and excellence in the face of adversity paved the way for integration in the military and inspired the civil rights movement; and

WHEREAS, their legacy continues to inspire future generations to strive for excellence, honor, and equality.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim March 27, 2025, as:

"National Tuskegee Airmen Day"

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

_____

TOM BURROUGHS, MAYOR PRO TEM

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Change of Zone Petition COZ2024-042**

GENERAL INFORMATION

Applicant Information:
Autumn King
BHC
7101 College Boulevard, Suite 400
Overland Park, KS 66210

Subject Property:
9700 State Avenue
Kansas City, KS 66111

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District from CP-2 Planned General Business District.

Commission Districts:
At Large Commissioner District #2: Tom Burroughs
District #7 Commissioner: Chuck Stites

Existing Zoning District(s):
A-G Agriculture District

Proposed Zoning District(s):
CP-2 Planned General Business District

	Adjacent Zoning	Adjacent Uses
North	**CP-3 Planned Commercial District**	**Camping World (RV Dealership)**
South	**A-G Agriculture and MP-2 Planned General Industrial Districts**	**Trucking Business and vacant, wooded land**
East	**CP-2 Planned General Business District**	**Atlas 9 (Immersive art museum)**
West	**A-G Agriculture District**	**Detention Pond**

Total Tract Size: 4.25 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Entertainment / Commercial District, which allows major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies State Avenue as a Class A Thoroughfare and North 98th Street as a Class C Thoroughfare.

Parking Requirement: Section 27-466(e) requires paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 221 spaces are required.131 spaces are provided—the Applicant has applied for a variance for a reduction of 90 spaces – BOZA2024-043 (scheduled by March 10, 2025 BOZA meeting).

Landscaping Requirement: Section 27-466(g) Trees are required to be provided at not less than one (1) tree per 7,000 square feet of site area.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent.

Advertisement: The Wyandotte Echo – January 16, 2025

	Letters to Property Owners – January 17, 2025 and January 28, 2025
Public Hearings:	March 10, 2025 and March 27, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Autumn King, with BHC, wants to rezone 9700 State Avenue from A-G Agriculture District to CP-2 Planned General Business to build a 55,365 square foot an indoor, electric go-kart racing facility on 4.25 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no building, zoning or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. BOZA2024-043 – Variance for a reduction of 90 parking spaces on site for K1 Speed (scheduled to be heard by BOZA on February 10, 2025).

Previous Planning Actions:

1. Approval of an indefinite Special Use Permit (SP-2005-41) for signage in the Village West District in 2005.
2. Approval of a Change of Zone (COZ 2859) from A-G, R-1, CP-0, CP-1 and CP-2 to CP-2 for the Schlitterbahn Vacation Village.
3. Approval of a Preliminary Plat (Schlitterbahn) for one (1) commercial lot in 2008.
4. Approval of a Final Development Plan (PR-2008-19) for the Schlitterbahn Vacation Village in 2008.
5. Approval of a Final Plat (Schlitterbahn Vacation Village) for one (1) commercial lot in 2008.

6. Approval of a Final Development Plan (PR-2008-22) for phase 1 of the Schlitterbahn Vacation Village in 2008.
7. Approval of a Final Development Plan (PR-2008-31) for a 140,518 square foot resort enclosure in 2008.
8. Approval of Final Development Plan (PR-2009-10) for a parking lot, slides, and pools for the Schlitterbahn Vacation Village in 2009.
9. Approval of a Final Development Plan (PR-2009-28) for a train attraction in the Schlitterbahn Vacation Village in 2009.
10. Approval of a Final Plat (Schlitterbahn Vacation Village 2nd Plat) to create nine (9) lots.
11. Approval of a Special Use Permit (SP2023-099) for off-site grading.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the I-435 West Statistical Neighborhood, Census Block Group #0447942 and is not within any Neighborhood Group Boundary. The subject property is, however, considered within the Legends/Kansas Speedway area. This site is formerly the KDOT road maintenance garage. The neighborhood is defined by large commercial buildings, business campuses, sports and entertainment facilities and multi-family apartments with close proximity to two (2) interstates (I-70 and I-435) and two (2) major roadways (State Avenue and Parallel Parkway).

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. As presently zoned, the subject property is incompatible with the existing and proposed uses of neighboring parcels. By rezoning to CP-2 Planned General Business District and by operating out of a large building on a large lot, the subject property will be compatible with the retail businesses to the north and east. Proper screening, accomplished through both landscaping and berming, will continue to ensure the continued compatibility between the uses on the neighboring parcels, in particular parking lots adjacent to State Avenue and North 98th Street.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The subject property is 4.25 acres and will site a building that is approximately 55,365 square feet for an indoor go-kart racing facility. The building is sited in the rear of the property, adjacent to the curve along North 98th Street. Removal of the restrictions will not detrimentally affect nearby property, but will continue the trend of not complying with the Commercial Design Guidelines by not placing the parking in the rear or on the side of the building and orienting the building towards the street, in this case, North 98th Street or State Avenue.

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property has been vacant as zoned without a building on site since 2020.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use does not fulfill any basic necessities or services to the community, and therefore is not reasonably necessary for the convenience and welfare of the public. The extent of the development proposed on site will greatly increase the amount of impervious surfaces, traffic, and visuals given its setback along State Avenue. If all site design requirements – including Commercial District zoning requirements and Commercial Design Guidelines requirements are met, then the proposed use may not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   There will be additional traffic due to the on-site redevelopment. The entry-exit access point to the property from the public right-of-way may be redesigned after being reviewed by Planning Engineering and Public Works in a manner that reduces potential traffic issues such as backups and crashes, as well as minimize pedestrian conflicts due to the fact that 98th & State Avenue is the only controlled intersection.

7. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan's Planned Commercial / Entertainment designation, which allows for major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

8. ***The extent to which the proposed use could cause environmental harm or enhance the environment.***

   Redevelopment of the property will lead to an increase of impermeable surfaces, parking needs, traffic at peak times and stormwater runoff. Best practices must be employed for stormwater runoff retention and more trees need to be planted around the detention basins and within the parking lot islands.

9. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Electric and Water Service***

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

UG provides sanitary sewer service.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 226.

e. Fire

Fire service is provided by Station #6, located at North 81st Street and Leavenworth Road, which is 800 feet from the subject property.

f. Transit

Kansas City ATA provides transit service along State Avenue, Route #101. The closet transit stop is 500 feet east at the intersection of North 98th Street and State Avenue.

g. Schools

Public Education is provided by Claude Huyck Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The economic impact of a commercial development is contingent on several factors, including sales tax increases due to the development of a commercial property. The go karts facility will include full- and part-time jobs, so there will be a positive impact.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions to site design, landscaping, and berming, the proposed use is capable of meeting applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The property is currently vacant and pervious. The proposed development will reduce the natural vegetation and terrain, even though the former KDOT maintenance garage and county building preciously contributed to these issues. Proper mitigation measures and best practices must be employed to ensure development does not unduly disrupt the local environment and surrounding properties. These measures include, but are not limited to, stormwater runoff retention, native tree and vegetation landscaping, screening, and shading.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on January 27, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking (Variance scheduled to be heard by BOZA on February 10, 2025)
Building Use
Parking Lot Improvements
Buffering/Screening

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Change of Zone application **COZ2025-042** subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2024-043. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-043 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District *have not* been met, and from which Applicant is requesting a deviation for approval:**
    a. **Section 27-575(e)(1) The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of the block. (The applicant has substantially revised the site plan to shift their parking to the east side of the building, however, there is still a row of parking between the building and street (State Avenue);**
    b. **Section 27-576(e)(2) Exterior buildings materials shall not include metal paneling comprising more than 15 percent of any façade;**

3. **A Final Development Plan and Final Plat are required Planning land entitlements;**
4. **The utility easement that is shown underneath the proposed building needs to be vacated either through a Vacation application or Final Plat. The Schlitterbahn Vacation Village Second Plat illustrates a 20-foot Drainage Easement on Lot 3;**
5. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
6. **Crosswalks shall be added to internal drive aisles, driveways, and intersections where sidewalks are connected along and across the perimeter of the building and throughout the parking lot where guests and employees walk to the building;**
7. **Install an 8-foot sidewalk along the north side of State Avenue;**
8. **There shall be a direct connection between State Avenue to the front door of the building;**
9. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building.**
10. **Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:**
    a. **Divisions or breaks in materials;**
    b. **Building offsets (projections, recesses, niches);**
    c. **Window bays;**
    d. **Separate entrances and entry treatment; or,**
    e. **Variation in rooflines;**
11. **Downspouts shall be internalized;**
12. **The loading dock doors, service entries shall be painted to match the building as the adjacent façade color of the building;**
13. **Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;**
14. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted provided for every 30 feet of street easement or frontage;**
15. **Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;**
16. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
17. **Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;**
18. **All parking lot islands shall be curbed and landscaped. Painted, hatched**

islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;

19. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted. Throughout the development, there may be a variety of native grasses and plants (wildflowers);**
20. **All landscaping shall be irrigated;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
22. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
23. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
24. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
25. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
26. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
27. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
28. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
29. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit**

issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

30. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
31. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
32. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2024-042** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents

Site Plan
Grading Plan
Landscape Plan
Floor Plan
Building Elevations
Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-042** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2024-042,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:40:27:

CHANGE OF ZONE APPLICATION COZ2024-042 – AUTUMN KING WITH BHC – SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct an indoor go-kart facility at 9700 State Avenue (in conjunction with BOZA2024-043). *Detailed Outline of Requested Action:* The applicant, Autumn King, with BHC, seeks to rezone 9700 State Avenue from A-G Agriculture District to CP-2 Planned General Business to build a 55,365 square foot indoor, electric go-kart racing facility on 4.25 acres.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Scott Slaggie, on behalf of the applicant, Slaggie Architects, Kansas City, Missouri.
- Eric Bird, Civil Engineer.
- David Hill, owner of DH4 Holdings.

A slide presentation of the proposal was shown (part of the recording of this meeting).

The Planning Commission directed questions to Mr. Slaggie.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:52:42: Planning Director Hand stated that this application is being heard in conjunction with BOZA2024-043, which was a parking variance approved by the Board of Zoning Appeals earlier in the evening. This request is for a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct an indoor go-kart facility. Staff received no letters in support or in opposition. There are no Notices of Violation on the property. Staff recommends approval with deviations for the building orientation and materials, as well as with conditions including a Final Development Plan, which has already been submitted and is scheduled for the April City Planning Commission meeting.

On motion by Mr. Straws, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-042:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2024-043. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-043 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The following requirements of the Commercial Development Guidelines Overlay District *have not* been met, and from which Applicant is requesting a deviation for approval:**
    a. **Section 27-575(e)(1) The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of the block. (The applicant has substantially revised the site plan to shift their parking to the east side of the building, however, there is still a row of parking between the building and street (State Avenue);**
    b. **Section 27-576(e)(2) Exterior buildings materials shall not include metal paneling comprising more than 15 percent of any façade;**
3. **A Final Development Plan and Final Plat are required Planning land entitlements;**
4. **The utility easement that is shown underneath the proposed building needs to be vacated either through a Vacation application or Final Plat. The Schlitterbahn Vacation Village Second Plat illustrates a 20-foot Drainage Easement on Lot 3;**
5. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
6. **Crosswalks shall be added to internal drive aisles, driveways, and intersections where sidewalks are connected along and across the perimeter of the building and throughout the parking lot where guests and employees walk to the building;**
7. **Install an 8-foot sidewalk along the north side of State Avenue;**
8. **There shall be a direct connection between State Avenue to the front door**

of the building;

9. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building.**
10. **Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:**
    - **f. Divisions or breaks in materials;**
    - **g. Building offsets (projections, recesses, niches);**
    - **h. Window bays;**
    - **i. Separate entrances and entry treatment; or,**
    - **j. Variation in rooflines;**
11. **Downspouts shall be internalized;**
12. **The loading dock doors, service entries shall be painted to match the building as the adjacent façade color of the building;**
13. **Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent;**
14. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted provided for every 30 feet of street easement or frontage;**
15. **Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;**
16. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
17. **Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;**
18. **All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
19. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted. Throughout the development, there may be a variety of native grasses and plants (wildflowers);**
20. **All landscaping shall be irrigated;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**

22. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
23. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
24. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
25. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
26. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
27. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
28. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
29. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
30. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction**

meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

31. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
32. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.**

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

Planned Commercial District
Planned Mixed Entertainment / Commercial District
Planned Mixed Business Park / Office District
STATE AVE
STATE AVE FRONTAGE
MINNESOTA
EVERETT
PINNACLE
FRANCE FAMILY
98TH
100TH
102ND
93RD
94TH
N

CIVIL ENGINEERING / SURVEYING / UTILITIES

February 21, 2025

Department of Planning and Urban Design
Unified Government of Wyandotte County Kansas City, KS
701 N 7th Street, Suite 423
Kansas City, KS 66101

Re: COZ2024-042
K1 Speed

BHC has received the comments dated 01/21/25 and have the following responses.

General Planning:

1. Acknowledged. There were no comments provided from Engineering regarding additional public improvements. If off-site improvements are required those would be provided by the overall developer.
2. Acknowledged.
3. Acknowledged.
4. A crosswalk has been added where the internal sidewalk system crosses the drive aisle.
5. The sidewalk has been extended along the north side of State Avenue. However, it should be noted that the existing sidewalk to the east is only 8-feet wide. Thus, we will only provide an 8-foot sidewalk as well.
6. A sidewalk connection is being provided from the southeast corner of the site and directly to the front door. If a connection was provided further west, stairs would be required due to the elevation change on the site.
7. Acknowledged.

Building Architecture:

1. The building location has been revised by shifting it to the south and west, brining it closer to State Avenue. This also pushed more of the parking to the east and interior side of the site. There is limited parking between the building and street, considerably less than neighboring developments.
2. Please find the enclosed elevations. We contend that this meets the 4-sided architectural parameters. Each elevation is afforded articulation, aesthetics and depth of design as viewed from each side. There are plane changes, panel articulation in a creative and organic pattern language, punched window systems with colorful vertical solar shades, and large-format imagery evocative of the uses found within the facility.
3. As briefly described in our response to comment 2 above, the design balances the deployment of all these design elements as described in items a-e with the need for a footprint that allows the applicant to fully realize the racetrack configuration to meet K-1 standards, and flexibility in the track's layout.
4. Acknowledged. A deviation will be requested of the planning commission at the public meeting. The metal panel system shown is an important design element to reinforce the racing theme of this entertainment facility. Many famous racetracks found through the United States, and the world (Daytona, Indy 500, Lemans) have facilities, grandstands, and supporting facilities which liberally utilize metal-clad structures. Our use of a high-quality ribbed metal panel system and vertically-integrated "racing" stripes is the trade dress and

913.663.1900 ibhc.com 7101 College Blvd., Ste. 400 Overland Park, KS 66210
BHC is a Trademark of Brungardt Honomichl & Company, P.A.

standard bearer for all K-1 prototypes. It is only relegated at the south (entry) elevation, however, to all for other materials to create visual interest and texture.
5. Acknowledged. Downspouts will be internal to the building architecture.
6. Acknowledged. The doors will be painted to match the adjacent building color.

Landscaping and Screening:

1. 72 trees have been provided in addition to the required street trees and parking lot island trees.
2. Ornamental and evergreen trees have been planted at a rate greater than one per 30 LF along all street frontages.
3. Street trees have been planted in accordance with this requirement.
4. Foundation plantings exceeding 75% of the length of the building have been provided along all four sides.
5. Continuous shrub beds have been planted along the north and south edges of parking facing public streets.
6. There is no adjacent residential to the project. However, all light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to zero at the property lines.
7. Landscaping has been provided at all parking lot islands. Interior parking lot trees have been provided at a rate greater than 1 tree per 20 parking spaces.
8. To the best of our knowledge, all RTUs will be screened by parapet walls. In the event a minimal portion of any RTU's are visible from the north, they will be screened with a direct-attached screening enclosure.

Standard Conditions:

All standard conditions are acknowledged.

Engineering:

See also attached for responses to all engineering comments.

If you have any further questions, feel free to contact me at 913-663-1900 or by email at eric.byrd@ibhc.com.

Sincerely,

Eric Byrd, P.E.

Senior Project Engineer

913.663.1900 ibhc.com 7101 College Blvd., Ste. 400 Overland Park, KS 66210

Meeting Minutes

Application Number: COZ2024-042 and BOZA2024-043

Date and Location: Monday, January 27th, 2025, by Zoom Webinar.

Meeting called to order at: 5:30pm

Names of people in attendance:

1. Eric Byrd, BHC
2. Autumn King, BHC
3. Scott Slaggie, Slaggie Architects
4. Kip Brown, Slaggie Architects
5. Chris Doyle, Homefield

There was no public attendance and therefore no questions. We had a brief discussion about the site layout and potential changes based on staff comments with Chris Doyle.

Meeting adjourned at: 6:06pm

Minutes taken by: Autumn King

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Autumn R. King, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2024-042 & BOZA2024-043
2. That I conducted a neighborhood meeting on January 27th, 2025
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of January, 2025

My commission expires 19th of December 2028

Notary Public

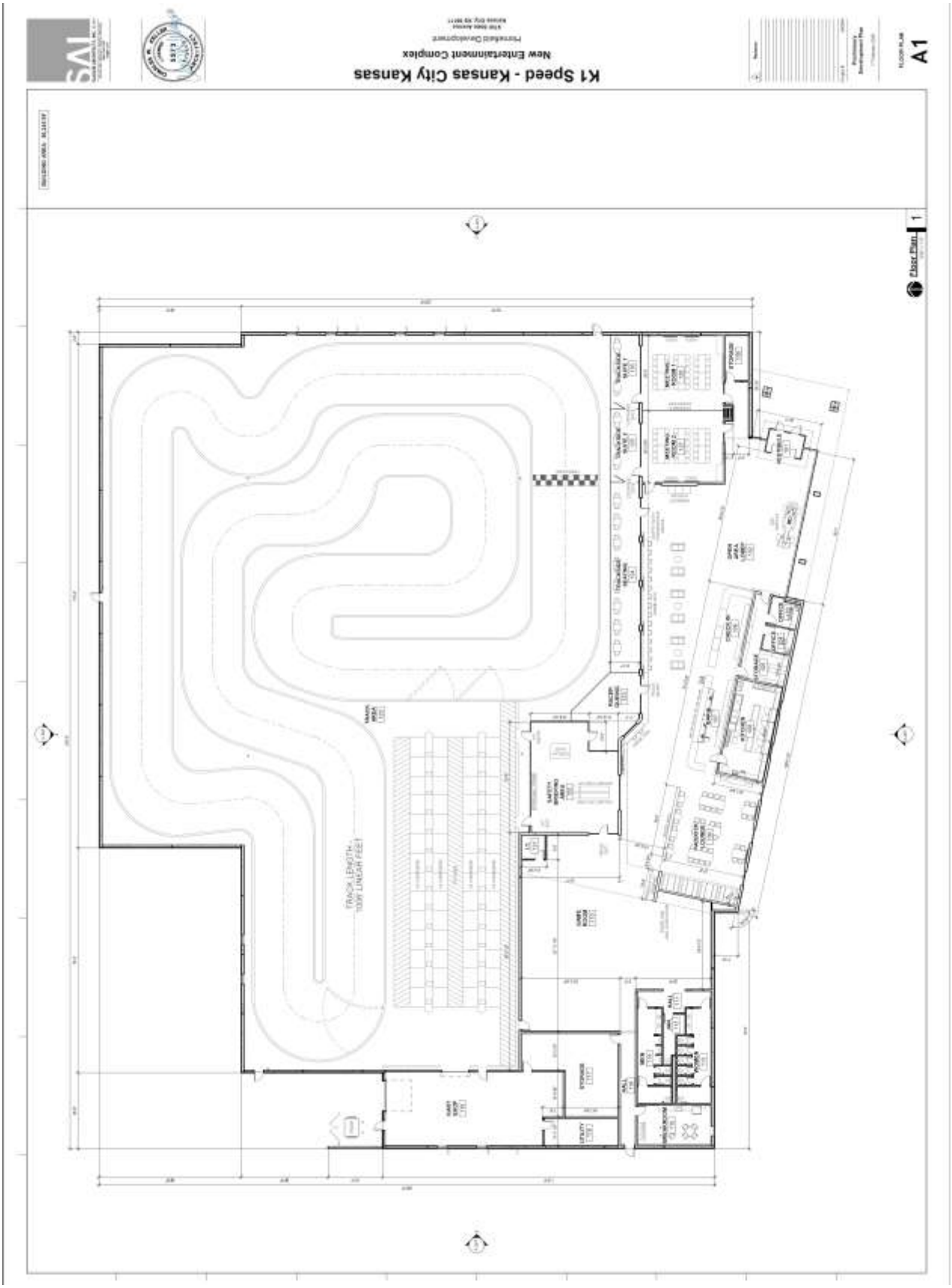
KELLY JO MCCURDY NOTARY PUBLIC STATE OF KANSAS My Appt. Expires 12/19/28

K1 Speed - Kansas City Kansas
New Entertainment Complex
Riverfield Development
C1.0
SITE DATA
ZONING
CONSTRUCTION NOTES
SITE LEGEND
PROPOSED BUILDING
STATE AVENUE
N. 98th Street

K1 Speed - Kansas City Kansas
New Entertainment Complex
Township Development
C2.0
GRADING NOTES
GRADING LEGEND
EROSION CONTROL LEGEND
PROPOSED BUILDING FFE: 961
STATE AVENUE
N. 99th Street

K1 Speed - Kansas City Kansas
New Entertainment Complex
Hartsfield Development
C3.0
UTILITY NOTES
CONSTRUCTION NOTES
STATE AVENUE

K1 Speed - Kansas City Kansas
New Entertainment Complex
Revitalized Development
L101
KANSAS CITY, KS LANDSCAPE REQUIREMENTS
PLANT SIZE REQUIREMENTS
LEGEND
PRELIMINARY LANDSCAPE PLAN
N 9TH STREET
STATE AVENUE


K1 Speed - Kansas City Kansas
New Entertainment Complex
A1
TRACK LENGTH
1000' LINEAR FEET

K1 Speed - Kansas City Kansas
New Entertainment Complex
A2
MATERIALS
Exterior Elevation - West
Exterior Elevation - North
Exterior Elevation - East
Exterior Elevation - South
K1 SPEED

K1
SPEED

PRELIMINARY EXTERIOR MATERIALS PALETTE:

ACM-1: Aluminum Composite Metal Wall Panel
Color: Red
ACM-2: Aluminum Composite Metal Wall Panel
Color: Silver
BK1. Thin Veneer Brick Cast Into Precast Concrete Panel
Color: Dark Gray
Pattern: Running Bond
CW-1: Aluminum Curtainwall System With Low E-Glazing
Color: Clear Anodized
ED-1: Flush Hollow Core Steel Door in HM Frame
With High-Performance Coating
Color: Gray
ED-2: Aluminum/Glass Storefront Door(s)
Color: Clear Anodized
ED-3: Flush Hollow Core Steel Door in HM Frame
With High-Performance Coating and View Lite
Color: Gray
EFS-1: Exterior Insulated Finish System - Wall
Color: Match Precast Wall Color Pattern
Finish: Fine
GL-1: Clear Insulated Low E Glazing
GL-2: Translucent Insulated Low E Glazing
MC-1: Pre-Finished Metal Coping Assembly
Color: Dark Gray
MWP-1: Pre-Finished Metal Wall Panel System
Vertical Installation of 3 Panel Types
Color / Finish: Dark Gray
OD-1: Insulated Coiling Steel Overhead Door
Color: Match Exterior Man Doors
PCP-1: Insulated Precast Concrete Wall Panel With
Direct Applied Coating - Textured Finish
3/4" V-Groove Reveal Pattern
Color: Three Shades of Gray
PCP-2: Insulated Precast Concrete Wall Panel With
Direct Applied Coating - Smooth Finish
1/2" Reveal Pattern
Color: Two Shades of Red:
- Field Color: Red
- Dark Accent Color: Dark Red
SF-1: Aluminum Storefront System With Low-E Glazing
Color: Clear Anodized
VS-1: Vertical Sunshade - Custom Aluminum with Red
High-Performance Coating

NOTE: All Materials Subject to Approved Equal or Substitutions as Development Progresses.

SAL SLAGGIE ARCHITECTS INC

K1 Speed - Exterior Materials Palette
Kansas City, KS
SA# 240904 12.27.2024

SITE PHOTOGRAPHS

Looking South from 98th Street

Looking South from 98th Street

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Change of Zone Petition COZ2025-003 and Special Use Permit SP2025-007**

GENERAL INFORMATION

Applicant Information:
IChien (Zoe) Lee
Owner
2506 West 43rd Avenue
Kansas City, Kansas 66103

Subject Property:
2506 West 43rd Avenue
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance and Special Use Permit to operate a short-term rental.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-1(B) Single Family District

Proposed Zoning District(s):
R-2(B) Two Family District

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residence
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.09 Acre

Comprehensive Plan Area: Rosedale Area Plan

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

Major Street Plan: The goDotte County-Wide Strategic Mobility Plan designates West 43rd Avenue as a Minor Collector Street.

Parking Requirement: Section 27-457(d) states “One (1) parking space for each dwelling unit shall be provided on the premises”. The subject property has two (2) covered parking spaces within a garage and one (1) uncovered parking space, for a total of three (3) parking spaces on the property.

Landscaping Requirement: Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property does not currently fulfill this requirement.

Advertisement: The Wyandotte Echo – February 13, 2025
Letters to Property Owners – February 14, 2025

Public Hearings: March 10, 2025 and March 27, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, IChien (Zoe) Lee, is requesting a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance and a Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2016 – Criminal Damage and Theft
2. 2018 – Theft
3. 2022 – Domestic Battery

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – CMP24-0225 – Enforcement Complaint – Junk and debris on driveway (Closed).
2. 2024 – ABT24-0125 – Abatement – Remove all junk and trash (Closed).

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2001: NC -2001-7A - Certificate of Legal Non-Conformance for a triplex
2. 2012 – 12401-00004 – Change of Zone – Change of zone from R-1(B) Single Family District to R-3 Townhouse District (withdrawn).
3. 2012 – 12409-00002 – Master Plan Amendment – To change from Commercial Mixed Use to Medium High Density Residential (withdrawn).
4. 2025 – BOZA2025-003 – Variance for front-yard setback, rear yard setback, lot width, and lot area (In Conjunction).

FACTORS TO BE CONSIDERED

Change of Zone and Special Use Permit

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Neighborhood Group, the Hilltop Statistical Neighborhood, and the Rosedale Development Association

Business Group. The neighborhood consists of primarily single-family residential, commercial, and public space uses. The subject property is located along a mixed-use corridor with commercial uses located to the east of the property. There are also several other multi-family residential properties within the neighborhood. The intersection of 43rd Ave and Rainbow is two (2) blocks to the east.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family Districts with some nearby commercial and multi-family uses. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to the mixed-use corridor. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?***

   Removal of the restrictions will not detrimentally affect nearby property owners as this property has been used i as a non-conforming duplex since 1955.

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property is not vacant. The property has a rental license history dating back to 2000.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of West 43rd Avenue, a Minor Collector Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists. Additionally, the subject property currently meets the parking requirements of the R-2(B) Two Family District and, therefore, would not increase the potential for parking problems.

7. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have been issues with the subject property such as theft and criminal damage with prior owners. Dust is not typically an issue related to the use of a residential property in an urban area as a short-term rental and ostensibly not considered to be a problem for nearby properties.

8. The degree of conformance of the proposed use to the Master Plan.

The Rosedale Area Plan designates the subject property as General Urban, which allows for rowhouses, townhomes, and single family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed use corridors. The proposed use as a duplex does conform to the Rosedale Area Plan. Special Use Permits are not addressed in the Rosedale Area Plan, however, the proposed use as a short-term rental conforms to the Rosedale Area Plan designation with the approval of a Special Use Permit.

9. The extent to which the proposed use could cause environmental harm or enhance the environment.

The proposed use will not cause environmental harm or enhance the environment as this is a purpose-built residence in an existing, built-out urban neighborhood. The structures on the property currently occupy 80 percent (80%) of the parcel, which has the potential to create stormwater run-off issues although the property's utilization of the property has remained relatively unchanged since 1955.

10. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

BPU provides electric and water services.

b. Sanitary Sewer Service

Sanitary sewer service is provided by the Unified Government.

c. Storm Water Control

Storm water control is provided by the Unified Government.

d. Police

Police service is provided by South Patrol, District #332.

e. Fire

Fire service is provided by Station #10, which is one (1) mile away from the subject property.

f. Transit

Public Transit is provided by KCATA Routes 107 and 403, with a stop at West 43rd Avenue and Booth Street, which is 160 feet away from the subject property.

g. Schools

Public Education is provided by Frank Rushton Elementary School, Rosedale Middle School, and J.C. Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

11. The economic impact of the proposed use on the community.

The economic impact of the proposed use on the community is minimal as the subject property has operated as a duplex in the past.

12. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use of the property being used as a duplex is not capable of meeting the applicable ordinance requirements. The subject property would be in violation of Section 27-457(c)(2)(a), which is the required front yard setback, Section 27-457(c)(2)(d), which is the required rear yard setback, Section 27-457(3)(a), which is the required lot width, and Section 27-457(3)(b), which is the required lot area. The applicant has applied for variances for each of these deviations (BOZA2025-003).

13. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare is minimal. The hardship imposed on the property owner may be significant; if the existing structure on the property was destroyed, the owner could only build a single-family residence rather than a duplex, a loss of income. Additionally, there would be less units available for housing in an area in which increased housing density is desired.

14. ***Whether the proposed use will pollute the air, land or water.***

    The proposed use will not pollute the air, land or water as it is an existing residence.

15. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing residence in an existing, built-out urban neighborhood. The subject property has operated intermittently as a duplex since 1955.

16. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain their short-term rental according to the submitted management plan and conditions of approval, including limits to number of guests and number of vehicles on the property, and other applicable ordinances set by the Code of Ordinances.

17. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is four (4) per unit. The maximum number of vehicles parked off-street is three (3). These maximum numbers are set due to the limited off-street parking spaces that are available on the subject property. There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on February 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Home Inspection
Noise, Illumination, and Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of applications **COZ2025-003** and **SP2025-007 for one (1) year**, subject to:

1. **Change of Zone: This City Planning Commission case is being heard in conjunction with BOZA2025-003. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-003 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The applicant shall plant one (1) shade tree in the front yard in accordance with Section 27-700 (a);**
3. **The following items must be corrected prior to renewal and evidence of their repair through permit, invoice, or other must be provided:**
    - **Install spindles on the large openings on the exterior guardrails;**
    - **Repair the fence on the west side of the property;**
    - **Install conduit to cover the extension cord powering a light timer in the garage breezeway;**
    - **Repair the upper level hall outlet;**
    - **Repair the upper level hall showerhead; and**
    - **Install handrails on the stairs in the garage breezeway;**
4. **Short-Term Rental: Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2. Should the Change of Zone not be approved, 7 occupants are the maximum for the property reverted into a single-family residence. Should an approved lodging inspection be obtained, the occupancy limits can be re-evaluated upon Special Use Permit renewal;**
5. **All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. No STR renters or guests may park on-street;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**

11. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure**

to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
21. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-003** and **SP2025-007** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Short-term Rental Map
Neighborhood Meeting Information
Floor Plan
Home Inspection Report
Site Visit Photos, Taken by Staff – Dated January 31, 2025
Certificate of Legal Non-Conformance NC-2001-7A

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 10, 2025	March 27, 2025
Special Use Permit	Approval	

STAFF CONTACT: **Kallie McLaughlin, Planner**
kdmclaughlin@wycokck.org

MOTIONS

Change of Zone:

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-003** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit:

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-007** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-007,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 2:12:36:

CHANGE OF ZONE APPLICATION COZ2025-003 – ICHIEN LEE – SYNOPSIS: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a legal non-conforming duplex at 2506 West 43rd Avenue (in conjunction with SP2025-007) *Detailed Outline of Requested Action:* The applicant, Ichien (Zoe) Lee, is requesting a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance. A Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

SPECIAL USE PERMIT APPLICATION SP2025-007 – ICHIEN LEE – SYNOPSIS: Special Use Permit to operate a short-term rental at 2506 West 43rd Avenue. *Detailed Outline of Requested Action:* Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Ichien Lee, applicant, 2506 West 43rd Avenue, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:14:52: Planning Director Hand stated that these applications were heard in conjunction with BOZA2025-003, a variance for lot area, setbacks, and lot width, which was approved earlier in the evening by the Board of Zoning Appeals. This appeal is for a Change of Zone and Special Use Permit for a short-term rental that is non-owner occupied. The property is in the Rosedale Area Plan. Staff has received no letters in support or in opposition. There are no Notices of Violation. Staff recommends approval with conditions.

The Planning Commission directed questions to Director Hand.

On motion by Ms. Jones seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-003:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

1. **Change of Zone: This City Planning Commission case is being heard in**

conjunction with BOZA2025-003. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-003 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;

2. **The applicant shall plant one (1) shade tree in the front yard in accordance with Section 27-700 (a);**
3. **The following items must be corrected prior to renewal and evidence of their repair through permit, invoice, or other must be provided:**
    - **Install spindles on the large openings on the exterior guardrails;**
    - **Repair the fence on the west side of the property;**
    - **Install conduit to cover the extension cord powering a light timer in the garage breezeway;**
    - **Repair the upper level hall outlet;**
    - **Repair the upper level hall showerhead; and**
    - **Install handrails on the stairs in the garage breezeway;**
4. **Short-Term Rental: Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2. Should the Change of Zone not be approved, 7 occupants are the maximum for the property reverted into a single-family residence. Should an approved lodging inspection be obtained, the occupancy limits can be re-evaluated upon Special Use Permit renewal;**
5. **All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. No STR renters or guests may park on-street;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
11. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
21. **The Special Use Permit shall be valid for one (1) year from the publication of**

the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

On motion by Ms. Armstrong, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-007 for one (1) year:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to the above conditions.

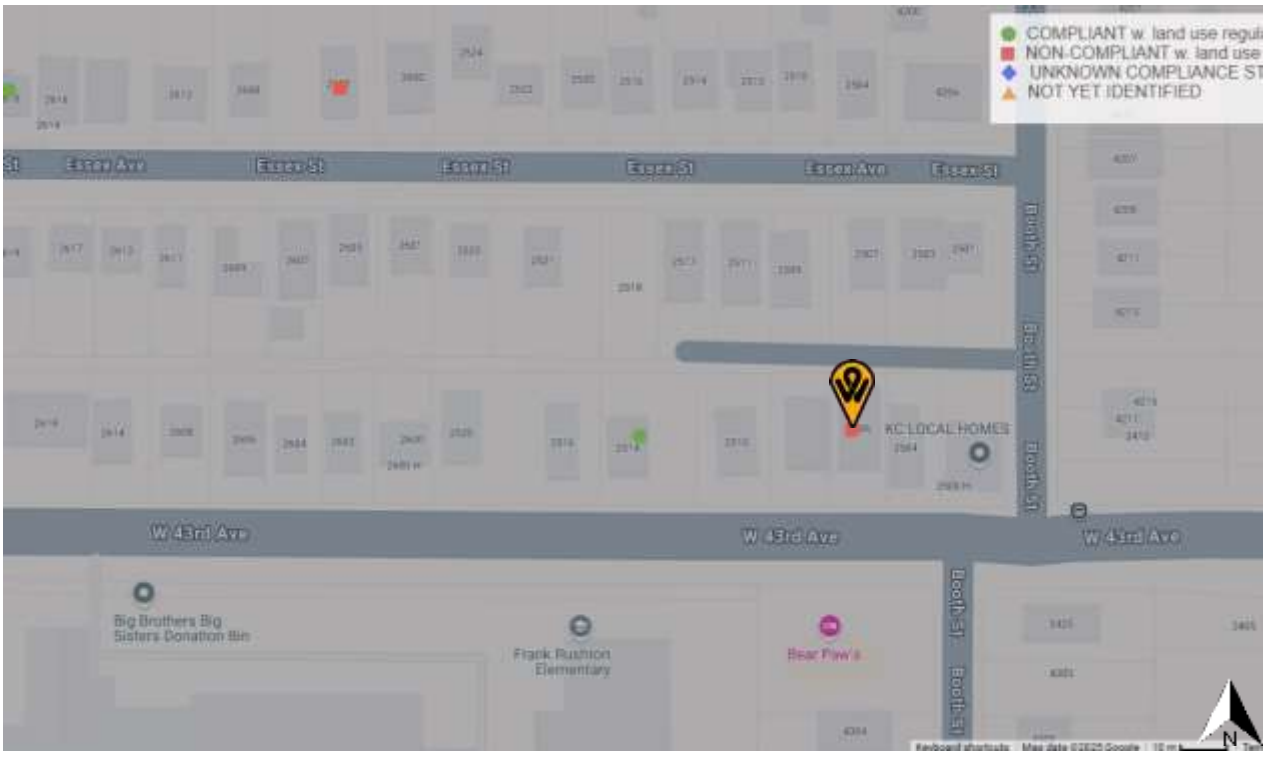
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



NEIGHBORHOOD MEETING INFORMATION

Date: 2/7/2025

Zoe Lee
2506 W 43RD Ave
Kansas City KS 66103

SUBJECT: Neighborhood Meeting

I have filed an application with the Planning + Urban Design Department. The purpose of this:

- change of zone
- variance for change of zone
- special use permit

is for a short-term rental permit and a change from R-1(B) Single Family District to the R-2(B) Two Family District at the following address: 2506 W 43rd Ave Kansas City KS 66103.

I am hosting a virtual neighborhood meeting on Sunday, February 23rd, at 5 p.m. The link to join the meeting: meet.google.com/nfj-miku-nyc

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,

Zoe Lee
913-283-4179
analee0195@gmail.com

MINUTES:

Application Number: COZ2025-003, SP2025-007, BOZA2025-003
Date and Location:
02/23/2025
Google Meet (Virtual Meeting)
The link to join the meeting: meet.google.com/nfj-miku-nyc

Meeting called to order at: 5:00PM CST

Names of people in attendance: N/A – No Attendance

Introductions: N/A – No Attendance

Meeting adjourned at: 5:30PM CST

Minutes taken by: IChien (Zoe) Lee

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now I Chien Lee, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # BOZA2025-003 COZ2025-003, SP2025-007
2. That I conducted a neighborhood meeting on 02/23/2025.
3. The notice to nearby property owners was sent on 02/07/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

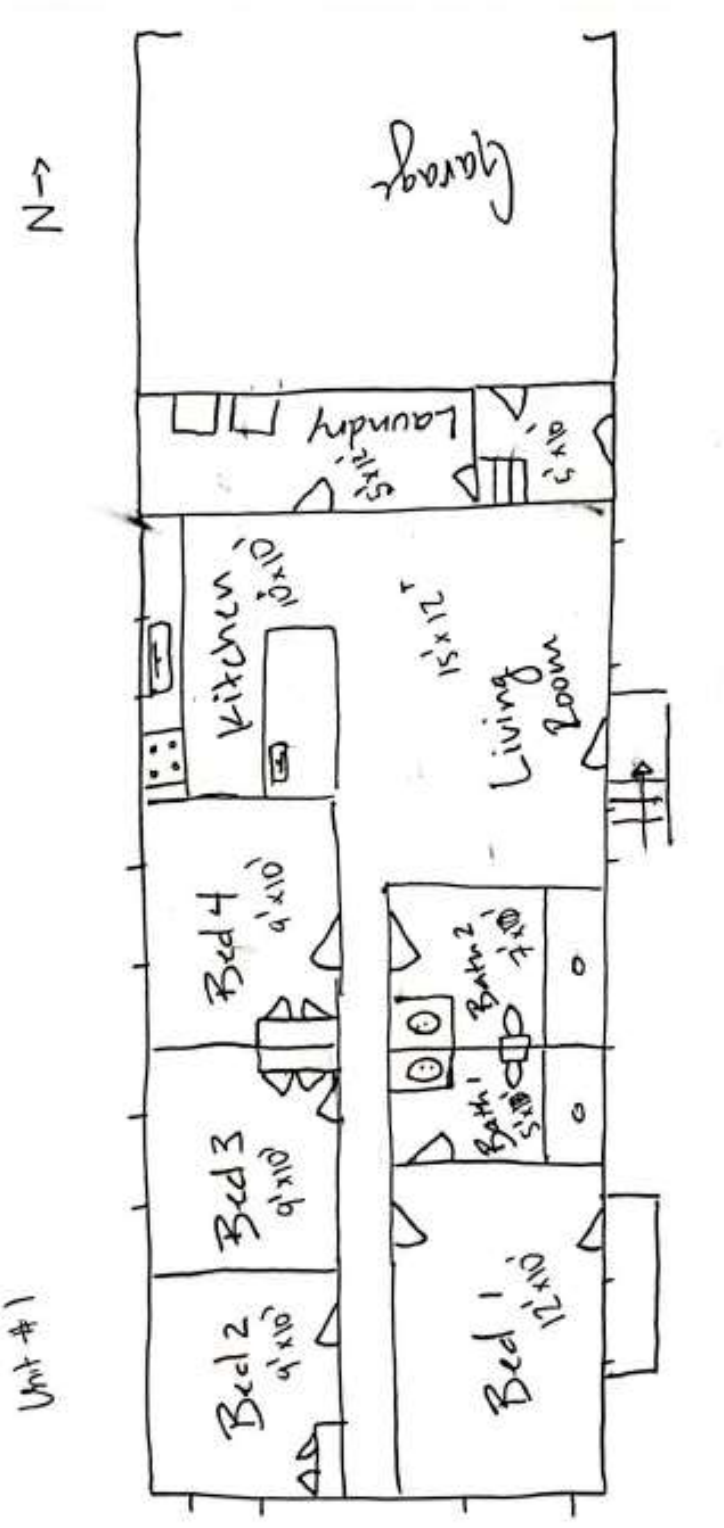
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of February, 2025.

My commission expires 10th of August, 2028.

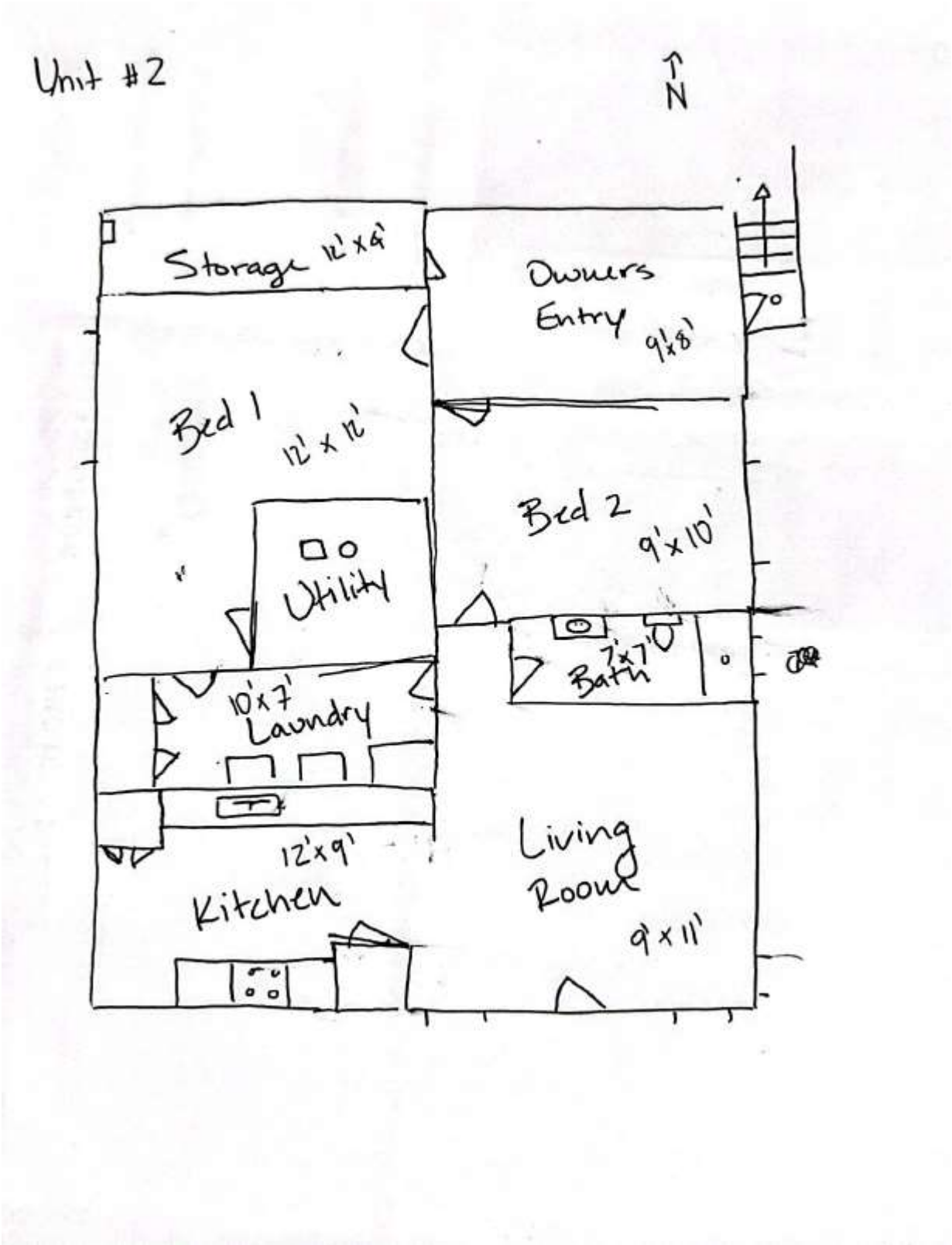
Notary Public

BROOKE A. COOPER
Notary Public-State of Kansas
My Appt. Expires 8/10/28

FLOOR PLAN


N
Garage
Laundry
5'x12'
6'x2'
Kitchen
10'x10'
15'x12'
Living Room
Bed 4
9'x10'
Bathr 2
7'x10'
Bath 1
5'x8'
Bed 3
9'x10'
Bed 2
9'x10'
Bed 1
12'x10'
Unit #1

FLOOR PLAN


Unit #2
N
Storage 12'x4'
Owners Entry 9½x8'
Bed 1 12' x 12'
Bed 2 9'x10'
Utility
7'x7' Bath
10'x7' Laundry
12'x9' Kitchen
Living Room 9'x11'

potential child falling hazards exist at large openings around exterior guardrails

Figure Number 9

Figure Number 10

The fence on the left side of the home is leaning and has decay

Figure Number 11

and is not visible from the interior of the shower or the subfloor below.We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.

Upper level hall bath showerhead leaks at the stem

Figure Number 17

The upper level hall bath outlet is loose

File Number: **1132 - 011525**
Address of Inspection: **2506 W 43rd Ave**

Figure Number 24

An extension cord is powering a light timer in the garage breezeway and is not in conduit

Figure Number 25

The stairs in the garage breezeway do not have handrails.

File Number: **1132 - 011525**
Address of Inspection: **2506 W 43rd Ave**

Figure Number 26

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED JANUARY 31, 2025

UNIFIED GOVERNMENT • Wyandotte County • Kansas City, Kansas

Department of Development
Planning and Zoning

701 North 7th Street, 4th floor
Kansas City, Kansas 66101

Phone: (913) 573-5750
Fax: (913) 573-5745

December 18, 2001

Homestead Residential LLC
11130 Walnut
Kansas City, MO 64114

RE: ***2506 AND 2508 WEST 43RD AVENUE***

This letter is sent to notify you that we did send letters to property owners within 200' of your properties at 2506 and 2508 West 43rd Avenue. We received no objections to the continuation of three (3) dwelling units at 2506 West 43rd Avenue and five (5) dwelling units at 2508 West 43rd Avenue.

Thus, under the zoning ordinance, these units can remain for a ten-year period (applicable to applicant property owner only), subject to:

Compliance with the rental housing code.

This requires that rental licensing inspect, and that you make any required improvements within 180 days of the date of this letter. Rental Licensing can be reached at 913-573-8649. Of course, if the property has already been inspected and approved by Rental Licensing, you do not need to take further action.

Sincerely,

Steve Speise
Director of Planning and Zoning

JLP
Rental Licensing

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

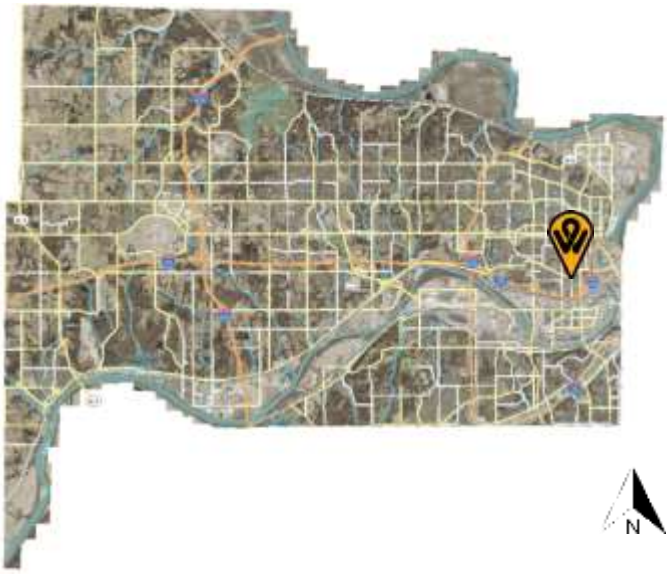
Re: **Special Use Permit Petition SP2024-111**

GENERAL INFORMATION

Applicant Information:
Tatum Phillip
Property Owner
809 Central Avenue
Kansas City, Kansas 66101

Subject Property:
809 Central Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:
Renewal of a Special Use Permit (SP2023-061, which expired 12/14/2024) to operate a short-term rental.



Commission Districts:
At-Large Commissioner District #2:
Tom Burroughs
District #2 Commissioner:
William (Bill) Burns

Existing Zoning District(s):
R-1(B) Single Family District

Plan Area:
Central Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-2(B) Two Family District	Duplex
South	R-1(B) Single Family District	Single Family Residence
East	R-1(B) Single Family District	Single Family Residence
West	R-1(B) Single Family District	Single Family Residence

Total Tract Size: 0.09 Acre

Comprehensive Plan Designation: The Central Area Plan designates this property as Urban Density, which allows for single-family homes, attached residences like townhomes and duplexes, and institutions like churches, schools, and libraries.

Major Street Plan: The goDotte Mobility Plan designates Central Avenue as a Major Collector.

Parking Requirement: Section 27-455(d) states “Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling”. The property provides two (2) parking spaces.

Landscaping Requirement: Section 27-700(a) states “one (1) shade tree per dwelling unit is required in the front or corner side yard”. There is not a tree provided on-site.

Advertisement: The Wyandotte Echo – January 16, 2025
Letters to Property Owners – January 17, 2025 and February 14, 2025

Public Hearings: March 10, 2025 and March 27, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tatum Phillip, is requesting a Special Use Permit to continue to operate a short-term rental at 809 Central Avenue. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 800 block of Central Avenue

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – ENV24-2468 – Environmental – Trash and Debris

Outstanding or Related Permits and Cases:

1. 2023: RES23-0471: Egress Window Installation for basement bedroom (expired – incomplete)

Previous Planning Actions:

1. Approval of a Special Use Permit (SP2023-061) for a short-term rental in 2023.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Riverview Statistical Neighborhood and the Central Avenue Betterment Association (CABA). The neighborhood consists of a mix of townhouses, garden-style apartments, and single-family residences, along the predominately commercial Central Avenue corridor.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) and R-2(B) districts. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?

Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if the aforementioned issues are properly managed.

4. The length of time the property has remained vacant as zoned.

The property is not vacant, as it has operated as a short-term rental both permitted and unpermitted since 2021.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates this property as Urban Density, which allows for single-family homes, attached residences like townhomes and duplexes, and institutions like churches, schools, and libraries. The proposed use conforms to the Area Plan with a Special Use Permit.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Central Avenue, a major arterial, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as noise, vibration, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise, vibration, and illumination are common issues that are related to short-term rentals. There have not been any noise complaints to date with the current applicant. Dust is not an issue typically related to the use of a residential property as a short-term rental in an urban area and ostensibly not considered to be a problem for nearby property.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted residence. There are concerns, however, with the rear-yard driveway,

which takes up the entirety of the rear-yard, that will cause additional stormwater run-off.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing single-family residence in a built-out mixed-use neighborhood.

11. The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental, but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. The applicant's ability to maintain the use in an "as proposed" condition.

The applicant has not maintained the proposed use as originally proposed or according to previous conditions of approval. The applicant was previously instructed to install landscaping around their air conditioning unit and either file for a variance or modify the non-conforming rear-yard driveway. Additionally, the applicant has advertised the dwelling for a maximum of 11 people, rather than the six (6) as required by their previous approval, as well as advertising on-street parking, which was expressly prohibited by their previous approval. The applicant has also failed to obtain their business license as required.

13. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 809 Central Avenue, Kansas City, KS 66101 on February 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Business License
Landscaping
Noise, Illumination, and Vibration
Overcrowding
Parking
Non-Conforming Driveway
Non-Compliance with Conditions of Approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2024-111 for six (6) months**, subject to:

1. **The beds in the basement bedroom shall be removed and the space restored to a game room. Should the building permit be renewed and complete the renovation to a third bedroom, the applicant can return to modify this condition for the new occupancy request;**
2. **The number of guests permitted shall be five (5). Should the applicant complete the building permit and request additional guests, the applicant can return to modify this condition of approval for the new occupancy request. Should the applicant request more than seven (7) guests, a State of Kansas Lodging license is also required;**
3. **The applicant must plant one (1) shade tree in the front yard to be compliant with Section 27-700(a);**
4. **A right-of-way permit is required to be obtained for the work previously performed;**
5. **All parking shall be on-site and off-street;**
6. **The maximum number of cars permitted on-site is two (2). Should the Board of Zoning Appeals approve a Variance BOZA2024-039 for 100% rear yard paving, the maximum number of vehicles parked at the property shall be limited to four (4);**
7. **Insurance shall be continuously maintained on the property;**
8. **The county and state business licenses shall be maintained;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **Should any driveway be removed, it shall be replaced with turf grasses and landscaping. Gravel and landscape rock without any additional plantings or grasses has the propensity to be utilized as unimproved parking and this space shall not be designed in a way in which the propensity to use it as unimproved parking exists;**
11. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

12. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
15. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
16. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
17. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive**

operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

21. **The Special Use Permit shall be valid for six (6) months from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Desing Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operation must cease until such time as a new Special Use Permit is approved.**
22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-111** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Staff Report Responses
Neighborhood Meeting Information
Site Photos, Taken by Staff, Dated January 15, 2025
Applicant Provided Photos

Applicant Provided Floor Plans
Insurance Declarations Page
Advertising and Reviews

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Kallie McLaughlin, Planner**
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-111** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-111,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 3:39:06:

SPECIAL USE PERMIT APPLICATION SP2024-111 – TATUM PHILLIP – SYNOPSIS: Renewal of a Special Use Permit (SP2023-061, expired 12/14/2024) to operate a short-term rental at 809 Central Avenue. *Detailed Outline of Requested Action:* The applicant, Tatum Phillip, is requesting a Special Use Permit to continue to operate a short-term rental at 809 Central Avenue. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 800 block of Central Avenue.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Tatum Phillip, 701 Berkley Parkway, Kansas City, Missouri 64106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 3:42:10: Planning Director Hand stated this request is for the renewal of a Special Use Permit for a short-term rental. It would be their first renewal, second approval. This is in the Central Area Plan. Staff has received no letters in support or in opposition. There has been a Notice of Violation for trash which has been rectified. Staff is recommending denial due to not meeting the previous conditions of approval, but one of those conditions was addressed by BOZA2024-039, which was approved earlier in the evening. There are conditions of approval if needed.

The Planning Commission directed questions to Director Hand.

On motion by Ms. Jones, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2024-111 for six (6) months:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

1. **The beds in the basement bedroom shall be removed and the space restored to a game room. Should the building permit be renewed and complete the renovation to a third bedroom, the applicant can return to modify this condition for the new occupancy request;**
2. **The number of guests permitted shall be five (5). Should the applicant complete the building permit and request additional guests, the applicant can return to modify this condition of approval for the new occupancy request. Should the applicant request more than seven (7) guests, a State of Kansas Lodging license is also required;**
3. **The applicant must plant one (1) shade tree in the front yard to be compliant with Section 27-700(a);**
4. **A right-of-way permit is required to be obtained for the work previously performed;**
5. **All parking shall be on-site and off-street;**
6. **The maximum number of cars permitted on-site is two (2). Should the Board of Zoning Appeals approve a Variance BOZA2024-039 for 100% rear yard paving, the maximum number of vehicles parked at the property shall be limited to four (4);**
7. **Insurance shall be continuously maintained on the property;**
8. **The county and state business licenses shall be maintained;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **Should any driveway be removed, it shall be replaced with turf grasses and landscaping. Gravel and landscape rock without any additional plantings or grasses has the propensity to be utilized as unimproved parking and this space shall not be designed in a way in which the propensity to use it as unimproved parking exists;**
11. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
12. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
15. **Applicant shall comply with Planning Engineering Comments for General**

Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

16. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
17. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
21. **The Special Use Permit shall be valid for six (6) months from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Desing Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operation must cease until such time as a new Special Use Permit is approved.**
22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board**

of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

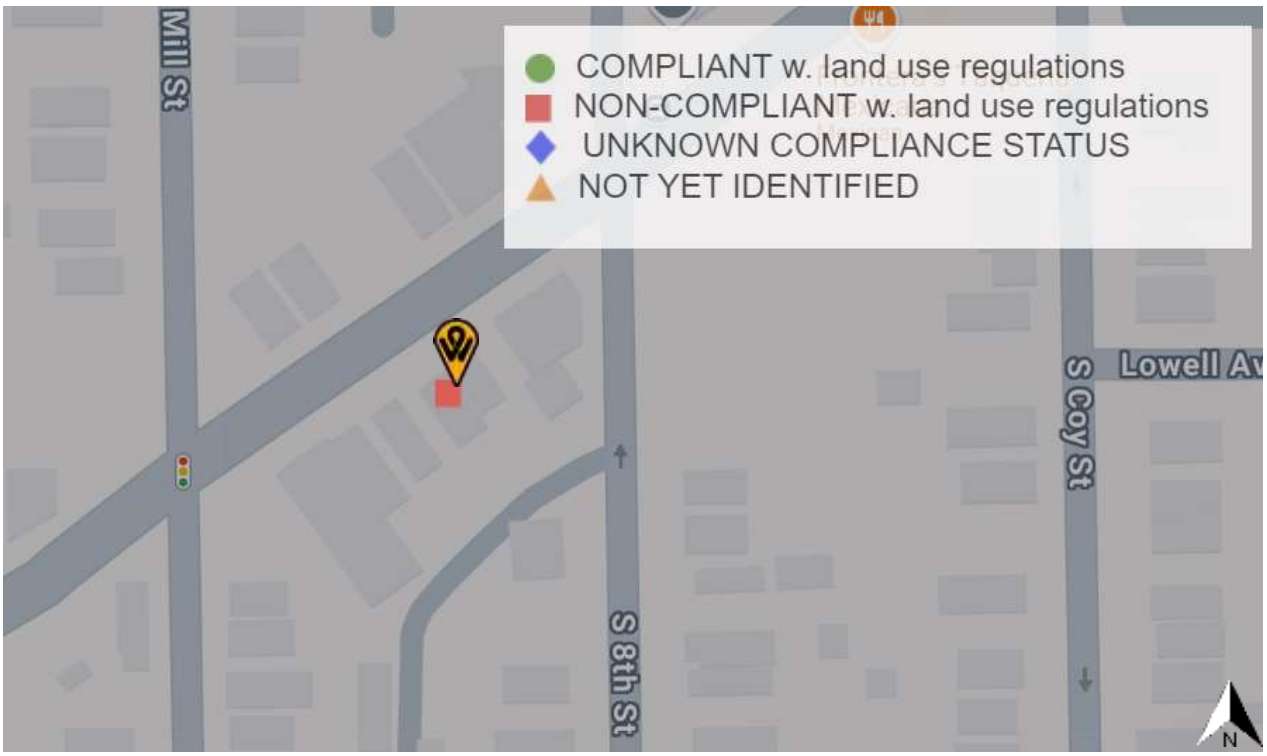
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



STAFF REPORT RESPONSES

Tatum Philip
809 Central Ave, Kansas City, KS 66101
SP2024-111
BOZA2024-039

Department of Planning and Urban Design Answers to Comments:

Guest Limitations:

1. The property is a two level, three-bedroom two-bathroom home, and I was unaware of any ongoing issues regarding the guest limit. I am open to discussing the rationale behind the six-person restriction, as I believe the space comfortably accommodates more guests. Majority of the time a small amount actually stays at the property and they invite friends over for a small period of time.

Parking Advertisement:

2. My Airbnb description was written in 2021 and has not been updated since. I was unaware that it referenced on-street parking, as every guest has used the rear driveway for parking. I will update the listing to ensure compliance with the approved conditions.

Landscaping Around HVAC:

3. Due to financial constraints, I have been unable to modify the driveway to accommodate landscaping around the HVAC equipment. I have filed for a variance in hopes of an alternative solution being approved.

Tree Requirement:

4. I was unaware of the tree requirement for the property. Please provide clarification on the ordinance and guidance on next steps so I can ensure compliance.

Business License:

5. I have filed for the business license twice and have also paid the required fees. However, I have yet to receive a response. Could you provide insight into the status of my application or any additional steps I need to take?

Operational Changes:

6. There have been no significant changes to the operation of my short-term rental since my previous approval. However, I have actively worked on compliance, including updating my listing to reflect guest and parking restrictions, filing for a business license twice, and applying for a variance regarding the HVAC landscaping requirement. I have received estimates for the work and have not had the money to complete them yet.

Additionally, all guests park in the back driveway, and most do not spend extended time at the property as they are typically downtown for the majority of their stay. I have had no complaints from neighbors and see them regularly, ensuring that the rental does not cause any disturbances in the community.
Kansas Statuary Requirements:

Answer for 1-5:

The paved driveway was already in place when I purchased the home, and I had no involvement in its installation. The previous owner made this decision, and I was unaware at the time that it was a zoning issue. I have used the space in compliance with parking requirements for my short-term rental guests, ensuring no on-street parking is needed. There have been no documented complaints or evidence that my property has contributed to drainage issues, and the alley itself is already in disrepair. Requiring me to remove and replace an existing driveway would impose a significant financial burden for a condition I did not create. I have filed for this variance in good faith, seeking a practical compromise rather than facing unnecessary hardship. Given that similar paving solutions exist in the area, I respectfully request that my variance be granted in light of these unique circumstances.

NEIGHBORHOOD MEETING INFORMATION

February 10, 2025

SUBJECT: Neighborhood Meeting

Dear Neighbors,

My name is Tatum Philip, and I am reaching out to inform you that I have submitted an application to the Department of Urban Planning and Land Use for a Special Use Permit (#SP2024-111).

The purpose of this permit is to continue operating my short-term rental at:

809 Central Avenue, Kansas City, KS 66101

I have been hosting through Airbnb since June 2022, primarily accommodating small groups visiting Kansas City for weekend trips. My house rules include:

- No parties
- No smoking
- No pets
- Guests must respect neighbors
- Guests must clean up after themselves and dispose of all trash properly

I do not allow more than 11 guests at a time, and violations of house rules result in hefty fines. I have also spoken with several close neighbors, who have confirmed they have not experienced any issues or noise disturbances from my guests. My listing maintains a 4.8-star rating, with guests consistently praising the neighborhood and Kansas City as a whole.

This is the only Airbnb I own, and it has been a valuable source of financial support for my daughter and me.

To address any questions or concerns, I will be holding a neighborhood meeting on February 24, 2025, at 4:00 PM at the property. If you are unable to attend but would like to discuss anything, please feel free to contact me.

816-645-3670 tatum@soldbytkc.com

I appreciate your time and look forward to connecting.

Best regards,

Tatum Philip

NEIGHBORHOOD MEETING INFORMATION

MINUTES:

Application Number SP2024-111 / BOZA 2024-039
Date and Location: 2/24/25 - 809 Central Ave. Kansas City, KS 66101

Meeting called to order at: 4:00 pm, February 24th, 2025

Names of people in attendance: Property owner / manager Tatum Philip

Introductions:

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- ☐ Who asked question or gave comment
- ☐ What was the question or comment
- ☐ Who answered the question/comment
- ☐ What was the answer given

No one came to the meeting or contacted me via mail, email, or by phone. Contact information was given in each letter mailed out on 2/10/25.

Meeting adjourned at: 4:35 pm

Minutes taken by: Tatum Philip

NEIGHBORHOOD MEETING INFORMATION

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Tatum Philip, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2024-111.
2. That I conducted a neighborhood meeting on 2/24/25.
3. The notice to nearby property owners was sent on 2/10/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

ANGELICA LARA
Notary Public - State of Kansas
My Appointment Expires 12/27/25

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24 day of Feb, 2025.

My commission expires 27 of December, 2025.

Notary Public

PHOTOS, TAKEN BY STAFF, DATED JANUARY 15, 2025

APPLICANT PROVIDED PHOTOS

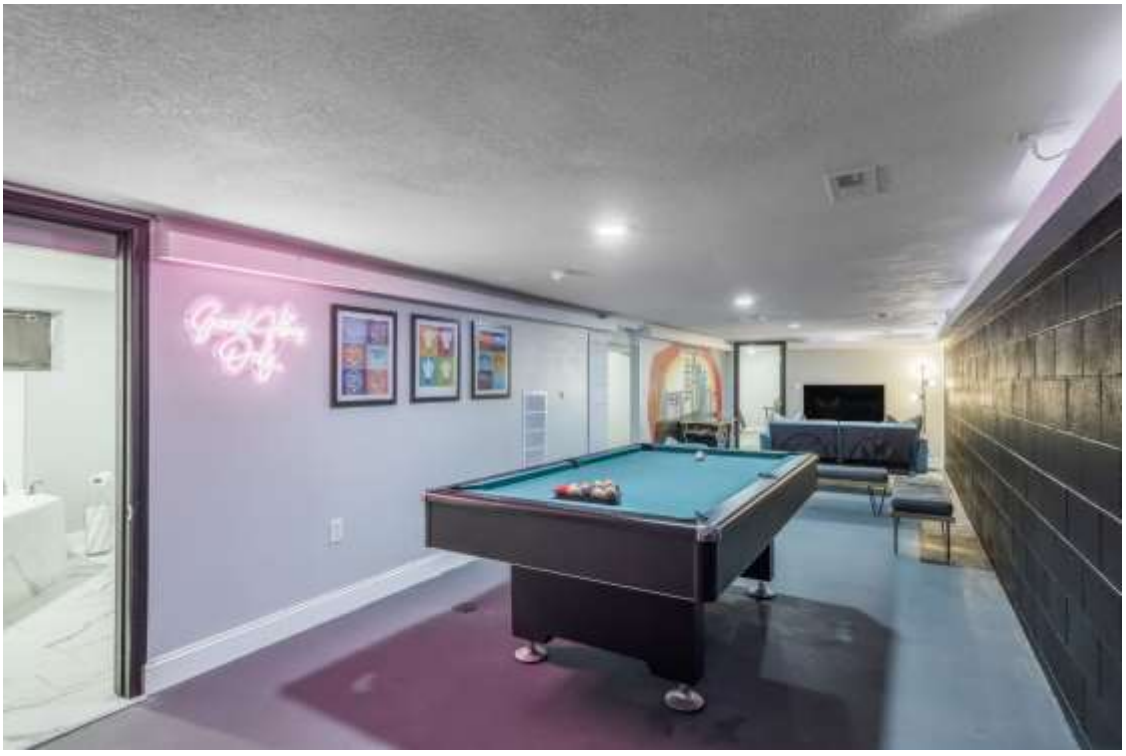
APPLICANT PROVIDED PHOTOS

APPLICANT PROVIDED PHOTOS

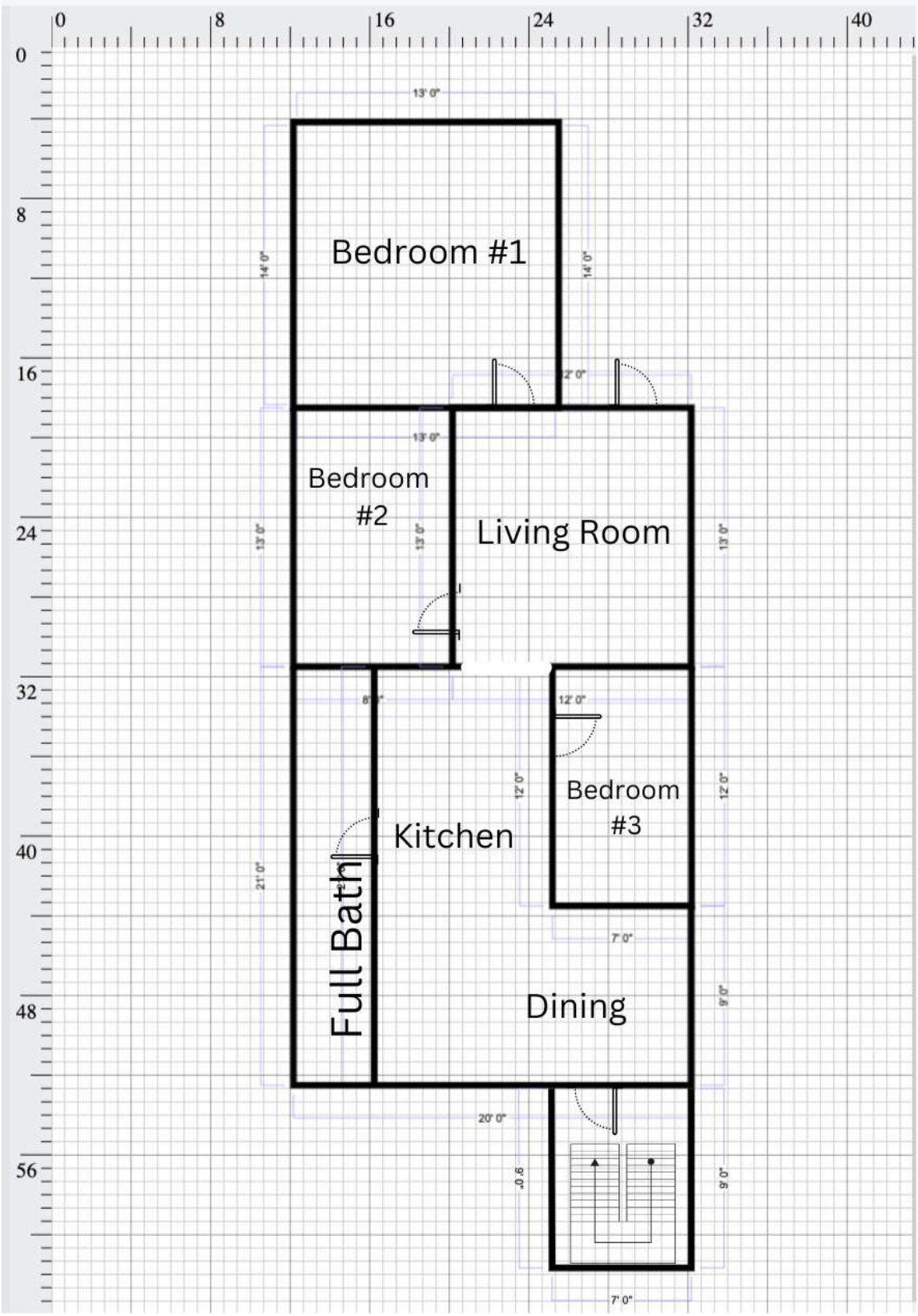
APPLICANT PROVIDED PHOTOS

APPLICANT PROVIDED PHOTOS

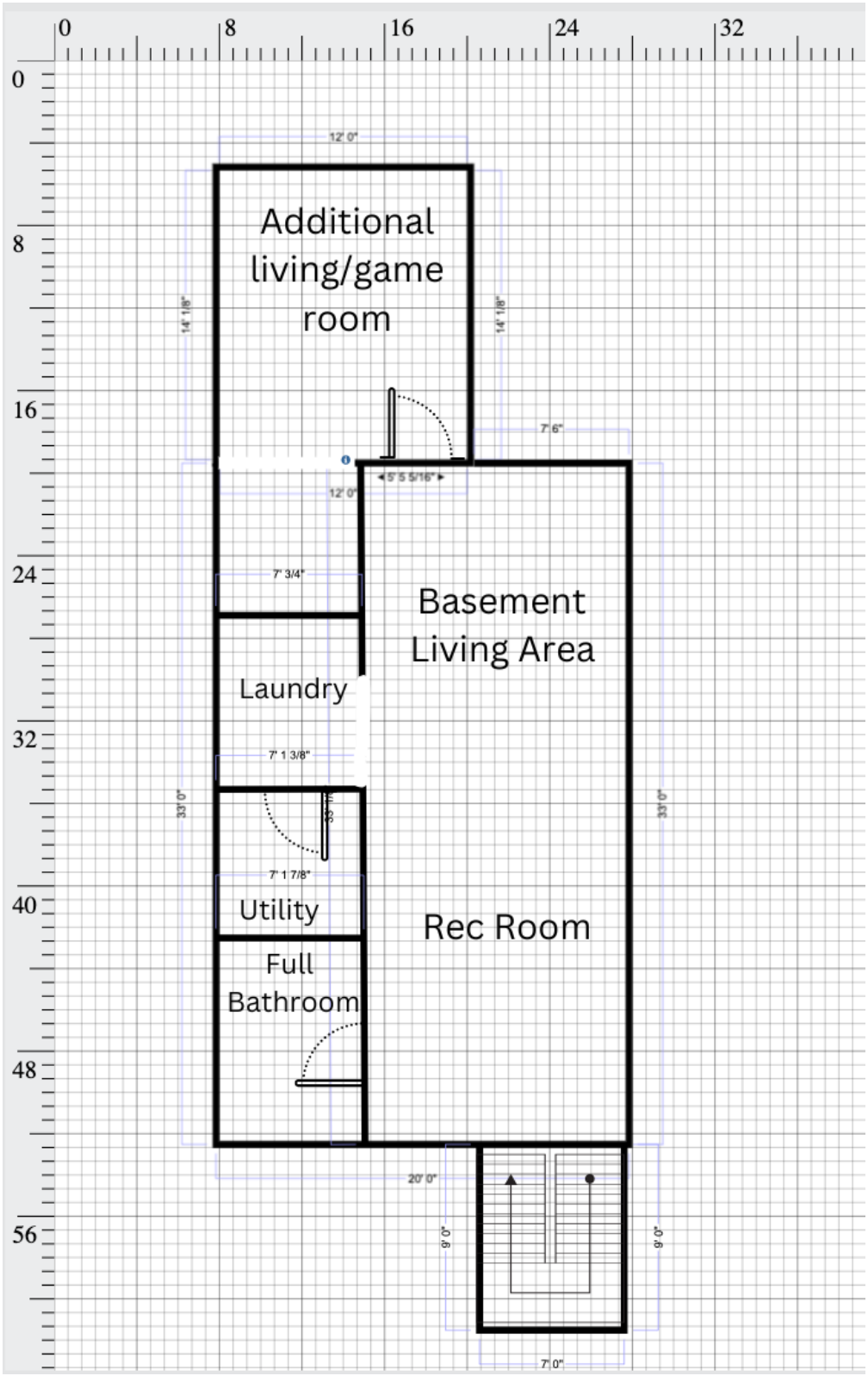
APPLICANT PROVIDED PHOTOS



APPLICANT PROVIDED FLOOR PLANS



APPLICANT PROVIDED FLOOR PLANS



INSURANCE DECLARATIONS PAGE

State Farm Fire and Casualty Company
A Stock Company With Home Offices in Bloomington, Illinois

PO Box 2356
Bloomington IL 61702-2356

[redacted]

PHILIP, TATUM
[redacted]

StateFarm®

RENEWAL DECLARATIONS

AMOUNT DUE: None
Payment is due by TO BE PAID BY MORTGAGEE

Policy Number: [redacted]

Policy Period: 12 Months
Effective Dates: JUN 01 2024 to JUN 01 2025
The policy period begins and ends at 12:01 am standard time at the residence premises.

Homeowners Policy

Location of Residence Premises
809 CENTRAL AVE
KANSAS CITY KS
66101-3503

Your State Farm Agent
HOUSTON RICHARDS
17000 E US HIGHWAY 24 STE E
INDEPENDENCE MO 64056-1533

Phone: (816) 796-9111

Construction: Frame
Year Built: 1920

Roof Material: Composition Shingle
Roof Installation Year: 2022

Automatic Renewal
If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules, and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

IMPORTANT MESSAGES

NOTICE: Information concerning changes in your policy language is included. Please call your agent with any questions. Please help us update the data used to determine your premium. Contact your agent with the year each of your home's utilities (heating/cooling, plumbing, or electrical) and roof were last updated.

PREMIUM

Annual Premium	$1,481.00
Previous Balance Due	13.98

Your premium has already been adjusted by the following:

Home Alert Discount	Home/Auto Discount
Claim Record Discount	Loyal Customer

Total Premium **$1,494.98**

Prepared APR 12 2024
HO-2000
005502 420
N 6P,GB,EH,GA,1Z

Thanks for letting us serve you...

(ed 10/08) 04 06 2010

APPLICANT BUSINESS LICENSE

BUSINESS LICENSE DIVISION
Neighborhood Resource Center
Unified Government of Wyandotte County/Kansas City, Kansas
4953 State Ave. Kansas City, Kansas 66102
p. (913) 573-8780 | f. (913) 573-8622 | www.wycokck.org/businesslicense

2023 2024 2025
Occupation Tax

Mailing Address

809 CENTRAL, LLC
701 BERLEY PARKWAY, 2211
KANSAS CITY, MO 64120

Date Receipt Issued: **2/25/2025**

This certifies that

809 CENTRAL, LLC
809 CENTRAL AVE
KANSAS CITY, KS 66101

has paid the Unified Government Occupation Tax for the privilege of conducting the business of

SHORT TERM RENTAL - AIR BNB

in the City of Kansas City, Kansas. The Occupation Tax expires on: **12/31/2025**

The tax paid on **2/25/2025** was **$28.50**

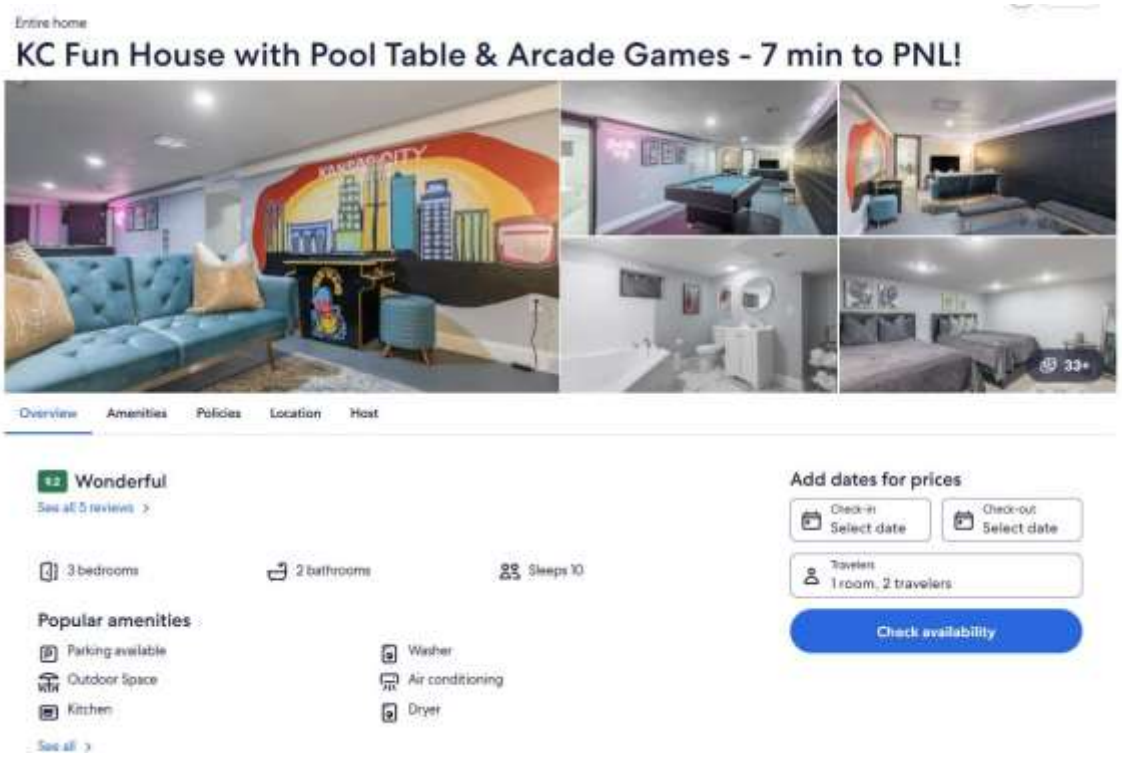
License #: **OCC-010968-L**

Jason Haworth
License Administrator

THE ISSUANCE OF AN OCCUPATION TAX RECEIPT DOES NOT CREATE A PRESUMPTION THAT THE BUSINESS HAS COMPLIED WITH THE UNIFIED GOVERNMENT REGULATORY ORDINANCES.

THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS.
NO REFUNDS AVAILABLE.

ExternalReceipt.rdl Par #: Date Printed: 2/25/2025 1:59:28 PM



Rooms & beds

3 bedrooms (sleeps 10)

Bedroom 1
2 Queen Beds

Bedroom 2
2 Queen Beds

Bedroom 3
2 Twin Beds

Living Room 1
1 Twin Futon

2 bathrooms

Bathroom 1
Toilet · Shower only

Bathroom 2
Toilet · Shower only

Karemah
Kansas City, Missouri

★★★★★ · **January 2024** · Group trip
Definitely worth the price! I'm a local and the host was fine with my small party of 13 guest. VERY SPACIOUS, clean, and home-like.

Jackson
Ash Grove, Missouri

★★★★★ · **December 2024** · Group trip
Very unique and comfortable home! Plenty of room for larger groups and easily slept myself and all of my guests! Tatum was very responsive and accommodating, Made our trip very easy and very comfortable. If we stay in KC again we'll be checking this listing!

Luis
Eudora, Kansas

★★★★★ · **September 2024** · Group trip
Had an absolute blast the pool table was such an amazing addition!!! The vibes for the entire night were great and plenty of room for our party of 11 to sleep comfortably!! Will definitely be coming back!!

Response from Tatum
October 2024

Thank you so much , Luis!! Come back anytime!

Kierstin
1 year on Airbnb

★★★★★ · **2 weeks ago** · Group trip
Loved this stay! Great place for a bigger group of people and such a fun space to simply hangout in!

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Special Use Permit Petition SP2025-005**

GENERAL INFORMATION

Applicant Information:
Donna Barnett
Owner
DSB Management LLC
2311 North 104th Terrace
Kansas City, Kansas 66109

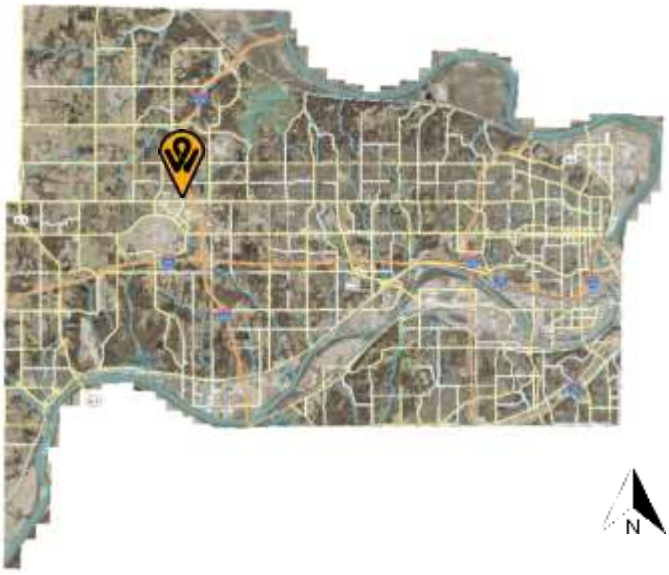
Subject Property:
2311 North 104th Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:
Renewal of a Special Use Permit (expires April 18, 2025) to operate a non-owner occupied short-term rental.

Commission Districts:
At-Large Commissioner District #1: Melissa Bynum
District #5 Commissioner: Michael Kane

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single family residence
South	R-1 Single Family District	Single family residence
East	AG Agriculture District	Undeveloped agricultural property
West	R-1 Single Family District	Single family residence

Total Tract Size: 0.82 Acre

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 104th Terrace as a Local/Neighborhood Street.

Parking Requirement: Section 27-454(e) states “Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, one of which must be a covered garage or carport”. The property provides six (6) parking spaces, two (2) of which are in a garage.

Landscaping Requirement: Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property has a large oak tree on the side of the property and a shade tree.

Advertisement: The Wyandotte Echo – February 13, 2025
Letters to Property Owners – February 14, 2025

Public Hearing: March 10, 2025 and March 27, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Donna Barnett, is requesting a renewal of a Special Use Permit (expires April 18, 2025) to operate a short-term rental at 2311 North 104th Terrace, Kansas City, KS 66109. This is not the owner's primary residence. This would be the only permitted short-term rental on the 2300 block of North 104th Terrace.

City Ordinance Requirements: 27-592 through 27-606, 27-214, and 27-623 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. 2024 – ELE24-0906 – Electrical Permit – 200 AMP upgrade

Previous Planning Actions:

1. 2024 – SP2023-116 – Special Use Permit to Operate a short-term rental.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood. The neighborhood is a single-family subdivision with additional single-family subdivisions to the northwest, which is surrounded by the Village West development to the south and west and I-435 to the east. The neighborhood consists of single-family residences, while the surrounding district consists of big-box retail and a commercial shopping center.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District and the AG Agriculture District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to a commercial corridor and entertainment district. While use as a short-term rental is commercial in nature,

the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions including those for hours of operation (where applicable), detrimentally affect nearby property?***

   Removal of the restrictions that require a Special Use Permit has the potential to create issues such as parking, excessive noise, illumination, vibration, overcrowding of land and undue concentrations of population. The property could be suitable for use as a short-term rental if the aforementioned issues are properly managed.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant. The property is occupied by the property owner for a portion of the year which is less than 272 days, the rest of the time it is rented as a short-term rental.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the Prairie-Delaware-Piper Area Plan. The Prairie-Delaware-Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses. The proposed use conforms to the Prairie-Delaware-Piper Area Plan designation with the renewal of a Special Use Permit.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of North 104th Terrace, a Local/Neighborhood Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of

the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if they are not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental in a suburban area and ostensibly not considered to be a problem for nearby properties.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted residence.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing built-out suburban neighborhood.

11. ***The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain or loss to public health, safety and welfare is minimal as it only provides the convenience of lodging with some economic benefit. If denied, the landowner could not use the property as a short-term rental, but may still use the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant has not maintained the proposed use as originally proposed or according to previous conditions of approval as a business license has not been obtained for the subject property.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that

prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on February 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Business License
Home Inspection Report
Noise, Illumination, and Vibration
Required Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-005**, **for two (2) years**, subject to:

1. **The applicant shall maintain existing landscaping including grass, plants, shrubs, etc.;**
2. **Maximum number of guests shall be 7;**
3. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

11. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
12. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
16. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
17. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
18. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to**

the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

19. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
20. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-005** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Floor Plan
Applicant Provided Photos
Applicant Draft Guestbook
Electrical Repair Invoice
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Google Streetview Images – November 2023

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Kallie McLaughlin, Planner**
kdmclaughlin@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-005** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-005,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

I will now read the items on the **Consent Agenda:**

CONSIDERATION OF THE FEBRUARY 10, 2025, PLANNING COMMISSION MINUTES.

SPECIAL USE PERMIT APPLICATION SP2025-005 – DONNA BARNETT WITH DSB MANAGEMENT – SYNOPSIS: Renewal of a Special Use Permit (SP2023-116, which expires 04/18/2025) to operate a short-term rental at 2311 North 104th Terrace. *Detailed Outline of Requested Action:* The applicant, Donna Barnett, is requesting a renewal of a Special Use Permit (expires April 18, 2025) to operate a short-term rental at 2311 North 104th Terrace, Kansas City, KS 66109. This is not the owner's primary residence. This would be the only permitted short-term rental on the 2300 block of North 104th Terrace.

PLAN REVIEW APPLICATION PR2024-002 – **NP TURNER INDUSTRIAL LLC** – **SYNOPSIS:** Final Development Plan Review to construct a new industrial park at 535 North 72nd Street, 612 North 74th Drive, 7013 Tauromee Avenue, 7188 Tauromee Avenue, 7302 Tauromee Avenue, and 7311 Tauromee Avenue. *Detailed Outline of Requested Action:* The applicant, Brody Sherar with Northpoint Development, is requesting a Final Plan Review to renew a previously approved Final Development Plan (PR2024-022) to further extend the 18-month approval period for a building permit by the City Planning Commission. The development is known as Turner Logistics West – Buildings 7, 8 and 9 on 127.17 acres. Building 7 is 202,526 square feet located at 535 North 72nd Street, Building 8 is 303,769 square feet located at 7311 Tauromee Avenue and Building 9 is 407,964 square feet located at 7302 Tauromee Avenue.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? No one responded in the affirmative.

Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit; and,
7. The Notices to property owners;

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

On motion by Ms. Jones, seconded by Mr. Straws, the Planning Commission voted as follows to **recommend APPROVAL** of the Consent Agenda**:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

SP2025-005:

21. **The applicant shall maintain existing landscaping including grass, plants, shrubs, etc.;**
22. **Maximum number of guests shall be 7;**
23. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
24. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
25. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
26. **Applicant is to maintain liability insurance;**
27. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
28. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
29. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
30. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
31. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
32. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
33. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
34. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**

35. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
36. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
37. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
38. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
39. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
40. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination**

of this Special Use Permit.

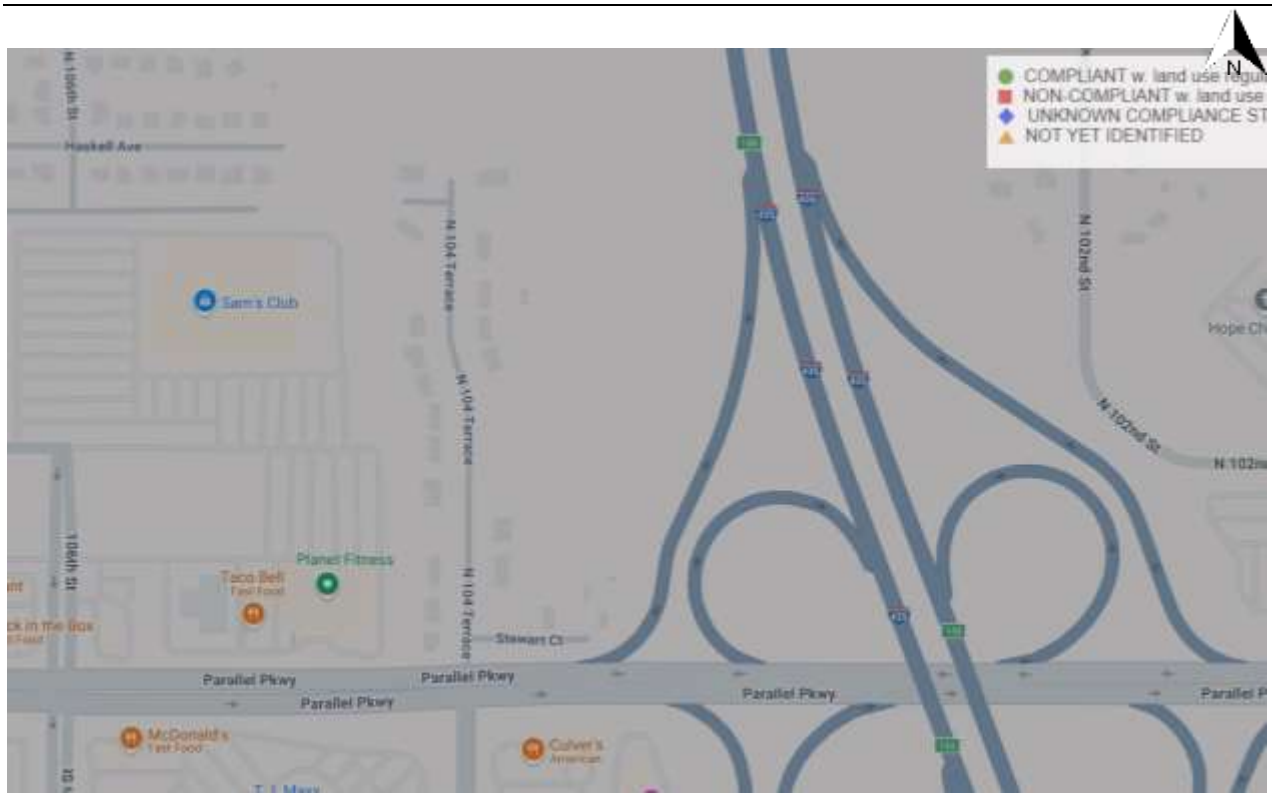
ATTACHMENTS

AERIAL IMAGERY

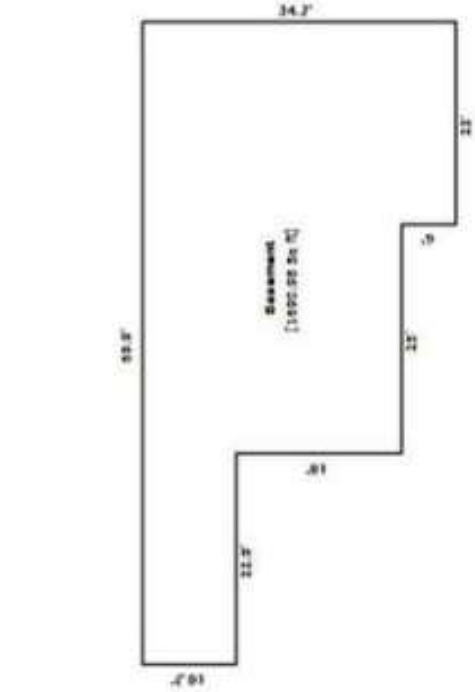
ZONING MAP

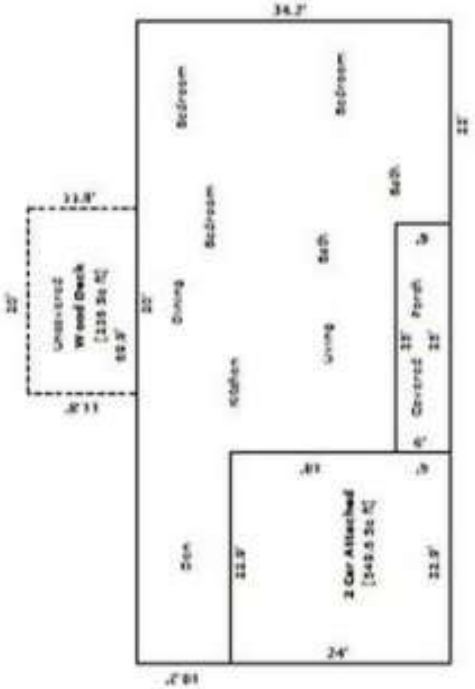
LAND USE MAP

SHORT-TERM RENTAL MAP



FLOOR PLAN





APPLICANT PROVIDED PHOTOS

Front and back of house

Deck – Everything will be updated throughout house like deck furniture

Backyard

Bathroom – total of 2 both being remodeled

Bedrooms – 3

All room will be updated with décor – currently being painted

Kitchen = new paint, tile and flooring , furniture, etc.

Living and Dining Room – everything is currently being remodeled and updated

Small room off from kitchen – new furniture coming

Welcome!

GET CONNECTED:

NETWORK NAME: DRAY2
PASSWORD:DCR3211

HOUSE RULES:

- [ ] NO SMOKING INDOORS.
- [ ] RESPECT QUIET HOURS FROM 11PM TO 7 AM
- [ ] NO PARTIES OR EVENTS.
- [ ] NO PETS.
- [ ] BE CONSIDERATE OF NEIGHBORS.
- [ ] ENJOY YOUR STAY AND HAVE FUN!

THINGS TO KNOW:

- ✦ MOST LOCAL RESTAURANTS ARE ONE MILE AWAY
- ✦ BEST HAPPY HOUR IS YARD HOUSE 3PM TO 6PM
- ✦ BEST PIZZA IS MINSKY'S IN SHAWNEE MISSION
- ✦ BEST DRINKS ARE AT DANNY'S
- ✦ THE TV HAS NETFLIX AND HBO MAX

CHECKOUT:

- [ ] CHECK OUT IS AT 11 AM
- [ ] LEAVE THE KEY ON THE TABLE
- [ ] MAKE SURE TO CLOSE ALL WINDOWS AND DOORS
- [ ] TURN OFF THE UTILITIES
- [ ] IF YOU LIKED STAYING WITH US, LEAVE US A REVIEW!

ELECTRICAL REPAIR INVOICE

INVOICE

CL ELECTRIC
SATISFYING YOUR ELECTRICAL NEEDS

Bill To

Donna Barnett
2311 North 104 Th Terrace
Kansas City , Kansas
(913) 568-5940

CL Electric LLC

4330 Yecker Ave.
Kansas City, KS 66104
Phone: (913) 406-3333
Email: cdlunn@yahoo.com
Fax: (913) 287-2222
Web: www.clelectric.net

Payment terms	Due upon receipt
Invoice #	11104
Date	11/13/2024

Description	Total
Service Upgrade, 100A - 200A BPU Remove existing 100amp electrical service. Install includes the following: - New weather-head, service riser, and service entry cable. - New 200amp meter base. - New 200amp electrical panel and breakers. - New earth ground, water ground, and communication grounding bridge. **BPU WILL DETERMINE NEW METER BASE LOCATION** **THIS ESTIMATE INCLUDE UP UOM$200.00 in BPU FEES**	$5,250.00
Interior Electrcial Includes: Remove existing non GFCI outlets. (6) -install GFCI outlet in hall and master bathroom. -install cover plates on open junction boxes in basement. -install GFCI outlet and weather proof cover plate on east and west exterior wall. -install GFCI outlet in basement and garage.	$695.00

Page 1 of 3

NEIGHBORHOOD MEETING AFFIDAVIT

Meeting Minutes

Applicant Number: **SP2025-005**
Date and Location: **02/24/2025 via Zoom call**
Property Address: **2311 N 104th Ter**

Meeting called to order at: **6:28pm**

Names of people in attendance:

- **Zero residents / no people joined the meeting.**
-

- Introduction

- Presentation by applicant and/or team
  (explain what information was given to those in attendance and a summary of what the speaker said).

- Questions and answers (include the following):
  - Who asked the question or gave the comment
  - What was the question or comment
  - Who answered the question/comment
  - What was the answer given

Meeting adjourned at: **7:01pm**

Minutes taken by: **Syl Barnett**

GOOGLE STREETVIEW IMAGES – NOVEMBER 2023

GOOGLE STREETVIEW IMAGES – NOVEMBER 2023

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Change of Zone Petition COZ2025-003 and Special Use Permit SP2025-007**

GENERAL INFORMATION

Applicant Information:
IChien (Zoe) Lee
Owner
2506 West 43rd Avenue
Kansas City, Kansas 66103

Subject Property:
2506 West 43rd Avenue
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance and Special Use Permit to operate a short-term rental.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-1(B) Single Family District

Proposed Zoning District(s):
R-2(B) Two Family District

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residence
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.09 Acre

Comprehensive Plan Area: Rosedale Area Plan

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

Major Street Plan: The goDotte County-Wide Strategic Mobility Plan designates West 43rd Avenue as a Minor Collector Street.

Parking Requirement: Section 27-457(d) states “One (1) parking space for each dwelling unit shall be provided on the premises”. The subject property has two (2) covered parking spaces within a garage and one (1) uncovered parking space, for a total of three (3) parking spaces on the property.

Landscaping Requirement: Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property does not currently fulfill this requirement.

Advertisement: The Wyandotte Echo – February 13, 2025
Letters to Property Owners – February 14, 2025

Public Hearings: March 10, 2025 and March 27, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, IChien (Zoe) Lee, is requesting a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance and a Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2016 – Criminal Damage and Theft
2. 2018 – Theft
3. 2022 – Domestic Battery

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – CMP24-0225 – Enforcement Complaint – Junk and debris on driveway (Closed).
2. 2024 – ABT24-0125 – Abatement – Remove all junk and trash (Closed).

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2001: NC -2001-7A - Certificate of Legal Non-Conformance for a triplex
2. 2012 – 12401-00004 – Change of Zone – Change of zone from R-1(B) Single Family District to R-3 Townhouse District (withdrawn).
3. 2012 – 12409-00002 – Master Plan Amendment – To change from Commercial Mixed Use to Medium High Density Residential (withdrawn).
4. 2025 – BOZA2025-003 – Variance for front-yard setback, rear yard setback, lot width, and lot area (In Conjunction).

FACTORS TO BE CONSIDERED

Change of Zone and Special Use Permit

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Neighborhood Group, the Hilltop Statistical Neighborhood, and the Rosedale Development Association

Business Group. The neighborhood consists of primarily single-family residential, commercial, and public space uses. The subject property is located along a mixed-use corridor with commercial uses located to the east of the property. There are also several other multi-family residential properties within the neighborhood. The intersection of 43rd Ave and Rainbow is two (2) blocks to the east.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family Districts with some nearby commercial and multi-family uses. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to the mixed-use corridor. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?***

   Removal of the restrictions will not detrimentally affect nearby property owners as this property has been used i as a non-conforming duplex since 1955.

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property is not vacant. The property has a rental license history dating back to 2000.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of West 43rd Avenue, a Minor Collector Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists. Additionally, the subject property currently meets the parking requirements of the R-2(B) Two Family District and, therefore, would not increase the potential for parking problems.

7. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have been issues with the subject property such as theft and criminal damage with prior owners. Dust is not typically an issue related to the use of a residential property in an urban area as a short-term rental and ostensibly not considered to be a problem for nearby properties.

8. The degree of conformance of the proposed use to the Master Plan.

The Rosedale Area Plan designates the subject property as General Urban, which allows for rowhouses, townhomes, and single family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed use corridors. The proposed use as a duplex does conform to the Rosedale Area Plan. Special Use Permits are not addressed in the Rosedale Area Plan, however, the proposed use as a short-term rental conforms to the Rosedale Area Plan designation with the approval of a Special Use Permit.

9. The extent to which the proposed use could cause environmental harm or enhance the environment.

The proposed use will not cause environmental harm or enhance the environment as this is a purpose-built residence in an existing, built-out urban neighborhood. The structures on the property currently occupy 80 percent (80%) of the parcel, which has the potential to create stormwater run-off issues although the property's utilization of the property has remained relatively unchanged since 1955.

10. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

BPU provides electric and water services.

b. Sanitary Sewer Service

Sanitary sewer service is provided by the Unified Government.

c. Storm Water Control

Storm water control is provided by the Unified Government.

d. Police

Police service is provided by South Patrol, District #332.

e. Fire

Fire service is provided by Station #10, which is one (1) mile away from the subject property.

f. Transit

Public Transit is provided by KCATA Routes 107 and 403, with a stop at West 43rd Avenue and Booth Street, which is 160 feet away from the subject property.

g. Schools

Public Education is provided by Frank Rushton Elementary School, Rosedale Middle School, and J.C. Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

11. The economic impact of the proposed use on the community.

The economic impact of the proposed use on the community is minimal as the subject property has operated as a duplex in the past.

12. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use of the property being used as a duplex is not capable of meeting the applicable ordinance requirements. The subject property would be in violation of Section 27-457(c)(2)(a), which is the required front yard setback, Section 27-457(c)(2)(d), which is the required rear yard setback, Section 27-457(3)(a), which is the required lot width, and Section 27-457(3)(b), which is the required lot area. The applicant has applied for variances for each of these deviations (BOZA2025-003).

13. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare is minimal. The hardship imposed on the property owner may be significant; if the existing structure on the property was destroyed, the owner could only build a single-family residence rather than a duplex, a loss of income. Additionally, there would be less units available for housing in an area in which increased housing density is desired.

14. ***Whether the proposed use will pollute the air, land or water.***

    The proposed use will not pollute the air, land or water as it is an existing residence.

15. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing residence in an existing, built-out urban neighborhood. The subject property has operated intermittently as a duplex since 1955.

16. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant will be required to maintain their short-term rental according to the submitted management plan and conditions of approval, including limits to number of guests and number of vehicles on the property, and other applicable ordinances set by the Code of Ordinances.

17. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is four (4) per unit. The maximum number of vehicles parked off-street is three (3). These maximum numbers are set due to the limited off-street parking spaces that are available on the subject property. There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on February 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Home Inspection
Noise, Illumination, and Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of applications **COZ2025-003** and **SP2025-007 for one (1) year**, subject to:

1. **Change of Zone: This City Planning Commission case is being heard in conjunction with BOZA2025-003. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-003 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **The applicant shall plant one (1) shade tree in the front yard in accordance with Section 27-700 (a);**
3. **The following items must be corrected prior to renewal and evidence of their repair through permit, invoice, or other must be provided:**
    - **Install spindles on the large openings on the exterior guardrails;**
    - **Repair the fence on the west side of the property;**
    - **Install conduit to cover the extension cord powering a light timer in the garage breezeway;**
    - **Repair the upper level hall outlet;**
    - **Repair the upper level hall showerhead; and**
    - **Install handrails on the stairs in the garage breezeway;**
4. **Short-Term Rental: Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2. Should the Change of Zone not be approved, 7 occupants are the maximum for the property reverted into a single-family residence. Should an approved lodging inspection be obtained, the occupancy limits can be re-evaluated upon Special Use Permit renewal;**
5. **All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. No STR renters or guests may park on-street;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**

11. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure**

to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
21. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petitions **COZ2025-003** and **SP2025-007** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Short-term Rental Map
Neighborhood Meeting Information
Floor Plan
Home Inspection Report
Site Visit Photos, Taken by Staff – Dated January 31, 2025
Certificate of Legal Non-Conformance NC-2001-7A

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 10, 2025	March 27, 2025
Special Use Permit	Approval	

STAFF CONTACT: **Kallie McLaughlin, Planner**
kdmclaughlin@wycokck.org

MOTIONS

Change of Zone:

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-003** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit:

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-007** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-007,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 2:12:36:

CHANGE OF ZONE APPLICATION COZ2025-003 – ICHIEN LEE – SYNOPSIS: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a legal non-conforming duplex at 2506 West 43rd Avenue (in conjunction with SP2025-007) *Detailed Outline of Requested Action:* The applicant, Ichien (Zoe) Lee, is requesting a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District to bring a non-conforming duplex into compliance. A Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

SPECIAL USE PERMIT APPLICATION SP2025-007 – ICHIEN LEE – SYNOPSIS: Special Use Permit to operate a short-term rental at 2506 West 43rd Avenue. *Detailed Outline of Requested Action:* Special Use Permit to operate a non-owner-occupied short-term rental in both units of the duplex. The property was previously zoned R-2(B) and was later downzoned. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue. There is one (1) other non-permitted short-term rental on this block, at 2501 West 43rd Avenue, that would have to cease operation if this petition is approved.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notices in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Ichien Lee, applicant, 2506 West 43rd Avenue, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:14:52: Planning Director Hand stated that these applications were heard in conjunction with BOZA2025-003, a variance for lot area, setbacks, and lot width, which was approved earlier in the evening by the Board of Zoning Appeals. This appeal is for a Change of Zone and Special Use Permit for a short-term rental that is non-owner occupied. The property is in the Rosedale Area Plan. Staff has received no letters in support or in opposition. There are no Notices of Violation. Staff recommends approval with conditions.

The Planning Commission directed questions to Director Hand.

On motion by Ms. Jones seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-003:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

1. **Change of Zone: This City Planning Commission case is being heard in**

conjunction with BOZA2025-003. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-003 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;

2. **The applicant shall plant one (1) shade tree in the front yard in accordance with Section 27-700 (a);**
3. **The following items must be corrected prior to renewal and evidence of their repair through permit, invoice, or other must be provided:**
    - **Install spindles on the large openings on the exterior guardrails;**
    - **Repair the fence on the west side of the property;**
    - **Install conduit to cover the extension cord powering a light timer in the garage breezeway;**
    - **Repair the upper level hall outlet;**
    - **Repair the upper level hall showerhead; and**
    - **Install handrails on the stairs in the garage breezeway;**
4. **Short-Term Rental: Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2. Should the Change of Zone not be approved, 7 occupants are the maximum for the property reverted into a single-family residence. Should an approved lodging inspection be obtained, the occupancy limits can be re-evaluated upon Special Use Permit renewal;**
5. **All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. No STR renters or guests may park on-street;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
11. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
20. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
21. **The Special Use Permit shall be valid for one (1) year from the publication of**

the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

22. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
23. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

On motion by Ms. Armstrong, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-007 for one (1) year:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to the above conditions.

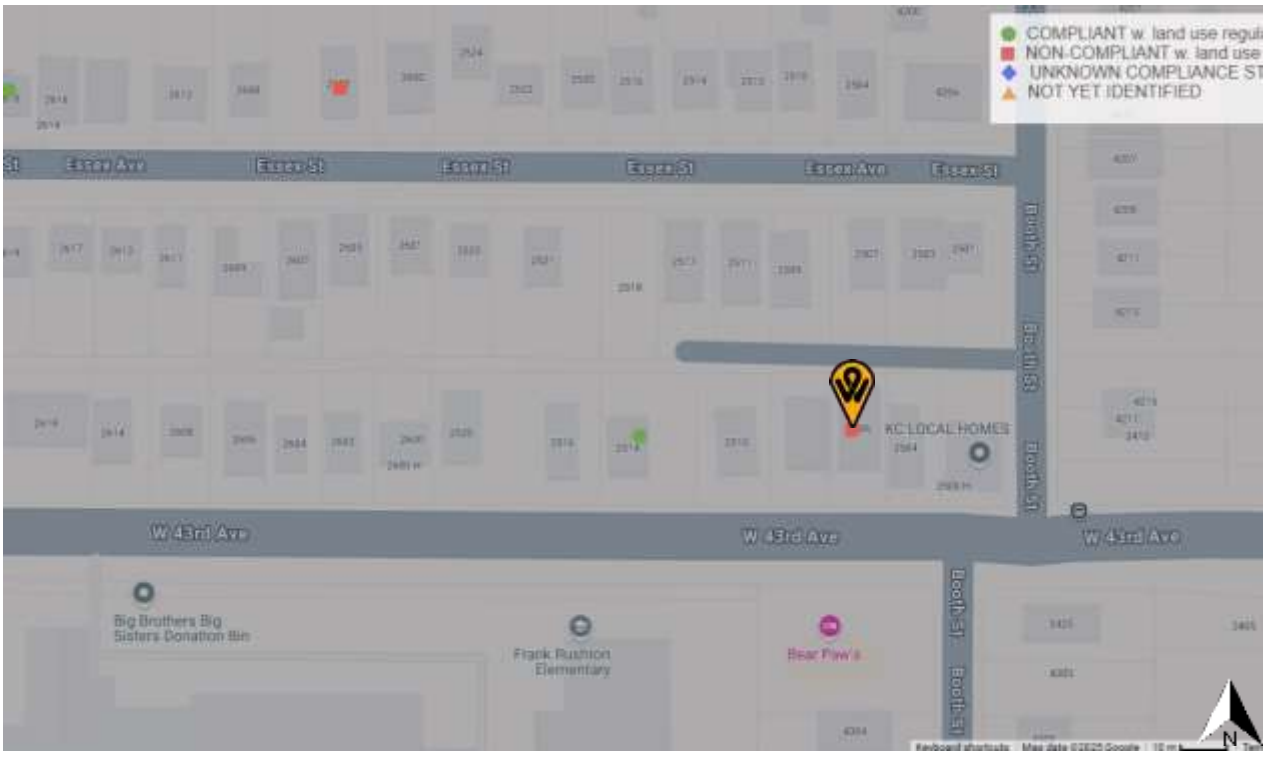
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



NEIGHBORHOOD MEETING INFORMATION

Date: 2/7/2025

Zoe Lee
2506 W 43RD Ave
Kansas City KS 66103

SUBJECT: Neighborhood Meeting

I have filed an application with the Planning + Urban Design Department. The purpose of this:

- change of zone
- variance for change of zone
- special use permit

is for a short-term rental permit and a change from R-1(B) Single Family District to the R-2(B) Two Family District at the following address: 2506 W 43rd Ave Kansas City KS 66103.

I am hosting a virtual neighborhood meeting on Sunday, February 23rd, at 5 p.m. The link to join the meeting: meet.google.com/nfj-miku-nyc

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,

Zoe Lee
913-283-4179
analee0195@gmail.com

MINUTES:

Application Number: COZ2025-003, SP2025-007, BOZA2025-003
Date and Location:
02/23/2025
Google Meet (Virtual Meeting)
The link to join the meeting: meet.google.com/nfj-miku-nyc

Meeting called to order at: 5:00PM CST

Names of people in attendance: N/A – No Attendance

Introductions: N/A – No Attendance

Meeting adjourned at: 5:30PM CST

Minutes taken by: IChien (Zoe) Lee

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now I Chien Lee, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # BOZA2025-003 COZ2025-003, SP2025-007
2. That I conducted a neighborhood meeting on 02/23/2025.
3. The notice to nearby property owners was sent on 02/07/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

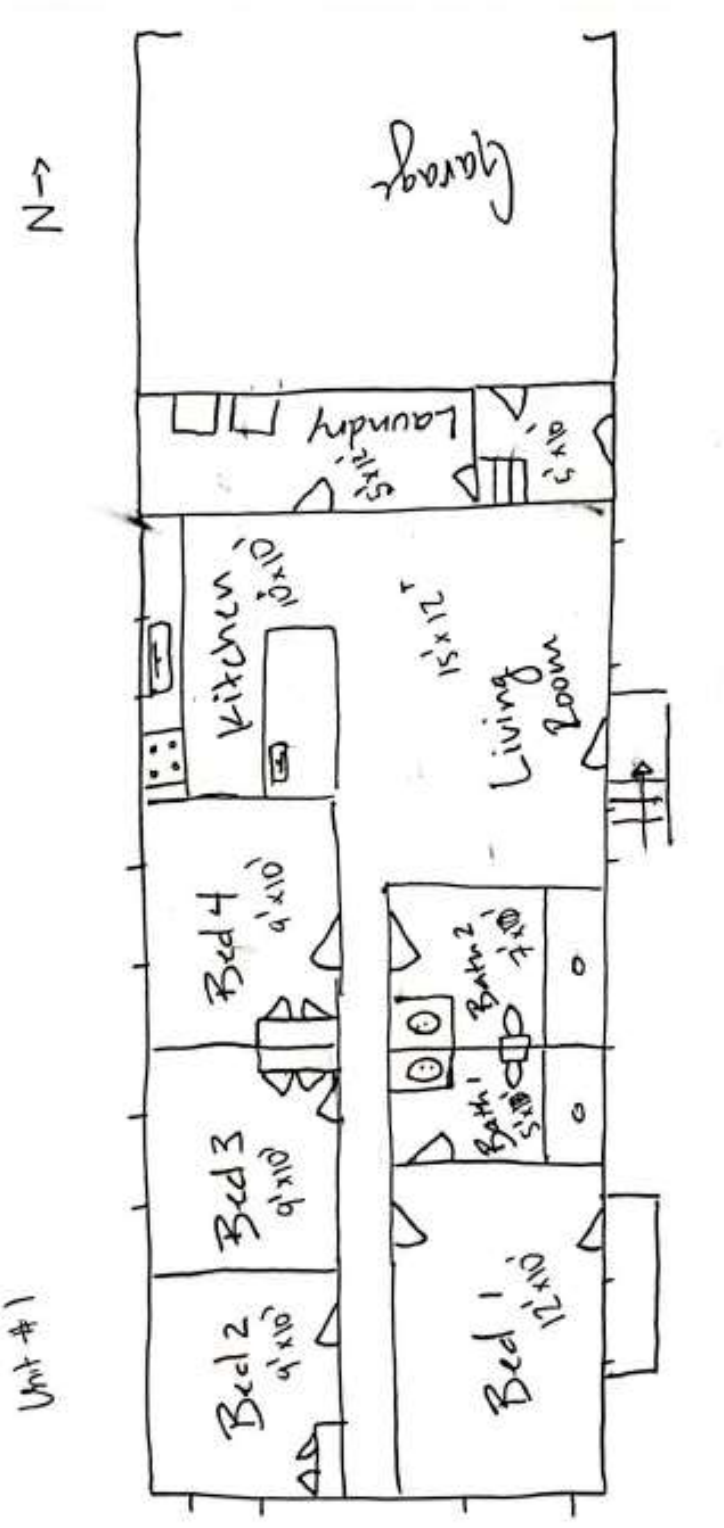
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of February, 2025.

My commission expires 10th of August, 2028.

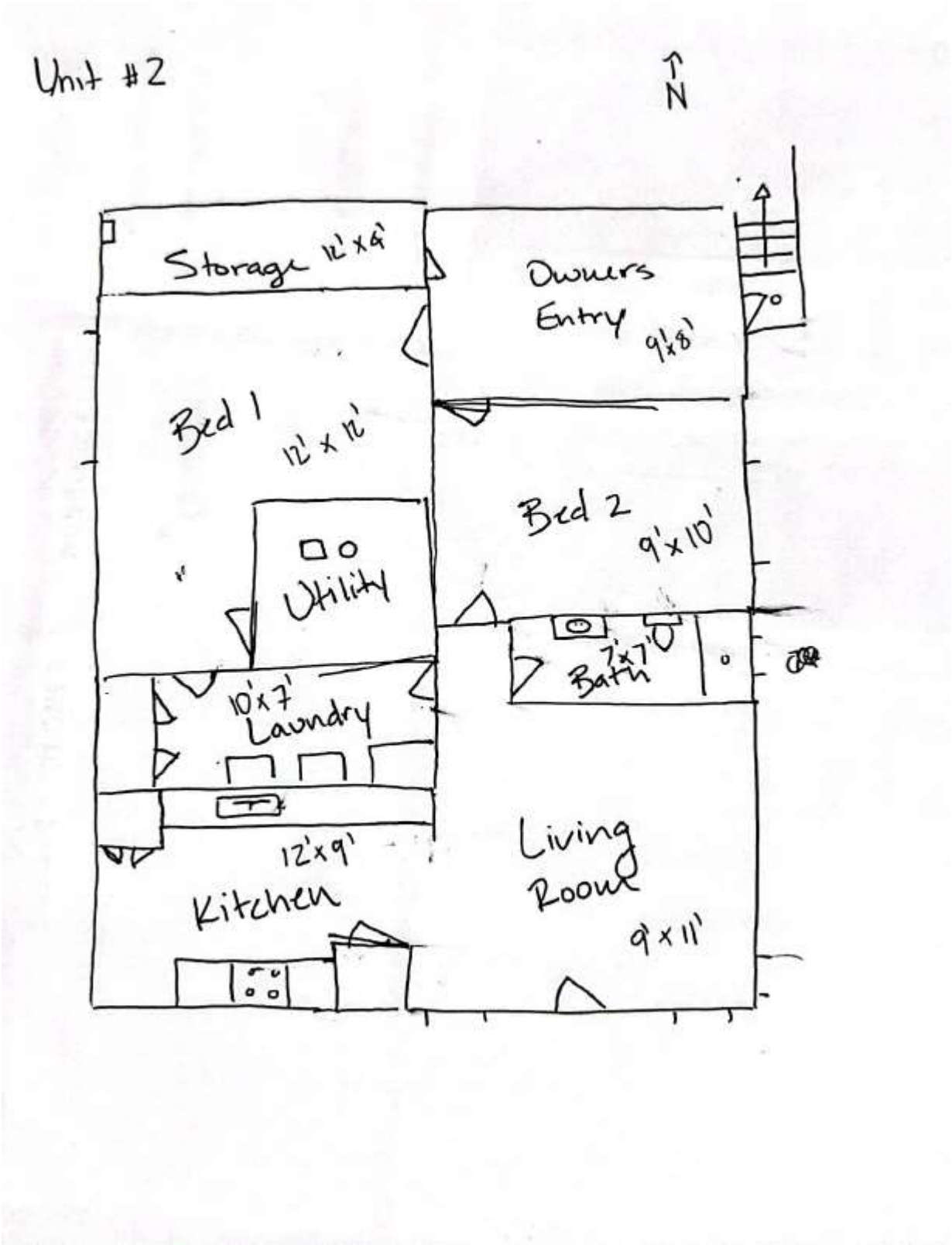
Notary Public

BROOKE A. COOPER
Notary Public-State of Kansas
My Appt. Expires 8/10/28

FLOOR PLAN


N
Garage
Laundry
5'x12'
6'x2'
Kitchen
10'x10'
15'x12'
Living Room
Bed 4
9'x10'
Bathr 2
7'x10'
Bath 1
5'x8'
Bed 3
9'x10'
Bed 2
9'x10'
Bed 1
12'x10'
Unit #1

FLOOR PLAN


Unit #2
N
Storage 12'x4'
Owners Entry 9½x8'
Bed 1 12' x 12'
Bed 2 9'x10'
Utility
7'x7' Bath
10'x7' Laundry
12'x9' Kitchen
Living Room 9'x11'

potential child falling hazards exist at large openings around exterior guardrails

Figure Number 9

Figure Number 10

The fence on the left side of the home is leaning and has decay

Figure Number 11

and is not visible from the interior of the shower or the subfloor below.We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.

Upper level hall bath showerhead leaks at the stem

Figure Number 17

The upper level hall bath outlet is loose

File Number: **1132 - 011525**
Address of Inspection: **2506 W 43rd Ave**

Figure Number 24

An extension cord is powering a light timer in the garage breezeway and is not in conduit

Figure Number 25

The stairs in the garage breezeway do not have handrails.

File Number: **1132 - 011525**
Address of Inspection: **2506 W 43rd Ave**

Figure Number 26

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED JANUARY 31, 2025

UNIFIED GOVERNMENT • Wyandotte County • Kansas City, Kansas

Department of Development
Planning and Zoning

701 North 7th Street, 4th floor
Kansas City, Kansas 66101

Phone: (913) 573-5750
Fax: (913) 573-5745

December 18, 2001

Homestead Residential LLC
11130 Walnut
Kansas City, MO 64114

RE: ***2506 AND 2508 WEST 43RD AVENUE***

This letter is sent to notify you that we did send letters to property owners within 200' of your properties at 2506 and 2508 West 43rd Avenue. We received no objections to the continuation of three (3) dwelling units at 2506 West 43rd Avenue and five (5) dwelling units at 2508 West 43rd Avenue.

Thus, under the zoning ordinance, these units can remain for a ten-year period (applicable to applicant property owner only), subject to:

Compliance with the rental housing code.

This requires that rental licensing inspect, and that you make any required improvements within 180 days of the date of this letter. Rental Licensing can be reached at 913-573-8649. Of course, if the property has already been inspected and approved by Rental Licensing, you do not need to take further action.

Sincerely,

Steve Speise
Director of Planning and Zoning

JLP
Rental Licensing

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Special Use Permit SP2025-016**

GENERAL INFORMATION

Applicant Information:
Sherrie Gayed
University of Kansas Health System
2201 West 43rd Avenue
Kansas City, Kansas 66103

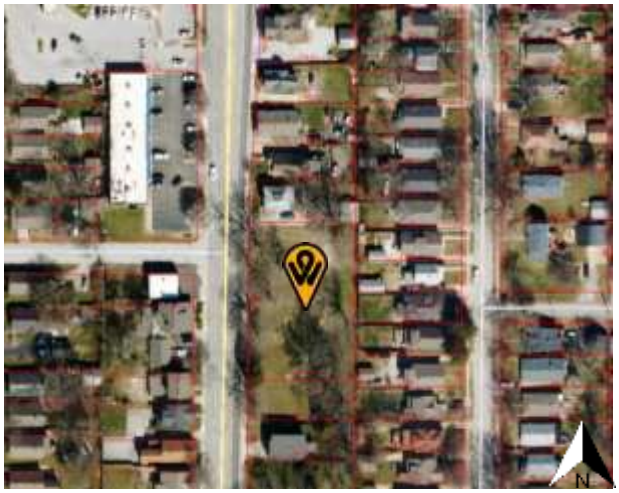
Subject Property:
4325 Rainbow Boulevard
Kansas City, KS 66103

Requested Action and Purpose:
Approval of an Indefinite Special Use Permit for the operation of an 18-unit Hotel.

Commission Districts:
At-Large, District Commissioner #2: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
RP-4 Planned Garden Apartment District

Proposed Zoning District(s):
RP-4 Planned Garden Apartment District



	Adjacent Zoning	Adjacent Uses
North	**R-1(B) Single Family District**	**Single-family homes**
South	**R-1(B) Single Family District**	**Single-family homes**
East	**R-1(B) Single Family District**	**Single-family homes**
West	**R-1(B) Single Family and CP-1 Planned Limited Business District**	**Strip center – retail, commercial storefront, and single-family home**

Total Tract Size:	0.63 Acre
Comprehensive Plan Area:	Rosedale Area Plan
Comprehensive Plan Designation:	The Rosedale Area Plan designates this property as General Urban, which allows rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail and office uses are allowed only on neighborhood and mixed-use corridors.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Rainbow Boulevard as a Major Thoroughfare.
Parking Requirement:	Section 27-668(a) One (1) space for each guest room plus one (1) space for each two (2) employees on the largest shift, plus adequate parking for banquet rooms, meeting rooms, restaurants and lounge areas. 18 parking spaces are required. The Applicant is providing 18 parking spaces.
Landscaping Requirement:	Section 27-466(g) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across from residentially zoned property. 7 trees are required. The Applicant is providing 7 trees and a privacy fence.
Advertisement:	The Wyandotte Echo – February 21, 2025 Letters to Property Owners – February 20, 2025
Public Hearings:	March 10, 2025 and March 27, 2025

Public Support:	Staff received a letter from Gil Pintar, President, Hanover Heights, opposing the Change of Zone and Master Plan Amendment, but in support amending the applications to a Special Use Permit for the same use.
Public Opposition:	There were two (2) people present at the March 10, 2025 City Planning Commission meeting in opposition of the Change of Zone, but not the project itself.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sherrie Gayed with the University of Kansas Health Systems, has applied for an Indefinite Special Use Permit to continue to build Friendship Inn, an 18-unit building (temporary lodging/micro-hotel) for families and patients at 4325 Rainbow Boulevard. The proposal has now been amended from a Change of Zone and Master Plan Amendment to an Indefinite Special Use Permit per Planning Commission vote on March 10, 2025.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There were Property Maintenance Compliance Division citations on the property between 2000 – 2010 for weeds and expired vehicles on the property.

Outstanding or Related Permit and Cases:

1. DRC23-0065 – Building permit for Phase 1. Approved on April 18, 2024.
2. DRC24-0013 – Building permit for Phase 2. Approved on August 2, 2024.

Previous Planning Actions:

1. BOZA2021-033 – Variance for setbacks and reduction of parking. Approved on December 12, 2021.
2. COZ2021-043 – Change of Zone from R-1(B) Single Family District to RP-4 Planned Garden Apartment District. Approved on January 6, 2022.

3. MPL2021-023 – Master Plan Amendment from Urban Mixed Use to General Urban (Rosedale Area Plan). Approved on January 6, 2022.
4. SP2021-074 – Special Use Permit for a 17-unit building short-term/temporary lodging for Friendship Inn. Approved on January 6, 2022.
5. PR2023-023 – Final Development Plan for Phase 1. Approved on October 9, 2023.
6. PR2024-007 – Final Development Plan for Phase 2. Approved on May 13, 2024.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This subject property is within the Rosedale Statistical Neighborhood and the Spring Valley Neighborhood Group, Census Block Group #0452003. The character of the neighborhood is comprised of single-family homes to the north, south and east and a mixture of commercial development and single-family homes to the west, across Rainbow Boulevard. The Rosedale Area Plan designates West 43rd Avenue and Rainbow Boulevard as a Community Center Node and West 47th Avenue and Rainbow Boulevard as a Neighborhood Center.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed use is not inherently compatible with adjacent properties, however, Rainbow Boulevard is an active corridor with many mixed commercial and residential uses. The proposed use is compatible if properly managed.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The Friendship Inn is within proximity to the University of Kansas Medical Center, which offers convenience to the families of patients that are being treated there. This property is suitable for the use, provided the temporary lodging facility is properly managed, specifically by the University of Kansas Health System/Friendship Inn.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property is currently under construction to build an 18-unit temporary lodging by the University of Kansas Health System for friends and families who have patients at KU Medical Center.

5. The degree of conformance of the proposed use to the Comprehensive Plan.

Special Use Permits are not addressed in the Rosedale Area Plan. The proposed use partially conforms to the Area Plan Designation, as its building typology represents a multi-story multi-family building along an activated corridor with mixed-uses. Although the property is functioning as temporary lodging, its design incorporates similar elements of multi-family development and is operated in a similar manner, as it is expected families will be there for extended lodging periods during patient treatment.

6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

A Traffic Impact Study was previously reviewed and approved by the Public Works Department in 2021. No on-street parking is allowed on Rainbow Boulevard, and any overflow parking that may occur will be forced into the single-family neighborhoods, which currently struggle with the availability of on-street parking for the residents.

A bike hub (BikeWalkKC) is being built with this project on Rainbow Boulevard. Additionally, this parcel is on a Kansas City ATA transit route, Route #105, so guests have to option of walking, bicycling or bus to the University of Kansas Medical Center or throughout the Rosedale area.

7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

The proposed use is reasonably necessary for the convenience and welfare of the public specifically for those families that will use this facility to support long-term stays during treatment at the University of Kansas Health System. The proposed use will not permanently injure the appropriate use, visual quality, or marketability of nearby property so long as Friendship Inn is the sole operator.

Although the Special Use Permit is proposed for an indefinite period of time, should the property no longer be operated by Friendship Inn, a new Special Use Permit would be required as they are non-transferable.

8. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

Noise, vibration and illumination are all potential issues that are related to a hotel if they are not managed properly. Dust is not typically an issue related to the use of a hotel and ostensibly not considered to be a problem for nearby properties.

9. Whether the proposed use will pollute the air, land or water.

The proposed use is not foreseen to pollute the air, land or water as it is a currently under construction. Construction plans include guidelines and regulations for erosion and sediment control, stormwater management, and general site control, which have been reviewed and approved by Unified Government staff. Any pollution as a result of construction should be considered temporary and will be remediated by the completion of the building permit.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will damage or destroy an irreplaceable natural resource, as it requires a significant amount of land disturbance and demolition of established trees. Some trees and landscaping will be replaced with the construction of the property, however it will take a number of years for the landscaping and trees to become established and mature to the extend it was prior to construction.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to public health, safety, and welfare is likely minimal as it provides the convenience of lodging to a very specific portion of the population in which other lodging options are available, both short and long-term. If denied, the hardship imposed on the families who benefit from the services of the Friendship Inn will be minimal as these other options are available. As the Change of Zone and Master Plan Amendment have already been heard before the Planning Commission with a recommendation to modify the proposal to an indefinite Special Use Permit, there is not any forseen hardship on the property owner as the proposal has been conditionally approved. Should the proposed Special Use Permit be denied, the landowner would need to demolish what is currently mid-construction at a significant cost and hardship, as there are no other options to develop the subject property in the manner proposed.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on February 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Permit Transferability
Parking
Crowding

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Special Use Permit application **SP2025-016**, **for indefinite years**, subject to:

1. **Planning Staff recommends the City Planning Commission modify the Applicant's request for a Change of Zone from RP-4 Planned Garden Apartment District to CP-2 Planned General Business District to an indefinite Special Use Permit to operate a hotel exclusively for Friendship Inn;**
    a. **Subject to approval of amended application, MPL2025-001 will be withdrawn;**
2. **Comply with previous conditions of approval from BOZA2021-033, COZ2021-043, SP2021-074 and MPL2021-023;**
3. **Comply with previous conditions of approval from PR2023-023;**
4. **Comply with previous conditions of approval from PR2024-007;**
5. **Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner, side yard, and one (1) tree per 7,000 square feet of stie area for sues other than residences;**
6. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes,**

Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;

13. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
14. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
15. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
16. **The Special Use Permit shall be valid indefinitely from the publication of the associated Ordinance. Special Use Permits are non-transferable, subject to Section 27-214(f)(10)a-c, therefore, all operations must cease until such time as a new Special Use Permit is approved and the ordinance is published;**
17. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
18. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise**

determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-016** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Rosedale Master Plan Land Use Designation
Letter from the Applicant
Site Plan
Grading Plan
Landscape Plan
Floor Plan
Building Elevations
Site Photographs provided by the Applicant
Letter of Opposition / Support Amended Application

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	March 10, 2025 Amended to SUP	N/A
Master Plan Amendment	March 10, 2025 Withdrawn	N/A
Special Use Permit	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-016** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-016,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:55:00:

CHANGE OF ZONE APPLICATION COZ2025-001 – SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM – SYNOPSIS: Change of Zone from RP-4 Planned Garden Apartment District to CP-2 Planned General Business District for an 18-unit hotel at 4325 Rainbow Boulevard (in conjunction with MPL2025-001). *Detailed Outline of Requested Action:* The applicant, Sherrie Gayed, University of Kansas Health Systems has applied for a Change of Zone to rezone one (1) parcel from RP-4 Planned Garden Apartment District to CP-2 Planned General Business District.

CHANGE OF ZONE APPLICATION MPL2025-001 – SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM – SYNOPSIS: Master Plan Amendment of the Rosedale Area Plan from General Urban to Urban Mixed-Use for an 18-unit hotel at 4325 Rainbow Boulevard. *Detailed Outline of Requested Action:* Master Plan Amendment from General Urban to Urban Mixed-Use (Rosedale Area Plan) to continue to build Friendship Inn, a 17-unit building (temporary lodging/micro-hotel) for families and patients at 4325 Rainbow Boulevard.

Director Hand asked if the Commission had any contact to disclose on this application. Commissioner Armstrong stated that she spoke with Commissioner Ramirez in regard to

this project.

Present in Support:

- Sherrie Gayed, University of Kansas Health System, on behalf of Friendship Inn, 4000 Cambridge Street, Kansas City, Kansas 66160.

The Planning Commission directed questions to the applicant.

Present in Opposition:

- Jacob Hobson, President of Spring Valley Neighborhood Association, 4448 Francis Street, Kansas City, Kansas 66103, opposing Change of Zone.
- Rebecca Paulson, 4418 Francis Street, Kansas City, Kansas 66103, opposing Change of Zone.

Staff Recommendation starts at 2:04:23: Planning Director Hand stated that this request is for a Change of Zone and a Master Plan Amendment for the Friendship Inn. As the applicant noted, the previous Special Use Permit had lapsed, and by that time the ordinance had been updated so the use was no longer eligible for a Special Use Permit for short-term rentals. The property is in the Rosedale Area Plan. Staff has received no letters in support, but did receive letters in opposition to the proposed changes of the Master Plan Amendment and Change of Zone, not the project itself. Staff recommends the approval for a Special Use Permit, which allows for a hotel in any zone district. The Special Use Permit would last indefinitely so the applicant won't have to go through the process again, but will need to if the ownership ever changes. The Master Plan Amendment will also need to be withdrawn by the applicant as it would no longer be needed with the Special Use Permit.

The Planning Commission directed questions to Director Hand.

On motion by Ms. Armstrong, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-001 as a Special Use Permit instead and remove the requirement for the Master Plan Amendment application:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL passed: 8 to 0
Subject to:

1. **Planning Staff recommends the City Planning Commission modify the Applicant's request for a Change of Zone from RP-4 Planned Garden Apartment District to CP-2 Planned General Business District to an indefinite Special Use Permit to operate a hotel exclusively for Friendship Inn;**
    a. **Subject to approval of amended application, MPL2025-001 will be withdrawn;**
2. **Comply with previous conditions of approval from BOZA2021-033, COZ2021-043, SP2021-074 and MPL2021-023;**
3. **Comply with previous conditions of approval from PR2023-023;**
4. **Comply with previous conditions of approval from PR2024-007;**
5. **Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner, side yard, and one (1) tree per 7,000 square feet of stie area for sues other than residences;**
6. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective**

responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;

13. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
14. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
15. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
16. **The Special Use Permit shall be valid indefinitely from the publication of the associated Ordinance. Special Use Permits are non-transferable, subject to Section 27-214(f)(10)a-c, therefore, all operations must cease until such time as a new Special Use Permit is approved and the ordinance is published;**
17. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
18. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination**

of this Special Use Permit.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

Parks and Open Space
SENECA
Single Family
ADAMS
Urban Mixed Use
RAINBOW
General Urban
Single Family
FRANCIS
N

DISTRICTS

URBAN CORE MIXED USE

Urban Core Mixed Use is the most dense land use district in the Rosedale Master Plan area. This district should be urban in character with buildings up to the street. Active uses are encouraged on the first floor. Active uses are defined as retail, office, live/work units, or residential and must include entrances on the first floor and transparent windows.

URBAN MIXED USE

The Urban Mixed Use district is designed to create a vibrant urban character. This is the second most dense land use district in the Rosedale Master Plan area. This district should be urban in character with buildings up to the street.

GENERAL URBAN

This area is predominantly residential in character with rowhouses, townhomes, and single family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed use corridors. Three story apartment buildings are also allowed in the University Town special district. Buildings should not exceed the height of adjacent structures by more than one story or 10 feet. This is intended as a guideline to encourage incremental change and prevent development that is out of scale with the existing neighborhood. It will be considered alongside other factors such as how well the overall design of the site and building responds to its surrounding context and the level of community support.

Unified Government of Wyandotte County
Department of Planning and Urban Design
Date: January 23, 2025

This letter is to inform you regarding a procedural adjustment to our Friendship Inn project located at 4325 Rainbow Blvd. We are currently well under construction of this 17-room hospitality house which serves as non-profit housing to patients and their families at the University of Kansas Health System. Due to the project being placing on hold in 2022 we are now in a position needing to resolve an expired Special Use Permit. During our hold time the new Short Term Rental Ordinance was put into place, meaning we as Friendship Inn with 17 rooms no longer qualify for a SUP. The guidance from Planning staff that we have received in order to maintain compliance and be able to open and operate Summer of 2025 is that we move forward with rezoning the property again to CP-2 Planned General Business District. We are happy to comply with this request so this very important project and beautiful asset to the community can continue to move forward. I have provided the history of our approvals below reference:

- COZ2021-043 - Change of from R-1 Single Family District to R-3 Townhouse District - **Approved January 6th, 2022**
- MPL2021-023 - Master Plan Amendment from Urban Mixed Use to General Urban (Rosedale Area Master Plan) - **Approved January 6th, 2022**
- SP2021-074 - Special Use Permit for a 17-unit building - **Approved January 6th, 2022**
- PR2023-023 - Final Development Plan for Phase I - **Approved October 9, 2023**
- PR2024-007 - Final Development Plan for Phase II - **Approved May 13, 2024**
- DRC23-0065 - Building Permit for Phase I -**Approved April 18th, 2024**
- DRC24-0013 - Building Permit for Phase II -**Approved August 2nd, 2024**

Please be advised, this project has NOT changed. Our already approved drawings are being submitted alongside this rezoning application. I look forward to continuing this process and working towards our opening day of Friendship Inn. Please let me know if you have any questions.

Thank you,

Sherrie M. Gayed
Director of Economic Development
The University of Kansas Health System

February 24, 2025

Department of Planning + Urban Design
Unified Government of Wyandotte County
701 N. 7th Street, Suite 423
Kansas City, Kansas 66101

RE: Change of Zone Petition COZ2025-001 and MPL2025-001

To: Planning and Urban Design Staff

Below is our response letter to the staff comments and suggestions in the letter received on February 17, 2025.

1. The applicant is seeking a Change of Zone because in June 2023, the Short-Term Rental Ordinance went into effect, which in the case of multi-family buildings of 12 dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units. Staff honored the initial Special Use Permit, SP2021-074, however, the Applicant let this Special Use Permit expire, and the applicant is now subject to the new STR ordinance. The applicant must either seek a Change of Zone for a hotel or a Special Use permit and operate as a hotel and comply with the standards and regulations of lodging and sales tax.

   Response: This comment is acknowledged.

2. Because this rezoning is proposed to CP-2 Planned General Business District, Staff wants to ensure that Friendship Inn, and its subsidiaries are the exclusive operator of the building.

   Subject to approval, a Final Plat shall be filed which shall note a restrictive covenant for Friendship Inn. The covenant shall restrict the use of the building only for the Friendship Inn. If the property is sold and another entity wants to use the building as a hotel or other lodging, temporary or otherwise, new land use entitlements for a Change of Zone, Final Development and Final Plat (replat) shall be filed.

   Response: This comment is acknowledged.

3. Comply with previous conditions of approval from PR2024-007:
   a. Due to the expiration of SP2021-074 (as of March 10, 2024), the property owner, BP-FH, LLC must decide whether to apply for a Change of Zone to a commercial district (e.g., CP-2 Planned General Business District) for a hotel or a Special Use Permit and operate as a hotel and comply with the standards and regulations of lodging and sales tax;
   b. Record a public access agreement for the bike station;
   c. Downspouts shall be painted the same color as the adjacent building material color;
   d. All screening is to be maintained to minimize impacts of conflicting uses;
   e. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
   f. All landscaping shall be irrigated;
   g. Landscaping is required to screen all parking areas and service entries. This

includes perimeter parking and trash enclosure.

i. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;

h. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;
i. All utility connections, this includes green electrical boxes and free- standing electrical meters, must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
j. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;
k. Regarding BPU transformer screening, the following applies:
    i. Gate doors are required for all types of screening that are placed in front of the transformers.
    ii. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    iii. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    iv. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    v. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    vi. Pad must have a minimum clearance of six (6) feet on each, three feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
l. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning
m. Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;

n. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
o. All existing and future driveways must feature curb cuts that are constructed to UG standards; and,
p. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: The previous conditions of approval from PR2024-007 are acknowledged and have been implemented into the project.

Standard Conditions:

1. Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner, side yard, and one (1) tree per 7,000 square feet of stie area for sues other than residences.

2. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted.

3. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

4. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573- 8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

6. All existing and future driveways must feature curb cuts that are constructed to UG standards.

7. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

8. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners.

It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO.

9. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Standard conditions have been acknowledged.

Previous Conditions of Approval from PR2023-023:

1. In June 2023, the Short-Term Rental Ordinance went into effect, which in the case of multi-family buildings of 7 dwelling units or greater, less than 50 percent of all total units are allowed to be short-term rental units. Planning Staff is honoring SP2021-074, which was applied for and approved prior to the ordinance, however, all renewals are subject to the Short-Term Rental Ordinance. Upon expiration of SP2021-074, the property owner, BP-FH, LLC must decide whether to apply for a Change of Zone to a commercial district (e.g., CP-2 Planned General Business District) for a hotel or a Special Use Permit and operate as a hotel and comply with the standards and regulations of lodging and sales tax;
2. All existing and future driveways must feature curb cuts that are constructed to UG standards;
3. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
4. Provide revised building elevations as the PDF that was submitted, page 8 is blank. Staff receives an error message when opening the document.
    a. Because this is a phased building, the north façade needs to have a treatment that complies with the Rosedale Area Plan – Urban Multi-Family Residential Guidelines;
5. Downspouts shall be painted the same color as the gutter/scuppers;
6. All screening is to be maintained to minimize impacts of conflicting uses;
7. Sec. 27-459(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;

Sec. 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-0, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. All multi-family residential projects shall include at least one (1) shade tree per eight (8) dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required

8. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
9. All landscaping shall be irrigated;
10. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
11. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures;
12. All utility connections, this includes green electrical boxes and free-standing electrical

meters, must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;

13. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;
14. Regarding BPU transformer screening, the following applies:
    a. Gate doors are required for all types of screening that are placed in front of the transformers.
    b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    d. For slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    e. Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
    f. Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
15. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate

of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission.
Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;

16. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
17. Previous conditions of approval from COZ2021-043, SP2021-074 and MPL2021- 023:
    a. This City Planning Commission case is being heard in conjunction with BOZA2021-033. The following are conditions for BOZA2021-033 and are stated here for reference only, as CPC case is solely for a change of zone to build an apartment complex:
        i. This parcel is within 500-foot environs of Old Fire Station No. 12 at 4223 Rainbow Boulevard. Prior to issuance of a building permit, a historic environs staff review is required. A Certificate of Appropriateness for demolition is required from the Landmarks Commission prior to obtaining a demolition permit from Building Inspection Department.
        ii. Because this is a planned district, a Final Development Plan is required to be submitted following this entitlement process. To replat the parcel, a Final Plat is required following this entitlement process. Final architectural and civil drawings, retaining wall calculations are required to be submitted at such time;
    b. Because this is a planned district, a Final Development Plan is required to be submitted following this entitlement process. To replat the parcel, a Final Plat is required following this entitlement process. Final architectural and civil drawings, retaining wall calculations are required to be submitted at such time;
    c. A building permit is required. Please contact the Building Inspection Department to begin that process;
    d. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for the protection of the occupants. A FEMA safe room constructed to FEMA Publication 320 or Publication 361 is required;

e. Based on the Sidewalk and Trails Master Plan, the sidewalk on the east side of Rainbow Boulevard shall be between 8 – 10 feet wide. The proper site design, future right-of-way dedications may be needed on the plat;
f. This property is an ideal location for a UG bikeshare e-bike rack. The rack should be publicly accessible, along Rainbow Boulevard. Provide the necessary specifications. The UG will provide the information kiosk and racks accordingly, and the applicant will be required to install. Detailed specifications are in the Attachments.

   The bikeshare e-bikes are not for the sole use of the guests staying at Friendship Inn, however, they will have the ability to use an alternate mode of transportation. The UG bikeshare e-bike rack can and will be installed just off the sidewalk along Rainbow Boulevard;
g. Parking visible from any public street must be screened by a fence or shrubbery that matures to three (3) feet or greater and is planted to form a solid visual barrier;
h. The contact information for Kathy Bradley, House Manager shall be provided to the business development organization, adjacent neighborhood groups and property owners;
i. Per the Rosedale Area Plan Urban Multi-Family Residential Design Guidelines, high quality building materials will be used that are durable, attractive, and have low maintenance requirements. In general, materials must also be horizontal oriented to match the historic qualities of existing urban neighborhoods.

   40 percent or more of the total net exterior wall area of the building's front and exterior block side elevations, excluding gables, windows, doors, and related trim, shall be masonry.

   Prohibited materials include:
   - Board and batten wood
   - Smooth-faced or split-faced concrete block
   - Tilt-up concrete panel
   - Corrugated metal siding
   - Standard single or double tee concrete systems
   - Vinyl siding
   - Glass block
   - EIFS

j. Multi-family developments abutting single-family residences within areas zoned strictly for single-family land use, must use the height transition strategies listed below:
   - Minimum side yard setback of 10 feet from property line abutting single family;
   - Within 30 feet of the property line abutting the single-family residence, a multi-family building may not exceed a half story roof height greater than adjacent residence's roof height; and,

- Within 50 feet of the property line abutting a single-family residence, a multi-family building may not exceed one story roof height greater than adjacent residence's roof height;

k. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation;
l. PTAC grilles on the building give the appearance that this building, while used as temporary residential housing, is a commercial building, similar to a hotel;
m. Landscape the west side of the site to soften the front of the building;
n. Sec. 27-459(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;
o. Sec. 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-0, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required;
p. Street trees are required along a Major Street, which Rainbow Boulevard is classified as a Class A Thoroughfare. One (1) tree is required per 30 feet of frontage;
q. All landscaping must be irrigated;
r. All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) feet in height. All shrubs shall be five (5) gallons, external to the site and three (3) gallons internal to the development when planted;
s. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;
t. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line;
u. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed;
v. Per the Rosedale Area Plan, developments must provide pedestrian scaled lighting spaced every 40 feet along property lines abutting public streets. Interior parking lots must also be well lit without creating glare to the surrounding neighborhood;
w. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped;
x. All rooftop mechanical screen wall may not be perforated metal. The screen wall shall be solid;

y. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;

z. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot junipers setback three (3) feet from the pad and 10 feet from the door opening. Additionally, if the louvered transformer doors open towards the parking lot, a 10-foot setback is established in the parking lot, therefore the louvered gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary;

aa. Per the Rosedale Area Plan, sidewalks and curbs at the perimeter of the development must be re-built and include a two (2) foot green strip (median) between the sidewalk and curb;

bb. Add ADA ramp access to the front door from the sidewalk along Rainbow Boulevard;

cc. Shall comply with the sign ordinance;

dd. Shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining walls, as applicable;

ee. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

ff. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

gg. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Response: The previous conditions of approval from PR2023-023 are acknowledged and have been implemented into the project.

rosemann & ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Should you have any questions, please do not hesitate to call.

Sincerely yours,

ROSEMANN & ASSOCIATES, P.C.

Erin Morris

1526 GRAND BOULEVARD KANSAS CITY, MO 64108-1404 P. 816.472.1448
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA

Friendship Inn

Virtual MS Teams: Public Meeting for (COZ2025-001)

02/24/25

AGENDA & Notes

1. **Team Introductions –**
    a. **Primary Stakeholders in attendance:**
        i. Sherrie Gayed: Friendship Inn, The University of Kansas Health System
        ii. Jason Glasrud: Friendship Inn, The University of Kansas Health System
        iii. Shawn Long: The University of Kansas Health System
        iv. Scott Lathem: Friendship Inn, Board of Directors
        v. Erin Morris: Project Architect, Rosemann & Associates
        vi. Shawn Frost: Owners Representative (Friendship Inn), Grayson Capital
        vii. Joni Sebus: The University of Kansas Health System
    b. **Purpose of the Meeting:** Change in Zone from R-3 to CP-2
    c. **Public Hearing Scheduled Date: March 10th, 2025**
2. **Meeting Notes:**
    a. Meeting started (17:40) with project introduction by Sherrie Gayed. She also discussed the purpose of the meeting and the process of seeking change of zone with the UG of WYCO.
    b. Becky Paulsen – 4418 Francis, Spring Valley Neighborhood – Fully understanding of the process and purpose of the meeting. Doesn't like the rezone from residential to commercial. Concerns about the "hotel". There will be neighbors showing up to the public meeting. Concerns about setting a precedent that commercial use along Rainbow directly adjacent to residential neighborhood. How does this ruling get recorded for future rulings? Becky then agreed with Chris' statements...not sure why the project was not "grandfathered in" . Wants Special Use Permit instead.
    c. Chris Steineger - 4529 Francis St. KCK - Long time local. Lives 2 blocks away. Not opposed to Friendship Inn....but concerned about change of zone. Once its zoned commercial, it opens pandoras box. Why isn't Friendship Inn "grandfathered in?" Referenced Ronald McDonald House in KCMO.....Doesn't understand why UG of WYCO is making FI do this.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now Sherne Gayed, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-001.
2. That I conducted a neighborhood meeting on 2/24/25.
3. The notice to nearby property owners was sent on 2/6/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

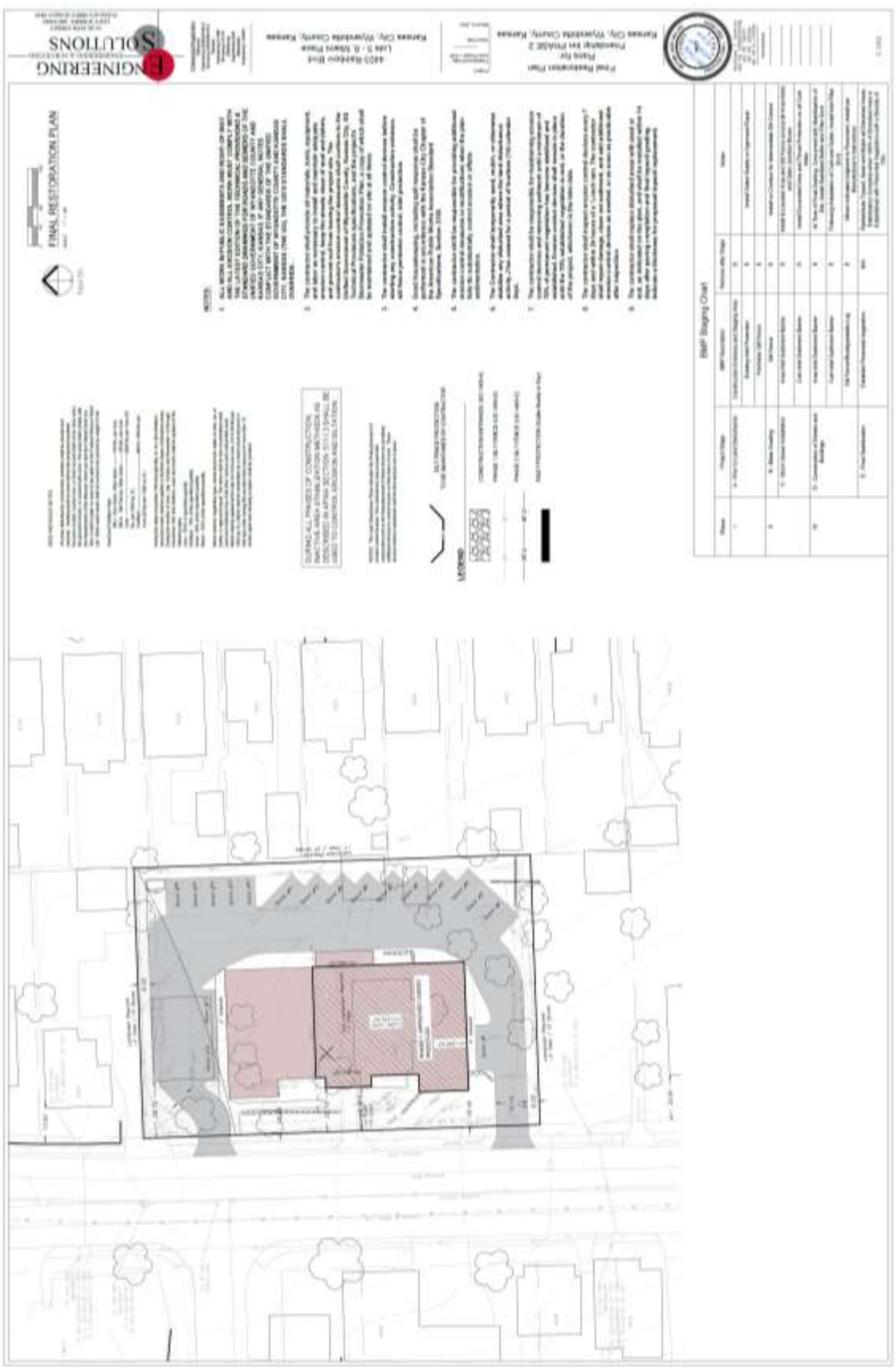
Sherne Gayed
Affiant

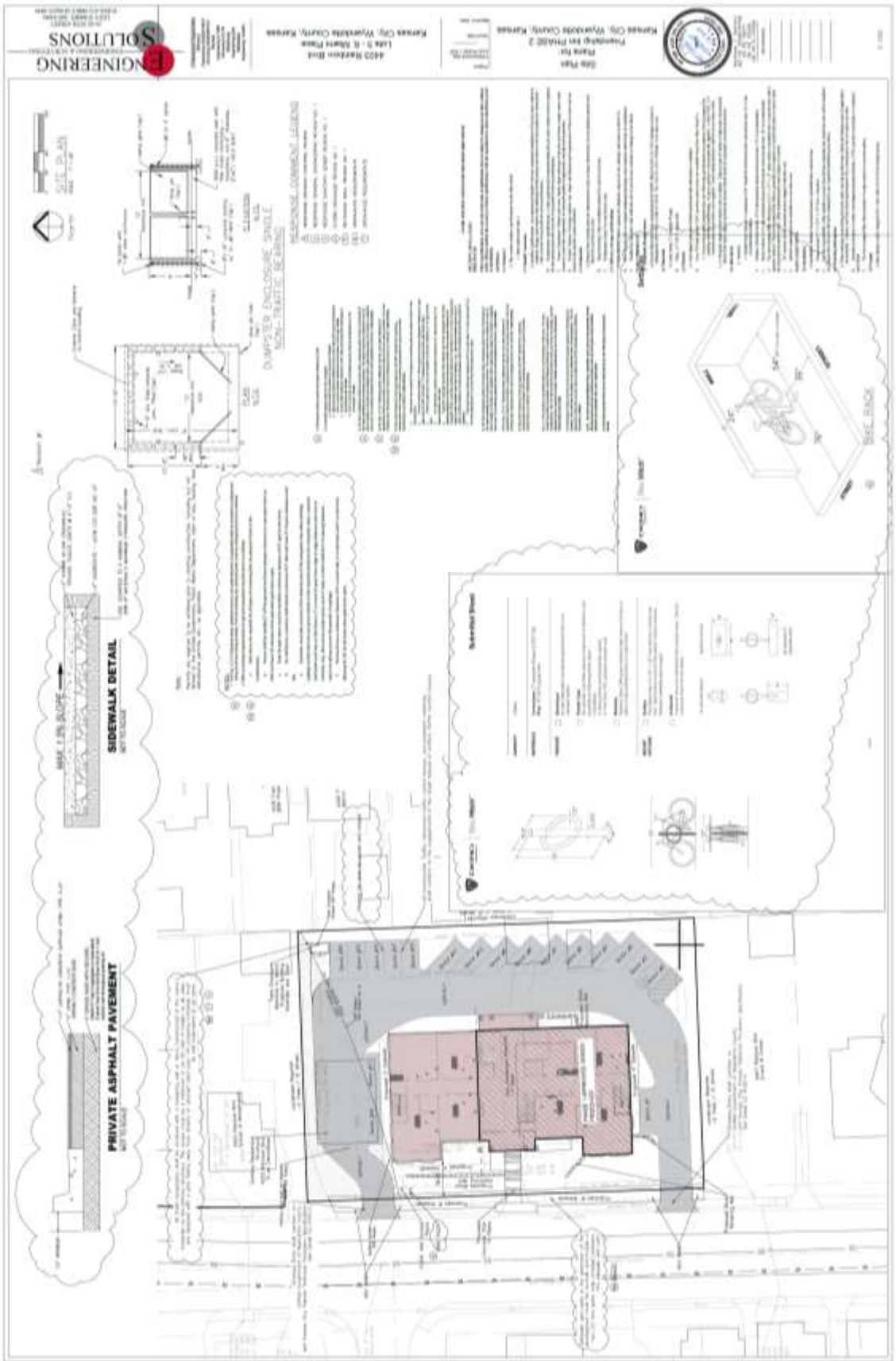
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25 day of February, 2025.

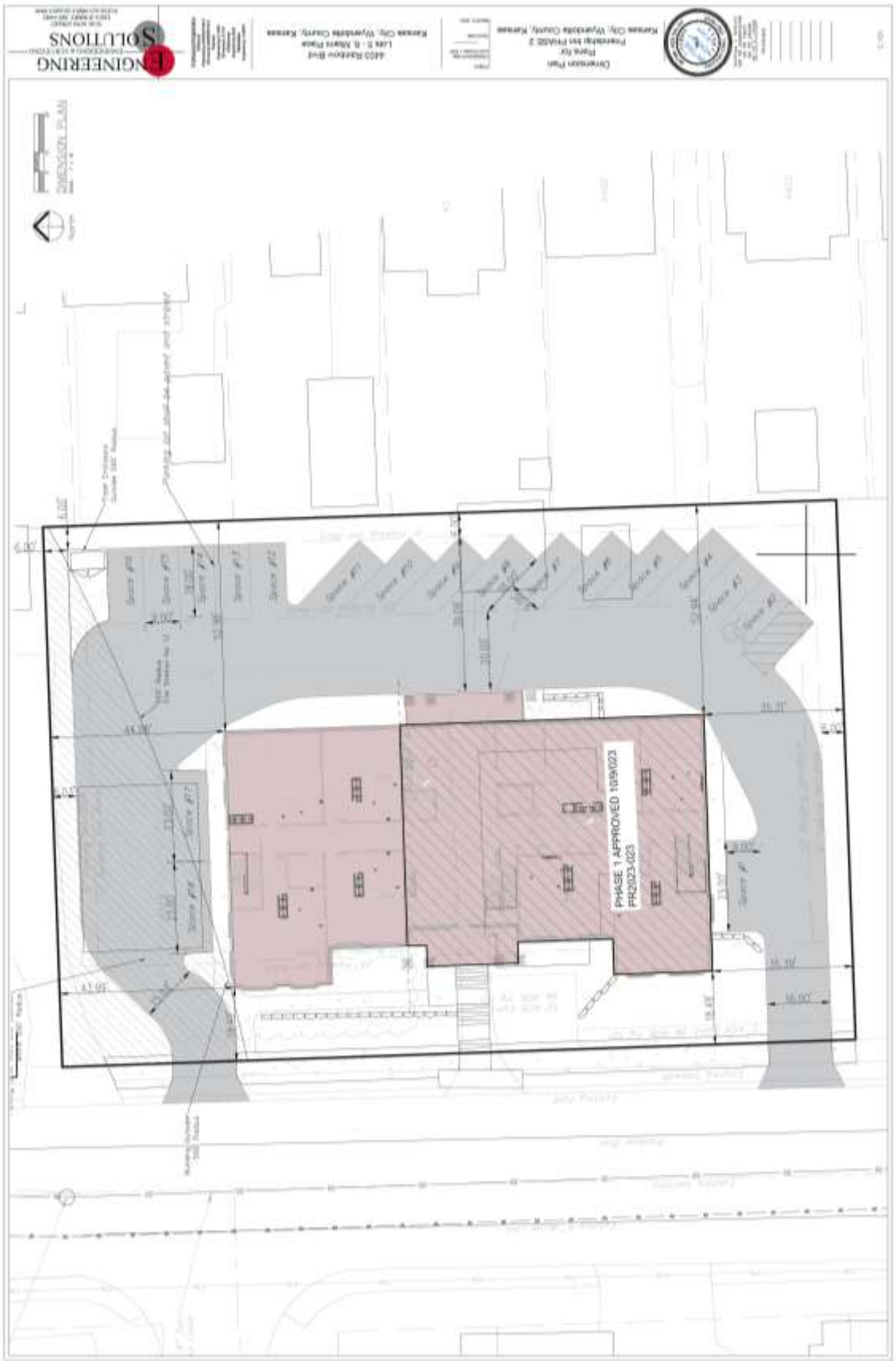
My commission expires 10th of May, 2028.

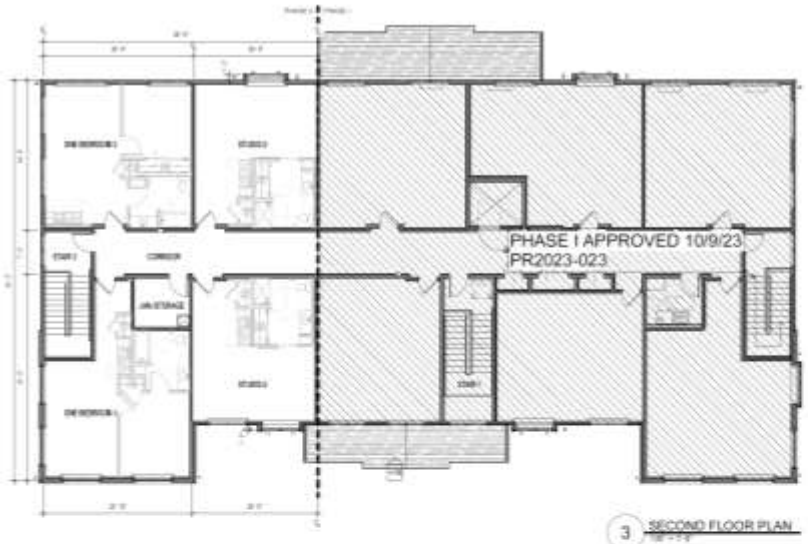
MICHELLE CRUTCHER
Notary Public, State of Kansas
My Appointment Expires
5/10/2028

Michelle Crutcher
Notary Public



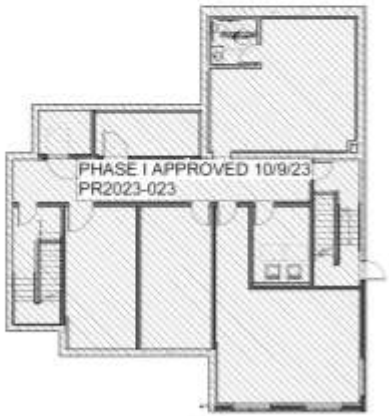

SIDEWALK DETAIL
PRIVATE ASPHALT PAVEMENT


PHASE 1 APPROVED 10/9/23
PR2023-023



3 SECOND FLOOR PLAN

2 FIRST FLOOR PLAN



1 BASEMENT - FDP

BUILDING INFORMATION

	PHASE I	PHASE II
BASEMENT	3,304 SF	N/A
FIRST FLOOR	4,210 SF	2,641 SF
SECOND FLOOR	4,440 SF	2,637 SF
TOTAL	11,954 SF	5,278 SF

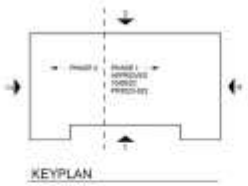
PHASE II - FINAL DEVELOPMENT PLAN - FLOOR PLANS

BABE'S PLACE AT FRIENDSHIP INN - PHASE II

A1

4325 RAINBOW BLVD
KANSAS CITY, KANSAS 66103

rosemann & ASSOCIATES PC



EXTERIOR MATERIAL FINISH LEGEND

Designation	Color	Finish	Notes
BR	Thistledown (751LL) or similar		Summit Brick Company Thistledown or similar
SD1	Fiber Cement Horiz. Lap Siding (SW 6502) or similar		
SD2	Fiber Cement Shake Shingle (SW 7670) or similar		
TR	Fiber Cement Trim (SW 7008) or similar		
P1	Sherwin Williams -- Match SD1	Paint	All miscellaneous flashing and trim -- not pre finished
P2	Sherwin Williams -- Match SD2	Paint	All miscellaneous flashing and trim -- not pre finished
P3	Sherwin Williams -- Match TR	Paint	All miscellaneous flashing and trim -- not pre finished
SM	Standing Seam -- Metal -- Black		
AS	Asphalt Roof Shingle -- Slate or similar		

MATERIAL CALCULATIONS

Elevation	Material	Percentage
West	Brick	42%
	(LIGHTLINE)	
	(LIGHTLINE)	
	Siding	35%
	(LIGHTLINE)	
	(LIGHTLINE)	
	Glass	24%
North	Brick	46%
	Siding	43%
	Glass	17%
East	Brick	27%
	Siding	67%
	Glass	22%
South	Brick	44%
	Siding	59%
	Glass	17%
Total	Brick	38%
	Siding	43%
	Glass	21%

1 WEST ELEVATION

2 NORTH ELEVATION

3 EAST ELEVATION

4 SOUTH ELEVATION

PHASE II - FINAL DEVELOPMENT PLAN - ELEVATIONS

BABE'S PLACE AT FRIENDSHIP INN - PHASE II

A3

4325 RAINBOW BLVD
KANSAS CITY, KANSAS 66103

rosemann & ASSOCIATES P.C.

HANOVER HEIGHTS

A National and State Historic Neighborhood in Kansas City, KS tucked between State Line and Rainbow & 43rd and Olathe Blvd.

Gunnar Hand
Director of Planning
UG Planning Commissioners
701 North 7th Street
Kansas City, KS 66101

March 3, 2025

Re: COZ2025–001 Change of zone from RP-4 to CP-2 – Friendship Inn
MPL2025-001 Master Plan Amendment from General Urban to Urban Mixed-Use

Dear Commissioners and Mr. Hand:

The above rezoning and master plan amendment will come before you at your next meeting.

We respectfully wish to advise you that Hanover Heights Neighborhood is in opposition to these two land use requests. Approval would work against the Rosedale Master plan and set a precedent for Commercial zoning for this property.

We do support efforts by City Staff and Spring Valley Neighborhood to recommend an amended application for a Special Use permit for a 'hotel' and withdrawal or need for a Master Plan amendment.

It is unfortunate that the original approval of this development was affected by the recent adoption of the short-term rental Ordinance. The Rosedale community was assured by City Staff they would revisit the current STR code within a year of its adoption to address our issues of concern. We continue to await this public process and look forward to staff's re-review of our issues with this Code provision, again as the community was promised. Please keep Hanover Heights, Spring Valley, Frank Rushton and Hilltop Neighborhoods advised along with continued networking and dialogue with Rosedale Development Association regarding this important task.

Thanking you in advance for being our advocates in all land use and planning matters.

Sincerely,

Gilbert A. Pintar,
President Hanover Heights
4178 Cambridge, KCKS 66103

ec: Commissioner Christian Ramirez
Sherrie Gayed
Jake Hodson
Sarah Oltvedt

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Vacation Petition VAC2025-001**

GENERAL INFORMATION

Applicant Information:
Krystal Voth
Representative
315 North 5th Street
Leavenworth, Kansas 66048

Subject Property:
4555 North 97th Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a vacation to vacate a utility easement between two (2) lots.

Commission Districts:
At-Large District #1 Commissioner:
Melissa Bynum
District #5 Commissioner:
Michael (Mike) Kane

Existing Zoning District(s):
A-G Agriculture District

Plan Area:
Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture District**	**Large lot single-family home**
South	**A-G Agriculture District**	**Single-family home**
East	**A-G Agriculture District**	**Large lot single-family home**
West	**A-G Agriculture District**	**Large lot single-family home**

Total Tract Size: 11.18 Acres

Neighborhood Characteristics: The subject property is located within the I-435 West Statistical Neighborhood, Leavenworth Road Neighborhood Business Group, and Census Block Group 0448042. The neighborhood consists of rural, large lot single-family homes with no sanitary sewer along North 97th Street, which is designated as a Local Street in the Major Street Plan.

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property Low Density Residential, which allows single-family homes.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 97th Street as a Local Street.

Parking Requirement: Section 27-452(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. Two (2) off-street parking spaces are required. The Applicant is providing at least 8 off-street parking spaces.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. One (1) shade tree is required. The Applicant has hundreds of trees in the front yard.

Advertisement: The Wyandotte Echo – None Required
Letters to Property Owners – February 21, 2025

Public Hearing(s): March 10, 2025 and March 27, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Krystal Roth, is requesting a Vacation of a utility easement abutting an existing single-family home at 4555 North 97th Street.

City Ordinance Requirements: K.S.A. 12-504, Article XXI Sections 27-502 – 27-709 to 12-506 and 12-512b. and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. 2021 – SOL21-0080 – Residential Solar Permit – Roof mounted solar system.
2. 2021 – ELE21-1445 – Electrical Permit – Roof mounted solar system.
3. 2021 – MEC21-0457 – Mechanical Permit – New A/C and furnace.
4. 2021 – ELE21-0124 – Electrical Permit – New electrical service for single-family home.
5. 2021- PLM21-0115 – Plumbing Permit – New plumbing for single-family home.
6. 2020 – 20300-00729 – Building Permit – New single-family home.
7. 2020 – 20382-00179 – Driveway Permit – New driveway.

Previous Planning Actions:

1. 2018 - Approval of Preliminary and Final Plat (Hayward Acres) for five (5) residential lots – July 9, 2018.

FACTORS TO BE CONSIDERED

1. No private rights will be injured or endangered by such vacation or exclusion.

The private rights will not be injured or endangered by such vacation or exclusion as there is no public utility within the easement.

2. ***The public will suffer no loss or inconvenience thereby.***

   The public will not suffer any loss or inconvenience from the vacation of the utility easement because the property owner owns both abutting lots on either side of the easement, combining them into one (1) parcel and built a single-family home just north of the 10-foot utility easement.

3. ***In justice to the petitioner or petitioners, the request of the petitioner(s) ought to be granted.***

   The request of the petitioner ought to be granted, due to the fact that the property owner has purchased both lots and combined the parcels together, so there is no intrusion by abutting property owners. There is no utility in the easement.

4. ***Vacation will not create utility conflicts.***

   The vacation will not create utility conflicts because there are no utilities in the existing easement.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a vacation application.

KEY ISSUES

Right to Reenter

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Vacation application **VAC2025-001** subject to:

1. **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
2. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **VAC2025-001** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Vacation Exhibit
Site Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Vacation of Easement	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org
(913) 573-5757

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2025-001** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2025-001,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 4:38:49:

VACATION APPLICATION VAC2025-001 – KRYSTAL VOTH – SYNOPSIS: Vacation of an unused utility easement in the front-yard at 4555 North 97th Street. *Detailed Outline of Requested Action:* The applicant, Krystal Roth, is requesting a Vacation of a utility easement abutting an existing single-family home at 4555 North 97th Street.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Krystal Voth, applicant, 315 North 5th Street, Leavenworth, Kansas 66048

The Planning Commission directed questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:41:42: Planning Director Hand stated that this application is for a utility vacation of existing easements when lots were previously combined. The property is located in the Prairie Delaware Piper Area Plan. Staff received no letters in support or in opposition. There are no Notices of Violation. Staff recommends approval with conditions.

On motion by Mr. Straws, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-001:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0

Subject to:

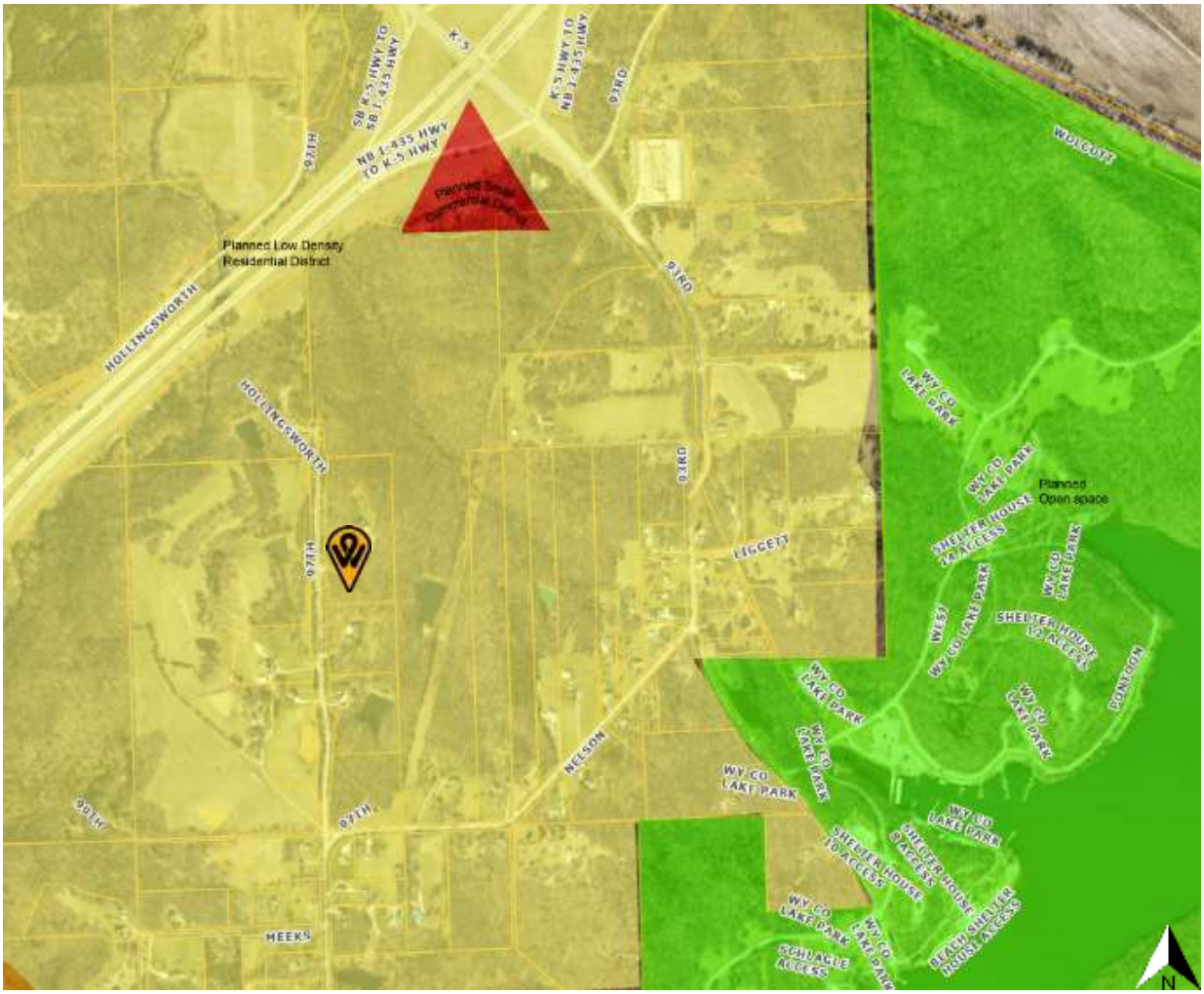
1. **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
2. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Planned Low Density Residential District
Planned Small Commercial Center
HOLLINGSWORTH
NB I-435 HWY TO K-5 HWY
SB K-5 HWY TO I-435 HWY
NB K-5 HWY TO I-435 HWY
H126
K-5
93RD
OAKS
LEGGETT
NELSON
97TH
HEEKS
WOLCOTT
WY CO LAKE PARK
Planned Open space
SHELTER HOUSE 1/2 ACCESS
SHELTER HOUSE 1/2 ACCESS
SHELTER HOUSE 1/2 ACCESS
BEACH SHELTER HOUSE ACCESS
SCHLAGLE ACCESS
BONTOON
N

ADDITIONAL ATTACHMENTS

Krystal Voth
Herring Surveying Company
315 N 5th Street
Leavenworth, KS 66048

417-622-2907
Krystal.a.voth@outlook.com

02/20/2025

Mr. Byron Toy, AICP
Lead Planner
701 N 7th Street, Kansas City, KS 66101

Mr. Toy

Thank you for the opportunity to submit an application on behalf of Mr. Hank Puls reading Case No. VAC2025-001 a request to vacate the utility easement located between Lot 4 and Lot 5 of Hayward Acres. I am in receipt of the Draft Staff Report. Please find my response to the Planning and Urban Design Comments Below:

1. The architectural drawings of the single-family home were completed in 2020. Are there plans for expansion to the south, which necessitates the vacation request?

   The property owner has confirmed that there are no plans for expansion of the home to the south.

2. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

   In the email from yourself dated 2/19/2025 you stated that Planning Engineering confirmed they have no comments in need of address.

Additionally, we are in receipt of the conditions of approval and agree to the terms of approval.

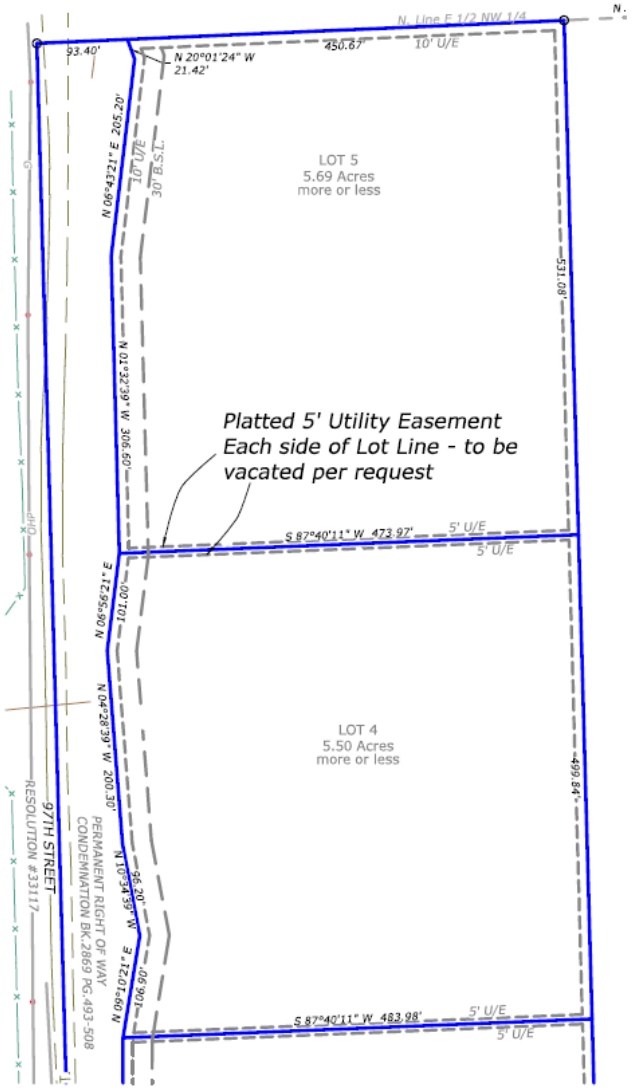
Sincerely,

Krystal Voth

EXHIBIT - FOR EASEMENT VACATION
Lots 4 & 5, HAYWARD ACRES, KANSAS CITY, WYANDOTTE COUNTY, KANSAS

PREPARED FOR:
HANK PUHLS
4555 N 97TH ST
KANSAS CITY, KS 66109

NOTES:
- *Legal Description provided by Client*
- *See Application for Additional Information.*



NORTH

Scale 1" = 100'

100 0 100 200 300

1" = 100'

K-18-1200-25
January 29, 2025

J.Berring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5381
Email – survey@teamcash.com

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

Architect
Katie Trenkle, RA, LEED AP
4319 W. 68 St.
Prairie Village, KS | 66208
913.269.4469
Stand
Structural
Engineering, Inc.
©2020
ALL DRAWINGS ARE PROPERTY OF ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT ARCHITECTS CONSENT. ALL THE DOCUMENTS ARE NOT TO BE USED ON OTHER PROJECTS OR FOR A VIOLATION OF THE ARCHITECTS OWNERSHIP RIGHTS.
NOTICE/ DUTY OF COOPERATION:
RELEASE OF THESE DRAWINGS REQUIRES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR AND THE OWNER. DESIGN AND CONSTRUCTION ARE COMPLEX AND NO BUILDING CAN BE ERECTED FROM THESE PLANS WITH DUE DILIGENCE AND CARE BUT IMPERFECTION CAN NEVER BE GUARANTEED. ANY DISCREPANCY TO THE PLANS DISCOVERED MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES THAT MAY ARISE. TO THE PLAN MADE WITHOUT WRITTEN CONSENT FROM THE ARCHITECT ARE NOT INTENDED TO AND SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS WHATSOEVER.
PULS RESIDENCE
Hank & Darcy Puls
Lots 4 & 5 Hayward
Acres N. 97 Street
Kansas City, KS
SITE PLAN
PERMIT SET
January 24, 2020
C1
940
CONCRETE PATIO
CONCRETE PORCH
CONCRETE STAIRS & STOOP
CONCRETE DRIVEWAY TO BE CONSTRUCTED BY OWNER
CONCRETE STOOP
CONCRETE STOOP
ROCKERY RETAINING WALL, TYP.
FINAL LANDSCAPE TYP.
SETBACK FROM PROPERTY LINE
20'-0"
1 SITE PLAN
SIDE YARD SETBACK
20'-0"
2 SITE PLAN
GENERAL NOTES:
ZONING: AG
THE EXACT BUILDING LOCATION TO BE DETERMINED BY THE CONTRACTOR, OWNER AND SURVEYOR. A PLOT PLAN WITH REVISED CONTOURS WILL BE CREATED BY THE SURVEYOR AND USED TO PLOT THE PROPERTY. ALL FINAL GRADE SHALL BE TO LINES AND GRADES THAT SLOPE AWAY FROM THE FOUNDATION.

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Master Plan Amendment Petition MPL2024-015**

GENERAL INFORMATION

Applicant Information:
Kalin Callewaert
Owner
Callepfan, LLC
10901 West 128th Terrace
Overland Park, Kansas 66213

Subject Property:
4000 Adams Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Master Plan Amendment from Single Family to General Urban in the Rosedale Area Plan to bring a non-conforming duplex into conformance.

Commission Districts:
At-Large District #2 Commissioner: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-1(B) Single Family District

	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Malvern Hill Apartments
South	R-1(B) Single Family District	Single-family residence
East	CP-2 Planned General Business District	Burger King restaurant
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.13 Acre

Plan Area: Rosedale Area Plan

Current Plan Designation: The Rosedale Area Plan designates the subject property as Single Family, which allows for single-family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed-use or neighborhood corridor.

Proposed Plan Designation: The applicant proposes to amend the designation to General Urban, which allows for character with rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed use corridors.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Adams Street and West 40th Avenue as Local/Neighborhood Streets.

Parking Requirement: Section 27-457 (d) states “One (1) parking space for each dwelling unit shall be provided on the premises”. The total number of parking spaces required is two (2). The subject property currently provides eight (8) parking spaces.

Landscaping Requirement: Section 27-700 (a) states “One (1) shade tree per dwelling unit is required in the front or corner side yard”. The subject property currently has one (1) large shade tree, and three (3) shrubs planted along the perimeter of the residence.

Advertisement:	The Wyandotte Echo – January 16, 2025 Letters to Property Owners – January 17, 2025 and February 14, 2025
Public Hearings:	March 10, 2025 and March 27, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kalin Callewaert, is requesting a Master Plan Amendment from Single Family to General Urban in the Rosedale Area Plan to bring a non-conforming duplex into conformance at 4000 Adams Street, Kansas City, Kansas 66103.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 2018 – Theft
2. 2020 – Theft
3. 2021 – Theft and Criminal Damage to Property

Building, Zoning, or Code Enforcement Complaints:

1. 2015 – 15212-00988 – Environment – Grass and weeds over the legal limit (closed).
2. 2016 – 16212-00323 – Environment – Vegetation needs abated (closed).
3. 2016 – 16205-00352 – Environment – Brush pile in driveway (closed).
4. 2017 – 17225-05551 – Abatement – Weeds (closed).
5. 2018 – 18225-03956 – Abatement – Weeds (closed).

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2024 – BOZA2024-036 – Variance for side yard setback, corner side yard setback, and non-vehicular open space (to be heard by the Board of Zoning Appeals on March 10, 2025).
2. 2024 – COZ2024-038 – Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District (approved by the Unified Government Board of Commissioners on February 27, 2025).

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Rosedale Statistical Neighborhood Group, the Hilltop Neighborhood Group, and the Rosedale Development Association Business Group. The neighborhood consists of a variety of housing types such as single-family residences, duplexes, and apartments. The subject property is one (1) block away from Rainbow Boulevard, a mixed-use corridor, and the Kansas University Medical Center.

2. ***Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

   There has been no change to the area surrounding the subject property since the Area Plan adoption. The subject property, however, operated as a duplex prior to adoption of the Rosedale Area Plan in 2016. Therefore, the application is acceptable and matches the zoning, current land use, and future land use map under like categories, if approved to R-2(B) Two Family Zoning District and General Urban.

3. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

   The subject property is located one (1) block away from Rainbow Boulevard, a Major Arterial Street and mixed-use corridor. The properties to the north are under the General Urban area plan designation and the properties located to the east are under the Urban Mixed-Use area plan designation. The proposed Master Plan Amendment is consistent with the goals of Rosedale Area Plan as the intent of the General Urban designation is to provide incremental change between urban mixed uses or commercial uses and residential neighborhoods.

4. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Electric and Water Service***

      Sanitary sewer service is provided by the Unified Government.

   b. ***Sanitary Sewer Service***

      Sanitary sewer service is provided by the Unified Government.

   c. ***Storm Water Control***

Storm water control is provided by the Unified Government

d. Police

Police service is provided by South Patrol, District #332.

e. Fire

Fire service is provided by Station #10, which is 0.8 mile away from the subject property.

f. Transit

Public Transit is provided by KCATA Routes 11, 39, 107, and 403 with a stop at West 40th Avenue and Rainbow Boulevard, which is 0.1 mile away.

g. Schools

Public Education is provided by Frank Rushton Elementary School, Rosedale Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

The property is accessed off of Adams Street, a Local/Neighborhood Street, and West 40th Avenue, a Local/Neighborhood Street.

5. Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.

The proposed amendment would not result in a conflict with the Area Plan, as the plan intends to provide housing density in close proximity to Rainbow Boulevard. The amendment will also not create regulatory conflicts with the approval of a Change of Zone (COZ2024-038) to move to the R-2(B) Two Family District.

6. Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.

The proposed amendment would allow a change in development on the subject property in the sense that it matches the existing and future proposed use of the property to the future land use map. While this change only applies to the subject property, it may set a precedent for nearby properties to seek the same entitlements in the future and may impact future land use patterns.

7. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

   The potential costs and benefits are minimal. The proposed change would merely permit the use of a duplex on the non-conforming building, rather than allow for a new or different development on the subject property.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on February 13, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Driveway Apron Standards
Non-conforming Carport in the public Right-of-Way
Master Plan Amendment
Occupancy Inspection
Sidewalks
Site Plan

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 8 to 0 to recommend **APPROVAL** of Master Plan Amendment application **MPL2024-015,** subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2024-036. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-036 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **A Change of Occupancy inspection shall be conducted to designate the property as fit for two (2) dwelling units prior to the publication of the associated ordinance. Provide Planning Staff with a copy of the completed inspection;**
3. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
4. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
5. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the**

need for additional licenses as this application is for Zoning approval only;

6. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
7. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by BuildingInspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
10. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
11. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;**
12. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
13. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **MPL2024-015** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Survey of 4000 Adams Street
Architectural Cover Sheet
Floor Plan
Photos Submitted by the Applicant
Site Photographs taken by Planning Staff on December 23, 2024

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Master Plan Amendment	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2024-015** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2024-015,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 4:46:44:

MASTER PLAN AMENDMENT APPLICATION MPL2024-015 – KALIN CALLEWAERT – SYNOPSIS: Master Plan Amendment from Single Family to General Urban (Rosedale Area Plan) to bring a non-conforming duplex into conformance at 4000 Adams Street. *Detailed Outline of Requested Action:* The applicant, Kalin Callewaert, is requesting a Master Plan Amendment from Single Family to General Urban in the Rosedale Area Plan to bring a non-conforming duplex into conformance at 4000 Adams Street, Kansas City, Kansas 66103.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Kalin Callewaert, applicant, 4000 Adams Street, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 4:48:09: Planning Director Hand stated that this case is being heard in conjunction with BOZA2024-036, a variance for setbacks and required open space, which was approved by the Board of Zoning Appeals at their January meeting. The property is in the Rosedale Area Plan. Staff has received no letters in support or in opposition. There are some older Notices of Violation, which would be addressed by this project. Staff recommends approval with conditions.

On motion by Mr. Ward, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2024-015:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 8 to 0
Subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2024-036. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2024-036 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **A Change of Occupancy inspection shall be conducted to designate the property as fit for two (2) dwelling units prior to the publication of the associated ordinance. Provide Planning Staff with a copy of the completed inspection;**
3. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
4. **All exterior lighting, whether mounted on a building or within a parking lot**

must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;

5. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
6. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
7. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by BuildingInspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
10. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
11. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;**
12. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
13. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the**

new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

Application Number : MPL2024-015, BOZA2024-036, COZ2024-038

Date and Location: 2/13/2025; Virtually via Microsoft Teams Meeting

called to order at: 3:00 PM

Names of people in attendance: 0 None of the neighbors attended the meeting.

Due to a zero attendance, there were no questions to address.

The meeting lasted for 30 minutes.

Meeting adjourned at: 3:30

Minutes taken by: Kalin Callewaert

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Kalin Callenbach, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # MLP 2024-015, BOZA 2024-036, BOZA 2024-036
2. That I conducted a neighborhood meeting on 2/13/2025
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Kalin Callenbach
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of February, 200_.

My commission expires 18th of November, 2026 ~~200~~_.

Brian Lenjo Vaggal
Notary Public

BRIAN LENJO
Notary Public - State of Kansas
My Appointment Expires 11/18/26
1203671

CERTIFICATE OF SURVEY

DATE: 11/13/2024
JOB NUMBER: 39962
PREPARED FOR: KAIJN CALLEWAERT

SECTION 34 TWP. 11 RG. 25
CO. WYANDOTTE STATE KANSAS

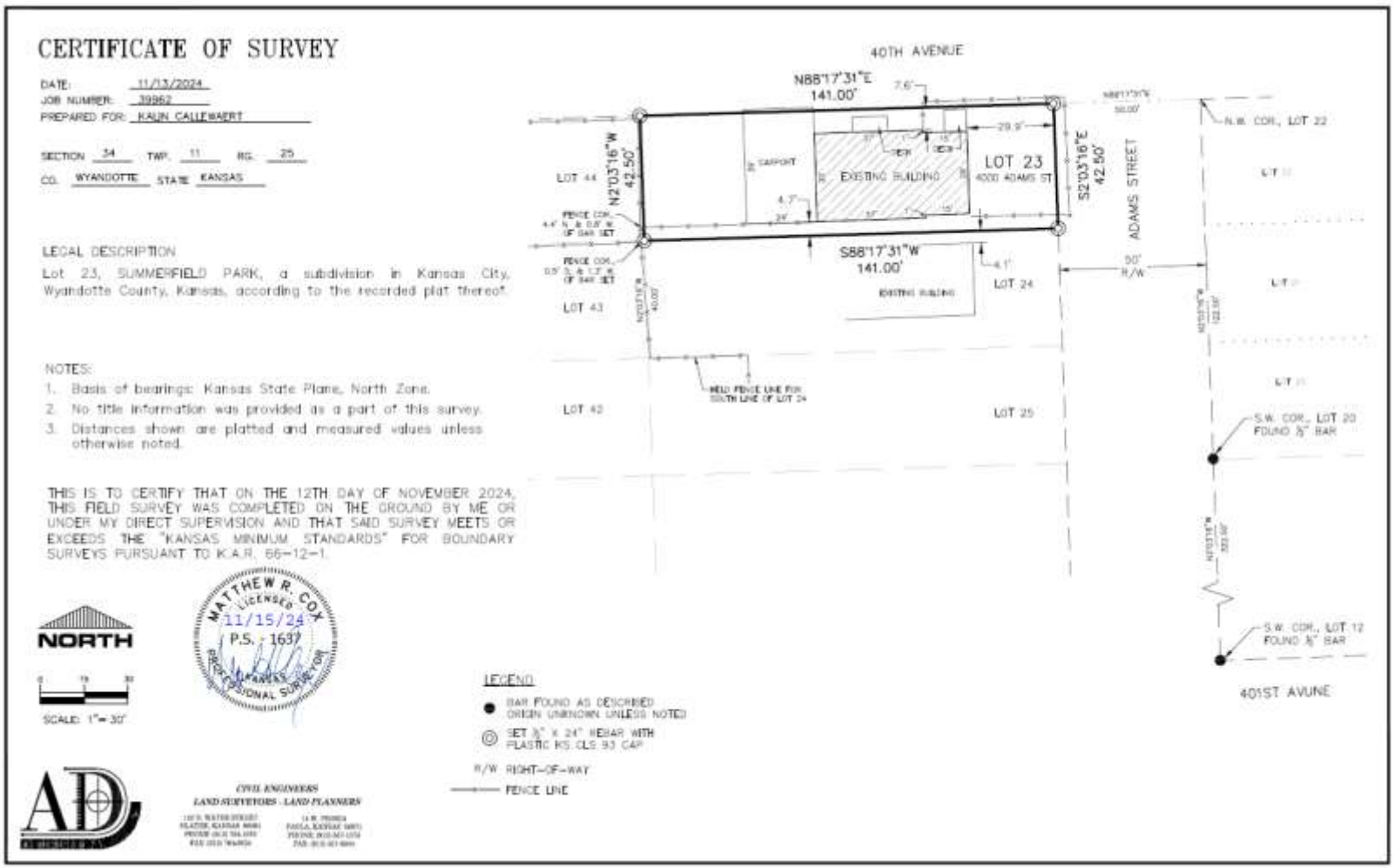
LEGAL DESCRIPTION

Lot 23, SUMMERFIELD PARK, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

NOTES:

1. Basis of bearings: Kansas State Plane, North Zone.
2. No title information was provided as a part of this survey.
3. Distances shown are platted and measured values unless otherwise noted.

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF NOVEMBER 2024, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



NORTH

SCALE: 1"= 30'

MATTHEW R. COX
LICENSED
11/15/24
P.S. - 1637
KANSAS
PROFESSIONAL SURVEYOR

LEGEND

- BAR FOUND AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
- SET ½" X 24" REBAR WITH PLASTIC KS CLS 93 CAP
- R/W RIGHT-OF-WAY
- FENCE LINE

AD ENGINEERING

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

SINGLE FAMILY RESIDENTIAL TO MULTI-FAMILY DUPLEX CONVERSION FOR :

KALIN CALLEWAERT

4000 ADAMS STREET
KANSAS CITY, KANSAS 66103

CERTIFICATE OF SURVEY

DATE: 11/13/2024
JOB NUMBER: 20883
PREPARED FOR: KALIN CALLEWAERT

SECTION 29 TWP. 11 RG. 25
CO. WYANDOTTE STATE KANSAS

LEGAL DESCRIPTION

Lot 23, SUMMERFIELD PARK, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

NOTES:

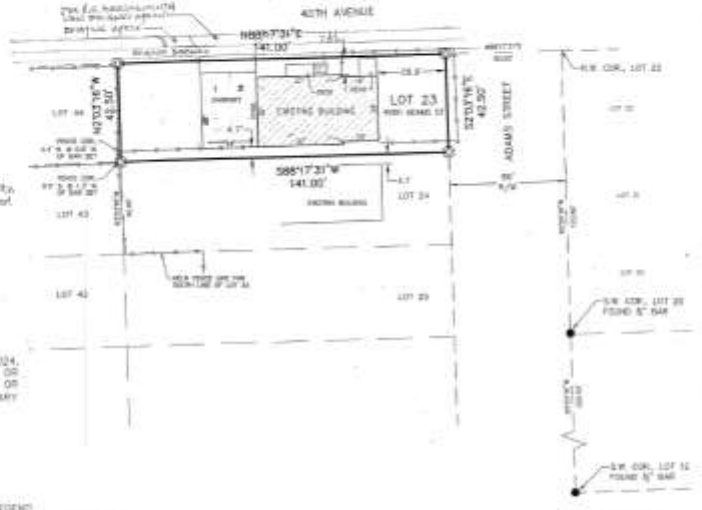
1. Basis of bearings: Kansas State Plane, North Zone.
2. No title information was provided as a part of this survey.
3. Distances shown are platted and measured values unless otherwise noted.

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF NOVEMBER 2024, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.

NORTH

SCALE: 1" = 20'

DRAFT



LEGEND

- ● BAR FOUND AS DESCRIBED UNLESS NOTED
- ⊙ SET ⅝" X 24" REBAR WITH PLASTIC ID CAP
- R/W RIGHT-OF-WAY
- —— FENCE LINE

AD

DRAWING INDEX :

1. cover sheet, site plan
2. proposed basement floor plan
3. proposed first floors plan
4. proposed second floor plan

TOTAL PARCEL AREA :

5,997.5 sq ft

BUILDING DATA :

unit # 2	basement	1401.75 sf
unit # 2	first floor	849.75 sf
	second floor	307.00 sf
	total :	1,156.75 sf
unit # 1	first floor	730.00 sf
	second floor	468.00 sf
	total :	1,375.00 sf
total building sf		4,256.50 sf
total impervious sf (not including sidewalks/driveway)		3,894.75 sf (64.9%)

NOTES :

1. Within 12 feet of backfilling and prior to the issuance of any certificate of occupancy, all erosion and sediment control measures required by the technical requirements of stormwater drainage and flood regulations of the unified government of wyandotte county / kansas city, kansas.
2. Contractor shall install and operate temporary sediment control measures, such as silt fence, straw bales, or other approved devices, during construction to prevent sediment runoff into streets, storm sewers, or adjacent properties.
3. Call one call center - call 811 or 1-800-344-7233 (1-800-DIG-RITE) at least 2 business days prior to digging.
4. Use hauling and debris removal practices that minimize dust, mud tracking, and debris impacts on the surrounding area.

PARKING REQUIREMENTS :

2 parking spaces / unit = 4 spaces

CONTACTS :

Landscaper : Kalin Callewaert
10701 W. 108th Terrace
Overland Park, KS 66213
Email : callewaert@gmail.com

Architect : Perry M. Darby
13661 Hauser Street #324
Overland Park, KS 66221
Email : perrydarby@yahoo.com

Engineer : Cody Cisneros, PE
13661 Hauser Street # 324
Overland Park, KS 66221
Email :

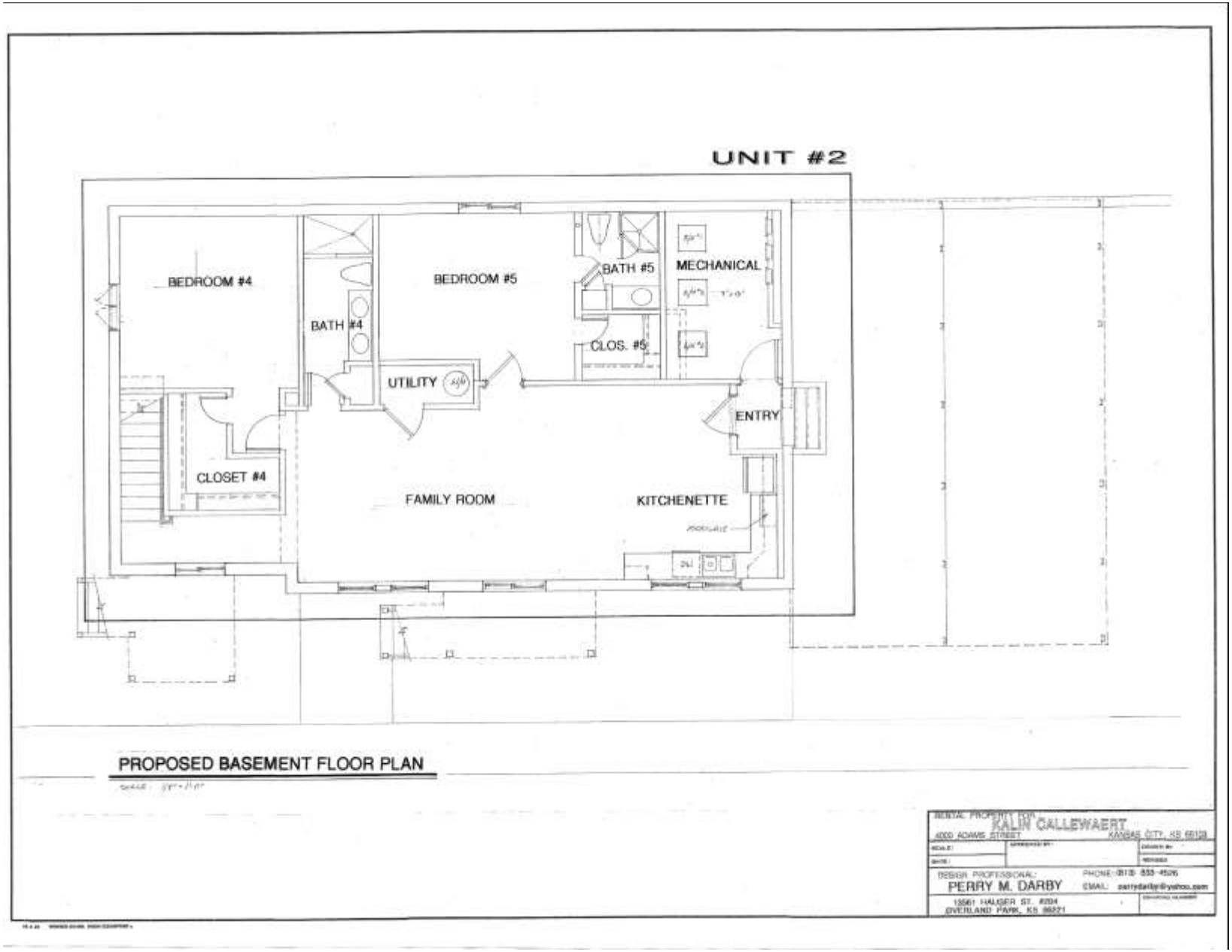
Contractor : Kalin Callewaert
10701 W. 108th Terrace
Overland Park, KS 66213
Email : callewaert@gmail.com

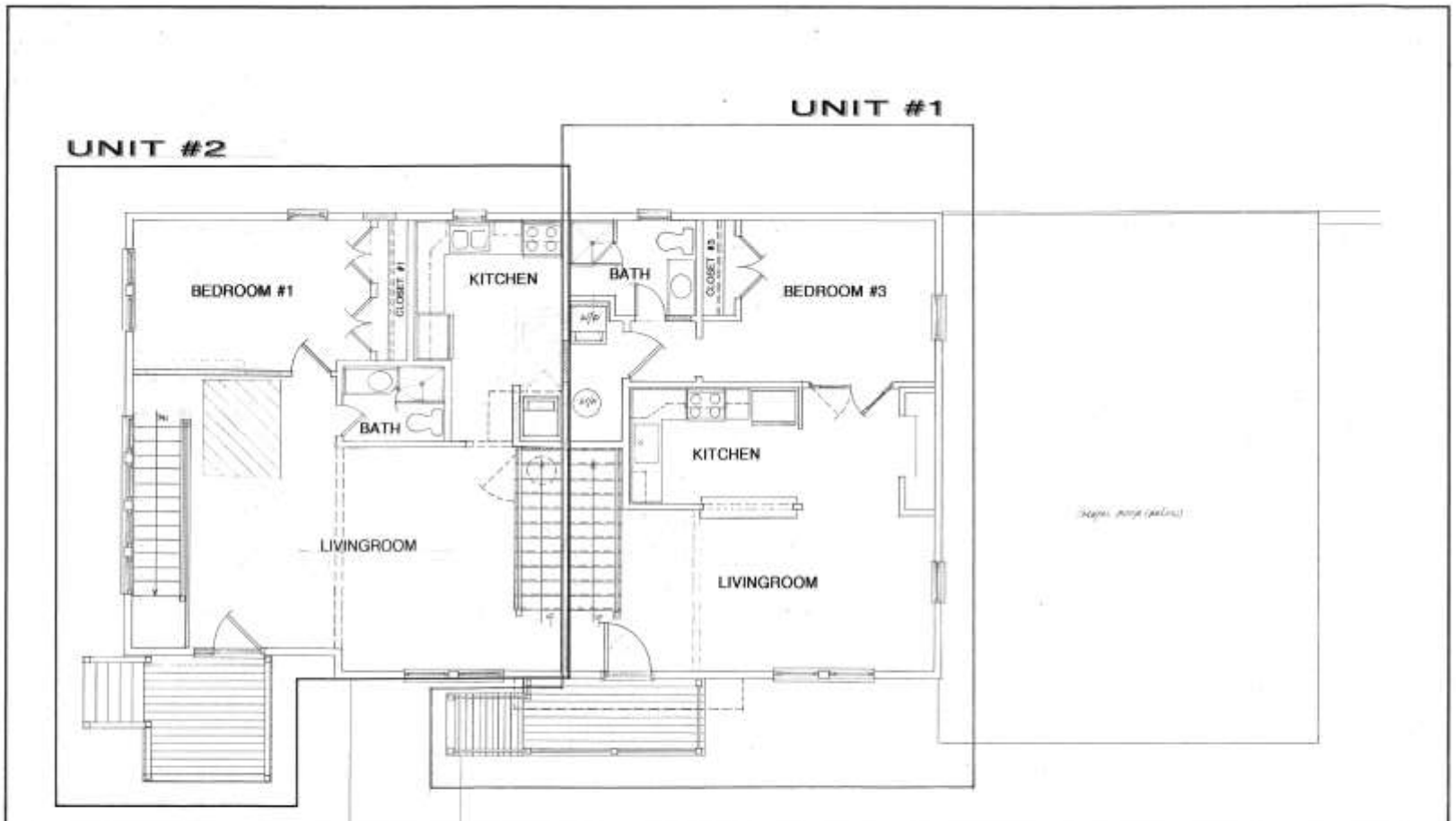
RENTAL PROPERTY FOR
KALIN CALLEWAERT
4000 ADAMS STREET KANSAS CITY, KS 66103

DRAWN:	APPROVED BY:	CHECKED BY:
DATE:		REVISED:

DESIGN PROFESSIONAL: PERRY M. DARBY
PHONE: (913) 333-4569
EMAIL: perrydarby@yahoo.com
13661 HAUSER ST. #324
OVERLAND PARK, KS 66221

SHEET NUMBER 1

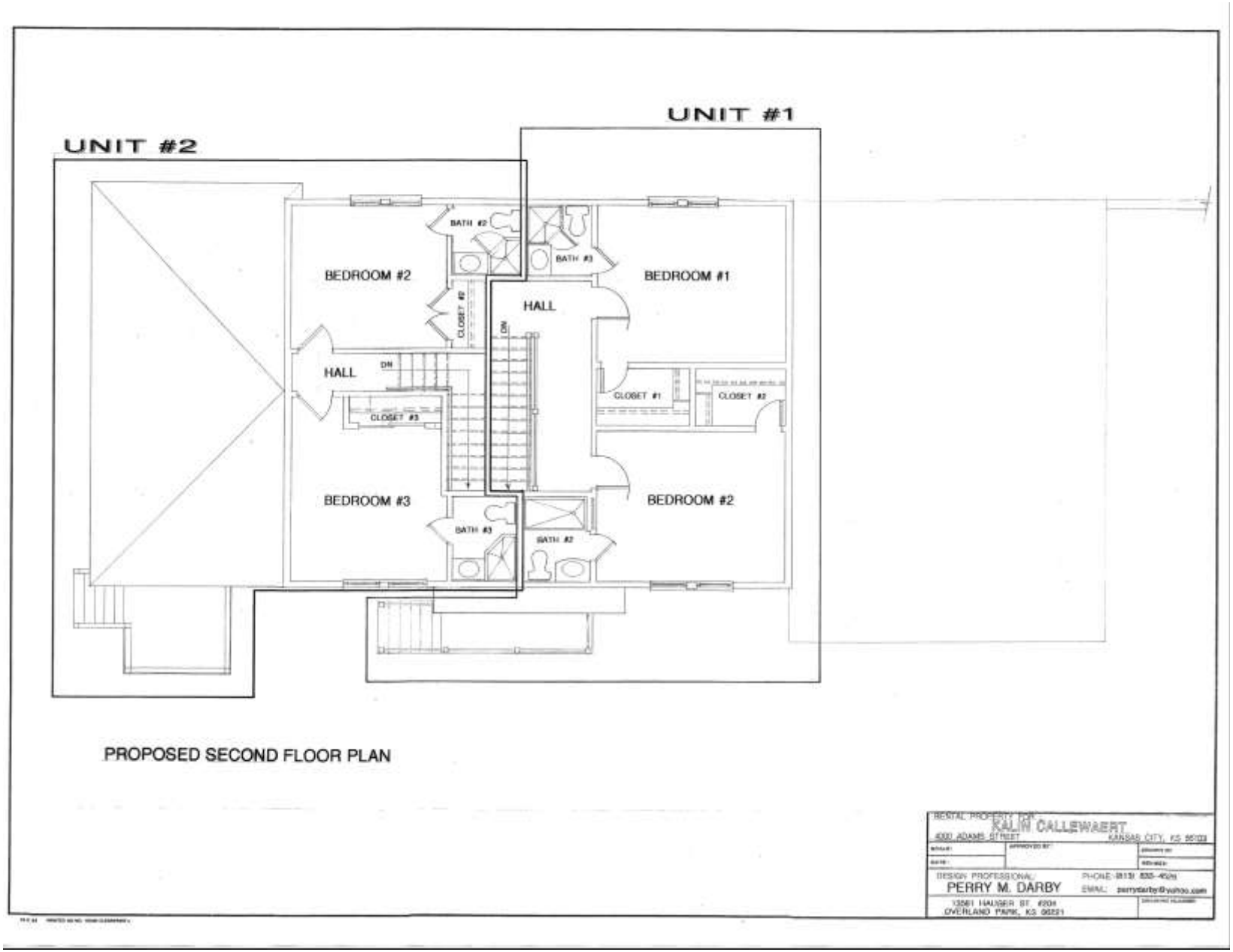

UNIT #2
BEDROOM #4
BATH #4
BEDROOM #5
BATH #5
MECHANICAL
CLOS. #5
UTILITY
ENTRY
CLOSET #4
FAMILY ROOM
KITCHENETTE
PROPOSED BASEMENT FLOOR PLAN
RENTAL PROPERTY FOR:
KALIN CALLEWAERT
4000 ADAMS STREET
KANSAS CITY, KS 66109
DESIGN PROFESSIONAL:
PERRY M. DARBY
PHONE: (913) 555-4526
EMAIL: perrydarby@yahoo.com
13561 HAUSER ST. #204
OVERLAND PARK, KS 66221



PROPOSED FIRST FLOOR PLAN

RENTAL PROPERTY FOR
RALIN CALLEWAERT
4000 ADAMS STREET KANSAS CITY, KS 66103

DESIGN PROFESSIONAL:
PERRY M. DARBY
PHONE: (913) 833-4526
EMAIL: perrydarby@yahoo.com
13561 HAUSER ST. #204
OVERLAND PARK, KS 66221


UNIT #1
UNIT #2
BEDROOM #2
BATH #2
BATH #3
HALL
CLOSET #2
DN
BEDROOM #1
HALL
DN
CLOSET #1
CLOSET #2
CLOSET #3
BEDROOM #3
BEDROOM #2
BATH #3
BATH #2
PROPOSED SECOND FLOOR PLAN
RENTAL PROPERTY FOR:
KALIN CALLEWAERT
4000 ADAMS STREET
KANSAS CITY, KS 66103
DESIGN PROFESSIONAL:
PERRY M. DARBY
PHONE: (913) 820-4526
EMAIL: perrydarby@yahoo.com
13561 HAUSER ST. #204
OVERLAND PARK, KS 66221

(First published_____)

COZ2024-036

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 7301 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of CP-2 Planned General Business to CP-3 Planned Commercial District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on December 2, 2024, by the owners of property to have the zoning of said property changed from its present zoning of CP-2 Planned General Business to CP-3 Planned Commercial District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

TRACT 1:
LOTS 2 AND 3, JENKINS STATUTORY REQUIREMENT PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT 2:
PART OF A TRACT OF LAND FILED FOR RECORD IN BOOK 2172, PAGE 597 AND DESCRIBED ON PAGE 599, SAID TRACT BEING IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NOTE: FOR COURSE ORIENTATION THE NORTH LINE OF THE NORTHEAST FRACTIONAL QUARTER OF SAID SECTION 9 IS ASSUMED EAST.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF SAID SECTION 9; THENCE SOUTH 01° 48' 24" WEST 600.30 FEET, ALONG THE WEST LINE OF THE NORTHEAST FRACTIONAL QUARTER OF SAID SECTION 9 AND THE NORTHERLY AND SOUTHERLY PROLONGATION OF THE WEST LINE OF JENKINS STATUTORY REQUIREMENT PLAT, A SUBDIVISION OF LAND; THENCE NORTH 90° 00' 00" EAST 736.02 FEET, ALONG THE SOUTH LINE OF SAID JENKINS STATUTORY REQUIREMENT PLAT AND ITS WESTERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 2 IN SAID PLAT AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 90° 00' 00" EAST 400.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A ONE-HALF INCH REINFORCING BAR SET WITH LS-533 SURVEY CAP; THENCE SOUTH 02° 18' 52" WEST 500.00 FEET TO ONE-HALF INCH REINFORCING BAR SET WITH LS-533 SURVEY CAP; THENCE SOUTH 900 00' 00" WEST 400.00 FEET TO A ONE-HALF INCH REINFORCING BAR SET WITH LS-533 SURVEY CAP; THENCE NORTH 02° 18' 52" EAST 500.00 FEET, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 IN SAID JENKINS STATUTORY REQUIREMENT PLAT, TO THE POINT OF BEGINNING, SAID POINT WITNESSED BY A ONE-HALF INCH REINFORCING BAR SET WITH LS-533 SURVEY CAP WHICH IS NORTHERLY 90° 00' 00" EAST 25.00 FEET FROM THE POINT OF BEGINNING, located at 7301 State Ave, Kansas City, Kansas,

be changed from its present zoning of CP-2 Planned General Business to CP-3 Planned Commercial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-074

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-074, commonly known as 111 South 16th Street, Kansas City, Kansas, legally described as:

RIVERVIEW HEIGHTS, S16, T11, R25, ACRES 0.080000, B2 N 20FT L15, S 5FT L16, located at approximately 111 South 16th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Because the Unified Government owns the alley, the alley needs to be conveyed to the property owner prior to recording the plat with the Register of Deeds. The deed (from the Unified Government to the property owner) must be file first, followed by the plat with the Register of Deeds. The applicant or their representative(s) are responsible for recording the deed;**
2. **The short-term rental will not be permitted to operate until the Plat process is complete. Any operation prior to the plat being filed will result in nullification of the Special Use Permit;**

3. **Maximum number of guests shall be 7;**
4. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
11. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
12. **If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
13. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
15. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
16. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively**

responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

17. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
18. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
19. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
20. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
21. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-101

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-101, commonly known as 4321 Woodend Lane, Kansas City, Kansas, legally described as:

All of Blocks 1 thru 3 and Lots 1, 2, 3, 6 and 7, Block 4, HOLSINGER FOREST, vacated Hagemann Circle and vacated 25th Street, lying adjacent to said Blocks and Lots, all that part of Lots 1, 2 and 4, HOLSINGER HILLS, lying north of Woodend Lane, as now established and west of Lots 1 thru 7, PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS, all in the Southwest Quarter of the Northeast Quarter and a 25.5 feet wide strip in the Northwest Quarter, all in Section 32, Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described by John Aaron Copelin, LS-1658 on this 17th day of June, 2022, as follows:

Commencing at the Southwest corner of said Northeast Quarter of Section 32; Thence N 02°09'03" W (N 00°43'02" E= Plat of HOLSINGER FOREST), with the West line of said Northeast Quarter of Section 32, a distance of 175.00 feet to the Southwest corner of said Lot 1, Block 4, HOLSINGER FOREST, said corner being the Point of Beginning; Thence N 02°09'03" W (N 00°43'02" E= Plat of HOLSINGER FOREST) with said West line of the Northeast Quarter of Section 32, a distance of 956.24 feet; Thence S 87°50'57" W, a distance of 25.50 feet to a point on the West right-of-way line of vacated 26th Street by Ordinance 56989, also being a point on the East line of Lot 146, WYANDOTTE GARDENS ANNEX, a subdivision of land in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; Thence N 02°09'03" W with said East line of Lot 146 and with Lot 156, Maddox Avenue, Lot 157 and Tract A, of said WYANDOTTE GARDENS ANNEX, a distance of 633.59 feet, to the Southerly right-of-way line of Shawnee Drive, as now established; Thence N 84°45'57" E with said South

right-of-way line of Shawnee Drive, a distance of 25.54 feet to said West line of the Northeast Quarter of Section 32; Thence S 02°09'03" E with said West line of the Northeast Quarter of said Section 32, a distance of 446.17 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter Section 32; Thence N 88°32'38" E (S 89°39'27" E= Plat of HOLSINGER HILLS), with the North line of said Southwest Quarter of the Northeast Quarter Section 32, also being the North line of said Lots 2 and 1, HOLSINGER HILLS, a distance of 1071.52 feet to the Northwest corner of said PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS; thence S 08°18'24" E (S 05°28'24" E= Plat, PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS) with the Westerly line of said PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS, a distance of 450.95 feet (446.63'= Plat, PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS) to the Southwest corner of said PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS; thence S 67°17'36" E (S 64°04'34" E= Plat, PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS) PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS, a distance of 84.37 feet (84.51'= Plat, PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS) to the Southeast corner of said PARTIAL REPLAT OF LOT 1, HOLSINGER HILLS, also being a point on the Northwesterly right-of-way line of Woodend Lane, as now established; thence S 22°59'08" W (S 25°11'45" W= Plat, REPLAT OF PART OF HOLSINGER HILLS) with said Northwesterly right-of-way line of Woodend Lane, a distance of 207.79 feet to a point of curvature; thence continuing with said Northwesterly right-of-way Line of Woodend Lane, Southwesterly on the arc of said curve to the right, having a radius of 456.00 feet, an arc length of 346.22 feet (348.62'= Plat, REPLAT OF PART OF HOLSINGER HILLS), a chord bearing of S 44°43'30" W and a chord distance of 337.96 feet; thence continuing with said Northwesterly right-of-way Line of Woodend Lane S 66°33'43" W (S 69°25'48" W= Plat, REPLAT OF PART OF HOLSINGER HILLS), a distance of 47.06 feet to the Southeast corner of said Block 3, HOLSINGER FOREST; thence continuing with said Northwesterly right-of-way Line of Woodend Lane and with the Southeasterly line of said Block 3, HOLSINGER FOREST, (S 69°25'48" W= Plat, HOLSINGER FOREST), a distance of 288.27 feet to a point of curvature; thence continuing Southwesterly with said Northwesterly right-of-way line and said Southeasterly line of Block 3 on the arc of said curve to the left having a radius of 374.00 feet, an arc length of 209.30 feet, a chord bearing of S 50°31'48" W and a chord distance of 206.58 feet to a point of reverse curvature; thence continuing Southwesterly with said Northwesterly right-of-way line and said Southeasterly line of Block 3 and its Westerly prolongation on the arc of said curve to the right, having a radius of 300.00 feet, an arc length of 102.50 feet, a chord bearing of S 44°17'10" W and a chord distance of 102.01 feet to the centerline of vacated 25th Street, as now established and a point of curvature; thence Northwesterly and Northerly with said centerline of vacated 25th Street, on a curve to the right, having a radius of 375.00 feet, an arc length of 80.45 feet, a chord bearing of N 29°59'32" W and a chord distance of 80.30 feet to a point 25.00 feet Northeasterly of the Southeasterly corner of said Lot 4, Block 4, HOLSINGER FOREST, as measured radial to said centerline arc; thence S66°09'15" W and radial to said centerline

arc, a distance of 25.00 feet to said Southeast corner of Lot 4; thence S 88°10'29" W (N 88°57'26" W= Plat, HOLSINGER FOREST) with the South line of said Lot 4, a distance of 119.19 feet to the Southwest corner of said Lot 4; thence N 01°49'31" W (N 01°02'34" E= Plat, HOLSINGER FOREST) with the West line of said Lot 4, a distance of 25.00 feet to the Southeast corner of said Lot 2, Block 4, HOLSINGER FOREST; thence S 88°10'29" W with the South line of said Lot 2 and Lot 1, Block 4, HOLSINGER FOREST, a distance of 130.99 feet to the Point of Beginning, located at approximately 2640 Woodend Lane, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation of a youth nature center with a campground.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Cottonwood Creek must be preserved and may not be altered;**
2. **Hours of operation will be seasonal, generally from 8:00 AM to 10:00 PM;**
3. **Space for private events (hosting) is not permitted. A Special Use Permit for an event space is required at such time;**
4. **Following municipal trash service curbside pick-up, trash bins shall be kept in the building or within a screened enclosure and hidden from public view;**
5. **A Knox Box shall be installed to provide emergency access to the site;**
6. **The residences south, west, and north of the parking loop must be screened from headlights shining onto their property from vehicles maneuvering in the parking lot;**
7. **Plant trees on top and around the detention basins. Shall be replanted to transition back into the wooded area;**
8. **All shade trees shall be at least two (2) inch caliper. All evergreens shall be at least six (6) feet in height. All shrubs shall be three (3) gallons when planted;**
9. **All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction;**
10. **All lighting, whether installed in the parking lot or on any building within the three (3) phases shall have 90-degree cutoff fixtures. No wall pack lights or flood lights;**
11. **Utility conduits and connections must be painted to match the building(s);**

12. **If applicable, all BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot junipers setback three (3) feet from the pad and 10 feet from the door opening. Additionally, if the louvered transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the louvered gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary;**
13. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.**
14. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
15. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
16. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
17. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
18. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
19. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only**

allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

21. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

22. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-105

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-105, commonly known as 6429 Leavenworth Road, Kansas City, Kansas, legally described as:

SEC/TWN/RNG/MER:SEC 34 TWN 10S RNG 24E SUNSET MANOR, S34, T10, R24, ACRES 0.520000, L1 LESS S 70FT, located at approximately 6429 Leavenworth Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The applicant must repair the secondary driveway apron on the subject property to UG Standards;**
2. **Maximum number of guests shall be 11;**
3. **All parking must be off-street, maximum number of vehicles is five (5). No STR renters or guests may park on-street;**
4. **The applicant must rent the subject property as one (1) unit, and it shall be rented to one (1) party at a time;**

5. **The applicant must maintain the proper State Lodging Establishment licensure with the Kansas Department of Agriculture;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
11. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

18. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
20. **The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
21. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-108

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-108, commonly known as 732 North 57th Street, Kansas City, Kansas, legally described as:

BEG 55W NE COR SW1/4 NE1/4; S297, W1265, N297, E1265 TO POB CONTG 8.65AC M/L, located at 732 North 57th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an earthen fill.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **The Subject Property has been identified as being within a floodplain. The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit. You cannot fill or remove earthen material from the floodway or Zone AE without acquiring the necessary permits and modifications to the floodplain map;**
2. **Water rights shall not be affected by this grading project, specifically regarding the property owner to the south;**

3. **Obtain a Land Disturbance Permit from the Public Works Department;**
4. **Obtain a Grading Permit from the Building Inspection Division for on-site grading;**
5. **Dust has the potential to be a problem. The site (ground) shall be watered daily to minimize dust and tracking debris in or out right-of-way, and all truck wheels shall be wetted prior to leaving the site, exiting onto North 57th Street Drive.**
6. **Following the completion of the grading on site, the ground shall be seeded. Erosion control measures shall be kept in place until the slope(s) is stabilized;**
7. **Hours of operation are Monday through Friday, 7:00 AM to 6:00 PM;**
8. **Preserve the existing tree stands east and west of the proposed grading site;**
9. **Keep the ingress/egress at public right-of-way clear of any tracking or debris with rumble strips, hosing down trucks entering and leaving the property;**
10. **If approved, occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

16. **Subject to approval, the Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
17. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
18. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

(Published _____)

SP2024-118

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2024-118, commonly known as 10702 Donahoo Road, Kansas City, Kansas, legally described as:

Lot 2, PIPER COMMONS, a subdivision in Kansas City, Wyandotte County, Kansas.
All that part of Lot 2, Piper Commons, a subdivision in Kansas City, Wyandotte County, Kansas, more particularly described as follows:
TRACT 1
All that part of Lot 2, Piper Commons, a subdivision in Kansas City, Wyandotte County, Kansas, more particularly described as follows:
Beginning at the southwest corner of Tract 2; Thence, S 00°03’15” W a distance of 32.61 feet; Thence, S 89°52’26” W along the south line of said Tract 1, a distance of 287.53 feet; Thence, N 00°03’15” E along the west line of Tract 1, a distance of 421.77 feet; Thence, S 89°35’56” E along the north line of said Tract 1, a distance of 638.06 feet; Thence, S 00°02’28” W along the east line of said Tract 1, a distance of 85.32 feet; Thence, N 89°35’56” W along the north line of Tract 2, a distance of 350.62 feet; Thence, S 00°03’15” W along the west line of said Tract 2, a distance of 301.20 feet; to the Point of Beginning.
TRACT 2
All that part of Lot 2, Piper Commons, a subdivision in Kansas City, Wyandotte County, Kansas, more particularly described as follows:
Beginning at the southwest corner of Tract 2; Thence N 00°03’15” E along the west line of said Tract 2, a distance of 301.20 feet; Thence, S 89°35’56” E along the north line of said Tract 2, a distance of 350.62 feet; Thence, S 00°02’28” W a distance of 12.79 feet; Thence, N 89°54’36” W a distance of 8.31 feet; Thence, S 00°03’15” W along the east line of said Tract 2, a distance of 287.19 feet; Thence, N 89°47’41” W along the south line of said Tract 2, a distance of 342.33

feet; to the Point of Beginning, located at approximately 10702 Donahoo Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of the removal of earthen fill.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Adhere to previous conditions under SP2022-119:**
   a. **If the scale of the proposed operation changes from what is improved by this Special Use Permit, the applicant shall amend their Special Use Permit;**
   b. **Due to the proposed duration of this project, the applicant shall provide a paved construction entrance apron at the current property entrance as well as provide rumble strips along the remainder of the driveway, where there is only gravel or dirt;**
   c. **Any trees or other landscaping that are removed shall be replaced on site;**
   d. **To mitigate dust, the site and construction entrance shall be watered with a watering truck on days when trucks are leaving the site;**
   e. **The applicant shall maintain a 100-foot buffer, protecting the tree stands from the single-family homes and trees replaced where needed for conformance along the west and north property line;**
   f. **The site shall be seeded and mulched until groundcover is established in areas where work will not occur for more than two (2) weeks and after work is completed on the site;**
   g. **Topsoil needs to be saved and spread over the borrow area when complete. Seed and mulch the area within one week of completion;**
   h. **Limit the size of open sections of the property at a time to prevent soil erosion onto the roadway and dust in the intersection;**
   i. **Future development will require its own Special Use Permit for the use, a Preliminary Plan and Final Development Plan to the City Planning Commission for review and approval;**
   j. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

k. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;

l. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

m. A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;

n. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

o. All existing and future driveways must feature curb cuts that are constructed to UG standards;

p. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government, and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sec. 8-610 through Sec. 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

q. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations; Limit the size of open sections of the property at a time to prevent soil erosion onto the roadway and dust in the intersection;

2. The hours of operation are from 7:30 AM to 4:00 PM, Monday through Friday;

3. **The berm and buffer must be maintained, and trees replaced where needed for conformance along the west and north property line;**
4. **Any development beyond the proposed dirt removal operation must submit an amended Special Use Permit;**
5. **Keep the ingress/egress at public right-of-way clear of any tracking or debris with rumble strips, hosing down trucks entering and leaving the property;**
6. **Subject to approval, the Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
7. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
8. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Change of Zone Petition COZ2024-016**

GENERAL INFORMATION

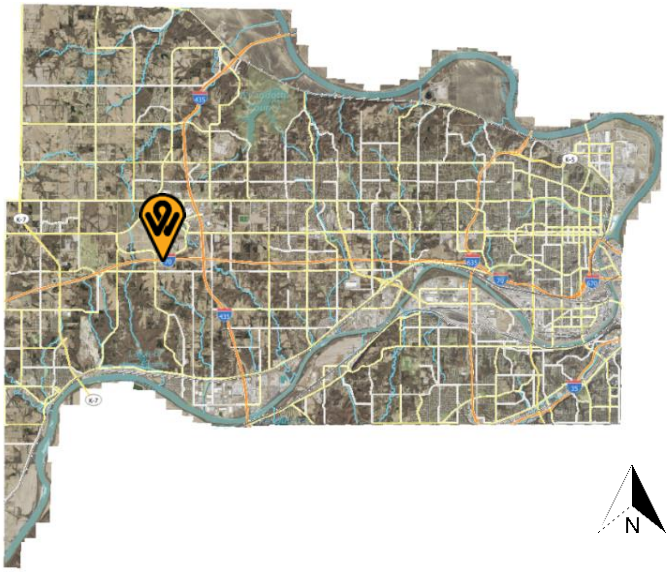
Applicant Information:
Steve Sobek
Sobek, LLC
13728 Horton Drive
Overland Park, KS 66223

Subject Property:
12024 R Leavenworth Road and
3351 North 123rd Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts for 237 Single-Family subdivisions.

Commission Districts:
At Large Commissioner District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane

Existing Zoning District(s):
A-G Agriculture and Rural Residential Districts (WYCO)



Proposed Zoning District(s): R-1 Single Family and R-1(B) Single Family Districts

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture District (WYCO)**	**Farmland**
South	**R-1 Large Lot Single-Family Residential District**	**Single-family homes**
East	**R-1 Single Family District**	**Single-family homes and open, undeveloped land**
West	**A-G Agriculture, R Rural Residential and R-1B Standard Single-Family Residential Districts (WYCO)**	**Piper Prairie Elementary School, BPU Substation and open, farmland**

Total Tract Size: 85.18 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Suburban Residential, which allows single-family detached residential units on what are typically referred to quarter-acre lots. Generally, these subdivisions will develop with three (3) to four (4) units per acre.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates 123rd Street as a Major Collector and Leavenworth Road as a Minor Arterial.

Parking Requirement: Section 27-454(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport.

Section 27-455(e) Two (2) off-street spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. This will vary for each parcel and

tract of land.

Advertisement:	The Wyandotte Echo – June 13, 2024 and October 17, 2024 Letters to Property Owners – June 14, 2024 June 30, 2024, August 5, 2024, October 8, 2024, October 17, 2024, December 2, 2024, December 13, 2024 and February 11, 2025
Public Hearing(s):	January 13, 2025 and March 10, 2025
Public Support:	Staff received an e-mail in support from a resident in Pavilions of Piper on November 11, 2024.
Public Opposition:	Staff has received e-mails in oppositions of the project and at the November 12, 2024 and January 13, 2025 City Planning Commission meetings. There were two (2) people present at the March 10, 2025, City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Steve Sobek with Sobek, LLC, is requesting a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts for a 237 lot single-family subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street on 85.15 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of single-family homes to the east and south, Piper Prairie Elementary School to the southwest and BPU substation to south, and single-family homes to the west, across North 123rd Street. Leavenworth Road is primarily a rural road with large lot single-family homes intermixed with single-family subdivisions.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. The proposed use, single-family homes, is compatible with the adjacent uses as there is a small single-family subdivision (Pavilions of Piper) to the east, across North 119th Street, but also Piper Prairie Elementary School to the southwest.

There are two (2) examples of R-1(B) zoning with minimum lot widths of 50 feet in the Piper area that do not exceed 20% of the total lots within the larger single-family subdivisions, thereby complying with the Prairie Delaware Piper Area Plan single-family residential lot width guidelines; The Meadows at Whispering Ridge and Canaan Lake West, Phase 1.

The R-1(B) zoning in this development accounts for 19.4% of the lots (46 of 237 lots) within the subdivision, which is similar to the aforementioned single-family subdivisions.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property is suitable for uses to which it has been restricted, as A-G Agriculture District allows large agricultural, farming activities and single-family homes, and R Rural Residential District allows large lot, single-family homes. To

develop the parcel into single-family homes, Planning entitlements are required depending on the size of the lots – rezoning and platting.

Removing the restrictions will not detrimentally affect nearby property, but will increase the density of the property.

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property has been vacant farmland since at least 1997, which is based on aerial photographs.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   The proposed development will provide housing that is reasonably necessary for the convenience and welfare of the public. The proposed development ties into an existing subdivision and extends an already platted extension of N 119th Street. There are also other existing subdivisions in the Piper area with future phases under construction and platted. Developing this land will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines, but it would convert an open, vacant agricultural field to a single-family subdivision.

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

   The proposed development with 237 single-family homes will increase traffic along North 119th Street, North 123rd Street and Leavenworth Road. A Traffic Impact Study has been reviewed by the Public Works Department and improvements to the existing road infrastructure (Leavenworth Road and North 123th Street) is not required.

7. ***The degree of conformance of the proposed use to the Master Plan.***

   The proposed use does conform to the Prairie Delaware Piper Area Plan from the standpoint of its land use designation, which is designated as Planned Suburban Residential, which allows single-family detached residential units on what are typically referred to quarter-acre lots. Generally, these subdivisions will develop with three (3) to four (4) units per acre. Additionally, the development complies with the 15% open space requirement (proposed 19%) and 1,600 square foot minimum for single-family dwellings.

   The Area Plan also provides for flexibility from the typical R-1 lot width standards of 65 feet by allowing up to 20% of the homes at a minimum 50-foot lot width,

hence the rezoning to R-1(B) and 80% - 100% of the homes with a minimum of 70-foot lot width and also acknowledges that these standards may be more flexible with subdivisions that have 100 or more units. The proposed subdivision meets the general spirit and intent of these provisions by providing 19.4% of its homes within a lot width of 50 feet or more and 191 of its homes with a lot width of 70 feet or more.

The goDotte Countywide Strategic Mobility Plan identifies Leavenworth Road as a Minor Arterial and North 123rd Street as a Major Collector, which requires at least an 8-foot sidewalk along the Leavenworth Road right-of-way and a five (5) foot sidewalk on the west side of North 119th Street and east side of North 123rd Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. There is significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from adjacent rural, agricultural and residential uses.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road, which is one-half (½) mile away from the subject property.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is provided by Piper Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a minimal economic impact on the community. The residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, etc.).

11. The capability of the proposed use to meet applicable ordinance requirements.

The project meets the applicable ordinance requirements. Staff recommends that the Changes of Zone be made to RP-1 and RP-1(B).

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the intensity they originally sought to redevelop it as or keep as open space.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 10401 France Family Drive, Kansas City, KS 66111 (Best Western Plus KC Speedway Inn & Suites) on October 28, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Pedestrian Connectivity
Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 2 to recommend **APPROVAL** of Change of Zone application **COZ2024-016** subject to:

1. **Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
2. **Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lots shall have direct access to Leavenworth Road;**
4. **The zoning of the subdivision shall be a planned district, RP-1 Planned Single Family and RP-1(B) Planned Single Family Districts to ensure that the Residential Design Guidelines are adhered to during the building permitting process;**
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.**
    a. **Primary materials for the front of homes should be: masonry, stucco, cement board, and wood siding;**
    b. **Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations per floor plan.**
    c. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.**
    d. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.**
    e. **Include single-story elements such as such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes.**
    f. **The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units.**
    g. **Front loaded garages should incorporate at least one (1) of the following**

guidelines to limit the dominance of garage doors on the front façade:

i. **Incorporate upper-level dormers above the garage, or,**
ii. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
iii. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**

h. **All residential developments are required to have entry features. These features may include:**

i. **Neighborhood name with landscape features;**
ii. **Monuments;**
iii. **Special lighting feature;**
iv. **Enhanced bus stop;**
v. **Fountain;**
vi. **Special landscape;**

6. **Further discussion with Angel Ferrara, Director of Parks and Recreation shall continue throughout this process and allow flexibility to determine the siting, size, connection to Piper Prairie Elementary School, associated parking and any other issue that may arise with the land designated for a public park;**
7. **Along North 119th Street median and island breaks shall extend as each phase continues north and align with the subdivision to the east (Pavilions of Piper);**
8. **Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way;**
9. **Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision;**
10. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north side of Leavenworth Road;**
11. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision;**
12. **Install a crosswalk across North 119th Street at Leavenworth Road;**
13. **Landscaping around the amenities shall be irrigated;**
14. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
15. **As a phased subdivision development, all amenities shall be constructed in their corresponding Tracts (Tracts B, C, E, G, H and I) at the beginning of construction of that particular phase (Phases 1, 2, 3 and 4). The beginning of construction is defined as a residential building permit for a single-family home;**
16. **All future phases shall comply with Section 27-215 and Section 27-280;**
17. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
18. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
19. **All deciduous and shade trees shall be at least two (2) inch caliper when**

planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);

20. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
22. **Regarding BPU transformer screening, the following applies**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
23. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
24. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
25. **All future driveways must feature curb cuts that are constructed to UG standards;**
26. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon**

themselves to initiate the permit process accordingly;

27. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
28. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
29. **For the Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; and,**
30. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2024-016** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery

Zoning Map
Land Use Map
Prairie Delaware Piper Area Plan Residential Design Guidelines
Applicant Introduction Letter
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Road Layout
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	January 13, 2025 (Held Over) March 10, 2025, Approval	March 27, 2025
Preliminary Plat	January 13, 2025 (Held Over) March 10, 2025, Approved	Not Required

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2024-016** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2024-016,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

CHANGE OF ZONE APPLICATION COZ2024-016 – STEVE SOBEK – SYNOPSIS: Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to RP Planned Single Family and RP-1(B) Single Family Districts to create 241 residential lots at 12024 Leavenworth Road and 3351 North 123rd Street (in conjunction with PLAT2024-017). Detailed Outline of Requested Action: The applicant, Steve Sobek with Sobek, LLC, is requesting a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts and Preliminary Plat to create 241 single-family residential lots to build a new subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street on 85.15 acres.

PLAT APPLICATION PLAT2024-017– STEVE SOBEK – SYNOPSIS: Preliminary Plat (Northland Park) to create 241 residential lots at 12024 Leavenworth Road. Detailed Outline of Requested Action: The applicant, Steve Sobek with Sobek, LLC, is requesting a Change of Zone from A-G Agriculture and R Rural Residential Districts (WYCO) to R-1 Single Family and R-1(B) Single Family Districts and Preliminary Plat to create 241 single-family residential lots to build a new subdivision at 12024 R Leavenworth Road and 3351 North 123rd Street on 85.15 acres.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice for the Change of Zone in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. Chairman Carson stated he had contact with proponents and opponents previously.

Present in Support:

- Steve Sobek, Applicant, 12024 Leavenworth Road, Kansas City, Kansas 66109

The Planning Commission directed questions to the applicant.

Present in Opposition:

- Mike Nichols, 3108 North 118th Street, Kansas City, Kansas 66109
- Skylor Alexander, 6814 Bell Road, Shawnee, Kansas 66217

Staff Recommendation starts at 1:37:17: Planning Director Hand stated that this case has been held over multiple times by the applicant, Commission, and for a notification error by Planning staff. The request is a Change of Zone and Preliminary Plat to build 237 single-family homes. The property is located in the Prairie Delaware Piper Area Plan. Staff received a letter in support and multiple letters in opposition. There are no Notices of Violation on the property. Staff recommends approval with conditions; no deviations are required.

On motion by Mr. Straws, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2024-016:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 6 to 2.
Subject to:

1. **Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
2. **Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;**
3. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lots shall have direct access to Leavenworth Road;**
4. **The zoning of the subdivision shall be a planned district, RP-1 Planned Single Family and RP-1(B) Planned Single Family Districts to ensure that the**

Residential Design Guidelines are adhered to during the building permitting process;

5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.**
   a. **Primary materials for the front of homes should be: masonry, stucco, cement board, and wood siding;**
   b. **Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations per floor plan.**
   c. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.**
   d. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.**
   e. **Include single-story elements such as such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes.**
   f. **The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units.**
   g. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
      i. **Incorporate upper-level dormers above the garage, or,**
      ii. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
      iii. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
   h. **All residential developments are required to have entry features. These features may include:**
      i. **Neighborhood name with landscape features;**
      ii. **Monuments;**
      iii. **Special lighting feature;**
      iv. **Enhanced bus stop;**
      v. **Fountain;**
      vi. **Special landscape;**
6. **Further discussion with Angel Ferrara, Director of Parks and Recreation shall continue throughout this process and allow flexibility to determine the siting, size, connection to Piper Prairie Elementary School, associated parking and any other issue that may arise with the land designated for a public park;**
7. **Along North 119th Street median and island breaks shall extend as each phase continues north and align with the subdivision to the east (Pavilions of Piper);**
8. **Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way;**
9. **Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision;**
10. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk**

along the north side of Leavenworth Road;

11. **Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision;**
12. **Install a crosswalk across North 119th Street at Leavenworth Road;**
13. **Landscaping around the amenities shall be irrigated;**
14. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
15. **As a phased subdivision development, all amenities shall be constructed in their corresponding Tracts (Tracts B, C, E, G, H and I) at the beginning of construction of that particular phase (Phases 1, 2, 3 and 4). The beginning of construction is defined as a residential building permit for a single-family home;**
16. **All future phases shall comply with Section 27-215 and Section 27-280;**
17. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
18. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
19. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
20. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
21. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
22. **Regarding BPU transformer screening, the following applies**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there**

shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;

23. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

24. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

25. All future driveways must feature curb cuts that are constructed to UG standards;

26. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;

27. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

28. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

29. For the Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; and,

30. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the

Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

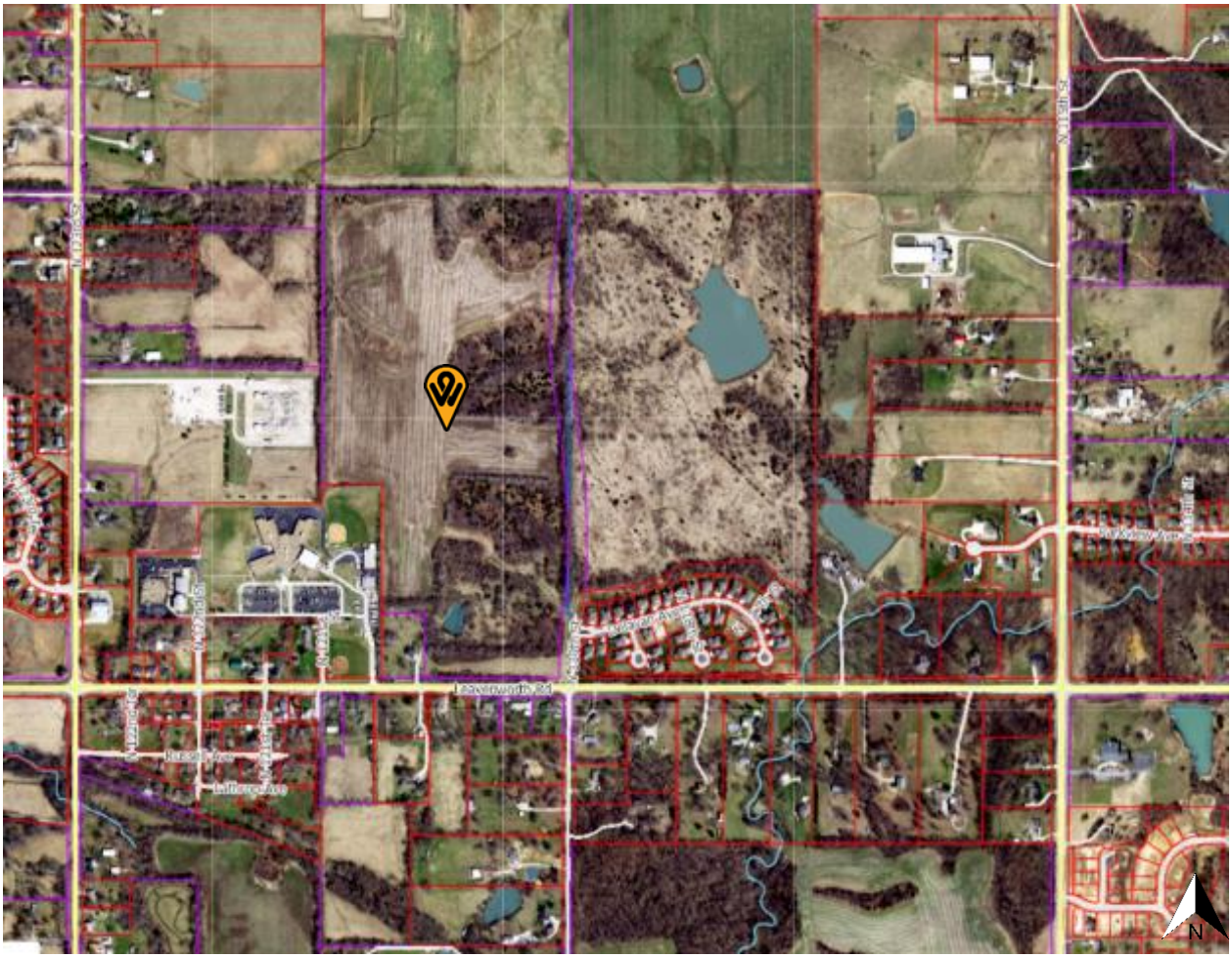
On motion by Mr. Straws, seconded by Ms. Jones, the Planning Commission voted as follows to **APPROVE of PLAT2024-017:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

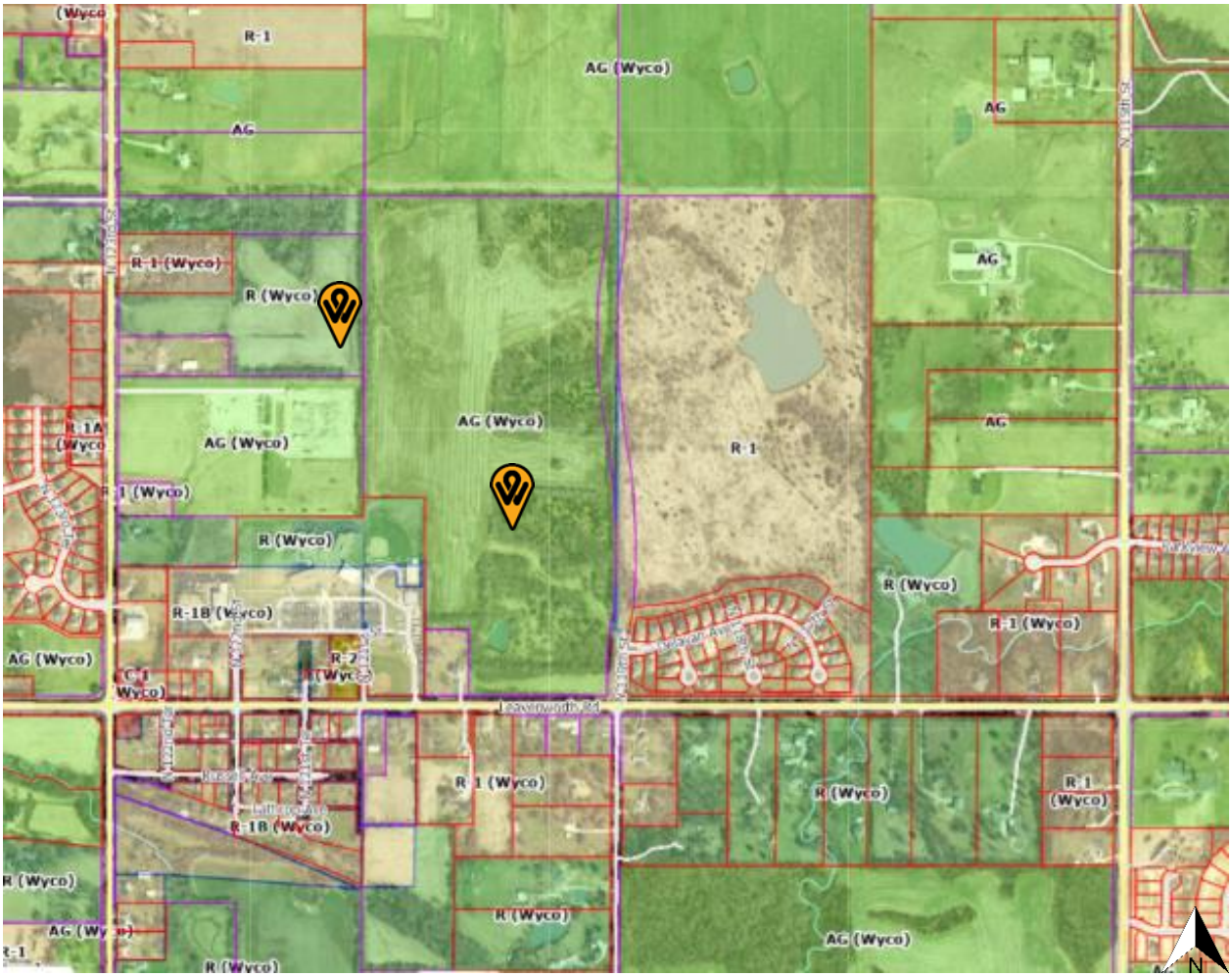
Motion to APPROVE Passed: 6 to 2.
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1
AG (Wyco)
AG
R-1 (Wyco)
R (Wyco)
R-1A (Wyco)
R-1B (Wyco)
R-2 (Wyco)
C-1 (Wyco)
Leavenworth Rd
N 118th St
N

LAND USE MAP

Planned Suburban Residential District
Public / Semi-Public
123RD
124ST
LEAVENWORTH
DELAWAN
RUSSELL
LATHROP
N

Overall Planning and Design

Quality of Design

A common theme throughout all of the community workshops and meetings was the concern and desire that new development be of the highest quality. In the major tourism area now known as Village West, the Unified Government has effectively used design guidelines to achieve the high quality design that was desired.

Quality design impacts both the site design and the building design. This would include establishing standards or design guidelines for:

- New residential neighborhoods,
- Commercial centers, and
- Employment areas.

Actions

- The Unified Government will work with property owners and developers to establish well planned, commercial centers and technology ready business parks along major transportation corridors.
- The Unified Government will work with residential developers to coordinate residential subdivisions to function as neighborhoods with community services including parks, religious institutions, schools and open spaces.
- The guidelines within this plan should be used to evaluate new developments proposed within the study area.

Residential amenity

Land Use Compatibility

New development should be compatible or 'fit' within the overall setting.

Guidelines

- New residential developments that are proposed to adjacent residential subdivision should have lot sizes and unit sizes that are similar in size, or
- New residential developments that are proposed to adjacent residential subdivision should have lot sizes and unit sizes that transition in size from the existing development to the new development if a variety of units types and lot sizes are proposed. The transition can be accomplished by utilizing existing natural features, setbacks, berms and landscaping, or by placing larger lots along a property line.

Residential Design Guidelines

The following design guidelines are for residential developments.

Residential Building Materials

- Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding.
- Accent materials should include real or cultured masonry materials.
- For side and rear building facades the use of use horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.
- Roof materials should be a composite shingle (35 year minimum) or approved equal.
- Use of plain, flat siding is discouraged as a primary siding material. Use of horizontal siding on the front of the home with panel siding on the sides and rear is discouraged.

Architectural Diversity

- All sides of a building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. However, direct window conflicts across side property and/or rear property lines should be avoided.
- Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials to provide articulation and interest.
- Include single story elements such as porches, covered entries and second stories that have a set back from the first floor on two story homes.
- Fronts of buildings should be articulated thorough the use of window-bays, insets, balconies, porches or stoops related to entrances and windows.
- The overall residential community should include multiple building elevation designs. One front, side and rear building elevations should not be used on more than 40 percent of the units.

Garages and Carports

- Garages and carports should incorporate architectural treatments that derive from the main building in terms of materials, detailing, roof materials and colors. When possible, side and rear loaded garages and carports are preferred.

Front loaded garages and carports: Front loaded garages should incorporate at least one of the following guidelines to limit the dominance of garage doors on the front facade:

- Incorporate upper level dormers above the garage, or
- Design porches, stoops and/or facades should protrude at least five (5) feet in front of the garage, or
- Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure.

Safe Rooms

All duplexes and tri-plexes must be built with a tornado safe room for the protection of the occupants.

Housing Style Variation

Residential units within developments of more than 25 dwelling units should have a minimum of three distinctive floor plans, with a minimum of three elevations per floor plan.

Identification Features

All residential developments are required to have entry features. These features may include:

- Neighborhood name within a landscape feature
- Monuments
- Special lighting feature
- Enhanced bus stop
- Fountain
- Special landscape

Commercial Centers:

Commercial centers are based on the concept framework that resulted from the community meetings. Commercial centers should serve the future surrounding neighborhoods. The centers will vary in development intensity and number of goods and services to be provided based on the land capacity analysis and the proposed residential densities.

Specific commercial locations are not identified on the Land Use Plan. identifying appropriate locations is premature while the area is experiencing rapid growth. Market forces will influence the timing and location of commercial centers. The following types of centers are considered:

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5075
14500 Parallel Road, Unit R, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

14500 Parallel Rd, Unit R
Basehor, KS 66007

Northland Park Single-family development Rezone Narrative.

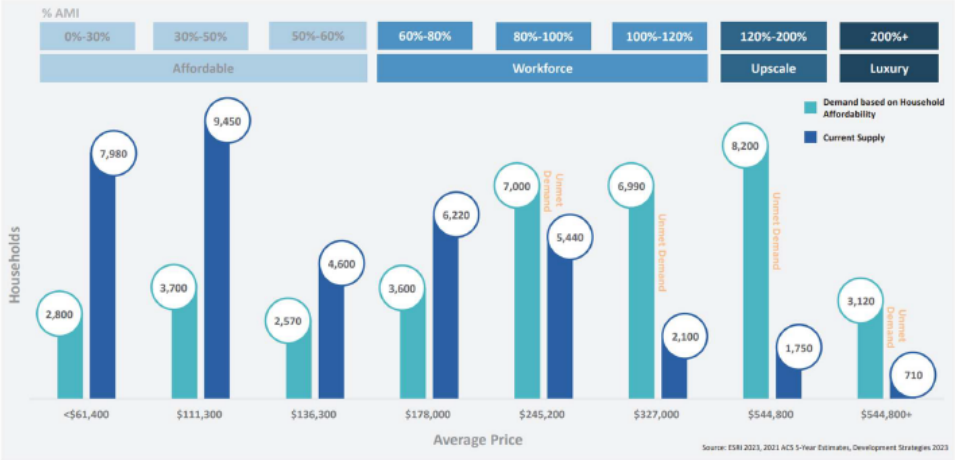
Introduction

The proposed subdivision layout has been prepared incorporating WYCO's new Master Plan (Plan KCK) and some aspects of the piper area plan and Unified Development Ordinance. Plan KCK's land use map designates this property as Low-Density Residential. The proposed layout provides the suggested open space and falls within the 3-5 units per acre limits. We believe that a denser suburban residential development of small single-family houses that would be sold to individual homeowners would not only fit the lower-density residential nature of Piper but would meet the county's Plan KCK goals of offering more and better housing where more people can afford to live. The need for more housing is present across the county, but with 43% projected job growth over the next 30 years in Village West, a suburban residential development of this nature in Piper would be a step in the right direction.

The Problem

There is already a job/housing imbalance in WYCO, with more jobs than housing, especially for higher wage earners. A need for higher density single-family housing is present, especially near village west (Legends). The apartments around the legends are upper-end and with rent prices already high ($1,545-2,073 for 2BR apartments around the legends) and increasing rapidly, these are not a good option for many families. Housing prices across KCK are below the state average while rents are higher. Plan KCK reveals that around 50% of renters in the county are cost burdened, whereas around 20% of homeowners are cost burdened. There is a large unmet demand for housing for those who earn 120% or more of the county Average Monthly Income (AMI, $90,806). This leads to a "poaching" effect where residents who can afford upscale housing, but don't have upscale options available, end up purchasing houses that would have been affordable for residents who are in the workforce range. See image below from the Plan KCK Appendices.

ALC



The Solution

The proposed subdivision's lots are expected to sell for a price within the "upscale" range of the chart above. This range of income in KCK has the largest unmet demand and this development would help close that gap. Part of Goal 1 of Plan KCK for housing + Neighborhoods is to "encourage and support a high standard of property maintenance." This development plans to have the yards and houses regulated by and common spaces maintained by the HOA. This means the lawns of the common spaces will be maintained commonly and the individual buildings and lawns will be held to a standard that prevents any disrepair. "Encourage the development of underutilized land" is another part of Goal 1 which this development would satisfy, with the existing property being half unused, and half agricultural use. "Create the opportunity for KCK residents to age in place" is part of Goal 3 which this development meets by providing the opportunity for KCK residents to own property that is low maintenance.

This development will provide the two regular amenities and one small amenity as required by the Prairie Delaware Piper Area Plan. These amenities are a pool in tract C (to be installed in phase 2), a 10' asphalt trail that runs through three of the tracts and connects into the sidewalk network and the Piper Prairie Elementary School property to the west (coordination done with school administration), and three of the stormwater detention areas (in tract B, E, and G) are large and flat enough to be used as sports fields during the times when they are dry. The existing pond in tract B will be preserved as a park space as well.

ALC

Conclusion

While meeting many of the goals of the new master plan, Plan KCK, this development misses a few of the benchmarks set by the Unified Government's R-1 zoning regulations (adopted 2008), as well as some of the requirements of the Prairie Delaware Piper Area Plan (adopted 2004). Namely, lot widths are narrower than the 65' minimum set by the R-1 zoning, as well as the Prairie Delaware Piper Area Plan which allows up to 20% of the lots to be 50' wide while 80% need to be 70' wide. The proposed layout provides around 88% lots that are 56-60' wide with the remaining 12% being 70'+ wide. All other lot square footage and setback requirements will be met, as well as the open space requirement of 15% and the 3-4 unit per acre limit (this development has 3.3 units per acre) set by the Prairie Delaware Piper Area Plan. The size of the lots is limited to keep the properties under the $400k mark. Because of this we are requesting a rezone from AG to RP-1 to accommodate the lot width difference.

Please let me know if you have any questions.

T. Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-702-5073
606 Jefferson Hills Court, Lawrence, Kansas 66044

Comment Response Letter

To:	Byron Toy, UG Department of Planning & Urban Design
Address:	701 N 7th Street
	Kansas City, KS 66101
Phone:	913-573-5758
Email:	btoy@wycokck.org
Date:	October 22nd, 2024
Project:	COZ2024-016/PLAT2024-017 Northland Park

Planning and Urban Design Comments:

1) Single family detached and attached homes will continue the UG's debt cycle for infrastructure maintained, as they do not pay for themselves in the long-term. Municipalities are having to extend and maintain new infrastructure further from the urban core and existing established services, which is already strained due to aging.

According to Plan KCK, the county is in major need of new housing. With 43% projected job growth over the next 30 years in Village West, housing is especially needed near to there. All roads and utilities will be bonded post construction for 2-years which will allow for the creation of reserves for maintenance. Ultimately, the revenue from taxes, utility usage (all BPU), and money spent in the area will far exceed maintenance costs.

2) Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Acknowledged.

3) Sec.27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

Acknowledged.

4) Sec. 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. Lots 1 and 2 cannot have direct access to Leavenworth Road. These lots need to be removed entirely or find internal access from the subdivision

This appears to be an outdated comment and the current plat does not contain any lots as described above.

5) Some of the lots within the subdivision do not meet the 3:1 lot depth to width ratio. A lot may not exceed three (3) times its depth as its width

Please see revised plat. All lots now meet this standard.

6) Redesign the subdivision as streets in phases 2 – 4 are not fragmented. There are numerous dead ends and should be designed in a grid-like pattern. It makes on-street parking difficult for guests with short cul-de-sacs and eyebrow. Cul-de-sac should be connected within the subdivision.

The long, linear nature of the property along with challenging topography restricts the ability to provide a grid-like pattern and necessitates the design of cul-de-sacs, where shown.

7) Review the Prairie Delaware Pipe Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features.

All homes will be a minimum of 1600 sf. Per the Prairie Delaware Piper Area Plan Residential Design Guidelines, no review is needed.

8) Residential units within developments of more than 25 dwelling units should have a minimum of three (3) distinctive floor plans, with a minimum of three (3) elevations.
    a. Provide three (3) floorplans and four-sided building elevations.

Three different floor plans have been provided. Please see attached house examples on pages 2-5 of the Site Plan.

9) The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet.

All homes are currently designed to be a minimum of 1,600 square feet.

10) What is the percentage of lots that are proposed to be rezoned R-1 Single Family and R-1(B) Single Family Districts, respectively.

18% are designed as R-1B and 82% are designed as R-1.

11) Along North 119th Street median and island breaks shall extend as each phase continues north and align with the subdivision to the east (Pavillions of Piper).

Median breaks are shown on the current plans – Please see sheets C-200 thru C-202.

12) Extend Tract A as open space along the southern edge of the lots abutting Leavenworth Road to create a natural buffer, similar to Pavilions of Piper and other subdivision that abut a high trafficked right-of-way.

The plan shows a proposed 20' buffer – See plat sheet 5.

13) Incorporate Pedestrian Transportation Strategies on page 39 of the Prairie Delaware Piper Area Plan into the subdivision.

The applicant is proposing the following:

a) Connect key pedestrian corridors to schools, parks, recreational uses and activity centers (public facilities, commercial areas, etc.). Done. Trail connects neighborhood (all the way from Pavilions of Piper) to Piper Prairie Elementary School.
b) Fill in gaps in the network where some sidewalks exist. Only nearby sidewalk is Pavilions of Piper, which we are connected to.
c) Create pedestrian corridors that connect neighborhoods. This development connects into Pavilions of Piper's sidewalk network.
d) As development occurs, construction of sidewalks shall also occur (by developers). In total, this development adds 2.68 miles of sidewalks/trails

14) Does Tract B have a sidewalk denoted as a hatched bar? The sidewalk should integrate into the subdivision sidewalk network.

Tract B, H, and G have 10' asphalt trails that either tie-into the public sidewalk, or line up with the sidewalk at intersections between the trail and sidewalk. The sidewalk has been extended around the cul-de-sac at south end of Road 4 (N 120th St.) to meet trails. See sheets C-200, C-208, and C-213.

15) It appears the sidewalk in Tract B stops at the property line of Piper Prairie Elementary School, but the sidewalk itself opens into the bus parking lot. While the connection to the school is needed, its location does not seem safe for young elementary schoolers (grades Kindergarten through 2nd grade). Does Piper USD 203 know that there is a sidewalk connection to their property.

The proposed trail connection to the school's property has been approved by the school district.

16) Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north side of Leavenworth Road.

2300 Hutton St. Suite 108 Kansas City, KS. 66109

An 8-foot sidewalk is shown along Leavenworth Road in the current layout. See sheet C-214.

17) Per the Subdivision Code, build a five (5) foot sidewalk on the west side of North 119th Street as well as internal to the subdivision.

5-foot sidewalks are shown along the entirety of all roads throughout the subdivision. See sheets C-200 thru C-214.

18) Install a crosswalk across North 119th Street at Leavenworth Road.

Crosswalk has been added. See sheet C-214.

19) What on-site amenities will be provided as part of this development? Three (3) amenities, two (2) regular and one (1) small are required.

See Rezoning Site Plan Sheet 1(pool, trail, pond/park space, play field).

20) Landscaping around the amenities shall be irrigated.

Acknowledged.

21) Install bike racks at high trafficked nodes (clubhouse and site amenities).

Acknowledged.

22) Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Acknowledged.

Standard Conditions:

1) Subject to approval, following the Prairie Delaware Piper Residential Guidelines and notify Building Inspection Division to tag those parcels in Accela for Planning review during building permitting.

Acknowledged.

2) All future phases shall comply with Sec. 27-215 and Sec. 27-280.

Acknowledged.

3) All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361).

Acknowledged.

4) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Acknowledged.

5) All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Acknowledged.

6) All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Acknowledged.

7) All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Acknowledged.

8) Regarding BPU transformer screening, the following applies:
   a. Gate doors are required for all types of screening that are placed in front of the transformers.
   b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
   c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
   d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
   e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Acknowledged.

9) If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573- 8780 or businesslicense@wycokck.org.

Acknowledged.

10) A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573- 8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Acknowledged.

11) All existing and future driveways must feature curb cuts that are constructed to UG standards.

Acknowledged.

12) A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Acknowledged.

13) Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Acknowledged.

14) Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works COZ2024-016 and Northland Park Preliminary Plat (PLAT2024-017) July 8, 2024 12 Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections

Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Acknowledged.

15) A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Acknowledged.

Please let me know if you have any questions.

Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

2300 Hutton St. Suite 108 Kansas City, KS. 66109

Exhibit A

MEETING SIGN-IN SHEET	
Project: D.R. Horton	Meet Date: October 28, 2024
Facilitator: Curtis Petersen	Place/Room: Best Western Plus KC Speedway Inn & Suites
Application #: Rezoning and Preliminary Plat for Leavenworth Road (COZ2024-016)	

Name	Address	Email Address
Timothy Elliott	14700 Parallel Rd. Bonner Springs, KS	alex@alconsult-llc.com
Vicki Pinney	11818 Delaware Ave K.C. Ks	Maxpinney@AOL.com
Peggy Clark	11810 DELAWARE AV KSCS	pcclarke@swbell.net
Darren Schrader	11638 Delaware Av KCKS	
Owen Sally	3333 North 123rd St. KCKS	owenfrankc@yahoo.com
Zelma Sally	3333 North 123rd St. KCKS	
Bende Rogers	11909 LV. Rd KC.Ks 66109	loakr2003@gmail.com
Carol Keathline	11919 Lv Rd " "	
Mike Nichols	318 N. 118th St KCK 66109	Kumikeeg mail.com
David & Pat Carl	11829 Delaware Ave KCKs 66109	
Colleen Roberts	3314 N 123RD TERR KCK 66109	colleen@reecenichols.com
Kim Brown	12700 Sloan Ave KCK 66109	Kim@kchomeadventures.com
Lorie Hamill	11822 Delaware Ave	rnegurl16@gmail.com
Jeff Flory	11826 Delaware Ave	
Marc Montoy	11820 Delaware Ave	

99647970.2

October 28, 2024 Neighborhood Meeting
DR Horton – Leavenworth Road Subdivision

Attendance:
Curtis Petersen – Polsinelli PC
Brian Wasser – D.R. Horton
Alex Elliott – Atlas Land Consulting, Engineer
Pat Daly – Polsinelli PC

Neighborhood Attendees: Approximately 20. Attendees that signed the sign-in sheet can be seen on **Exhibit A** attached hereto.

The meeting began at approximately 6:00 PM with Curtis Petersen briefly explaining his role in the project and the other members of the team.

Mr. Petersen explained that nearby neighborhoods and property owners within 200' of the subject property received invitations to the meeting. He wants to make sure all parties that have an interest in this project get the information they need regarding this project.

Mr. Petersen spoke about the previous neighborhood meeting and how this is a continuation of that meeting. Mr. Wasser gave some background on himself and the history of D.R. Horton as well as their recent transition into the Kansas City market. He also explained the high-quality materials used in construction of all D.R. Horton homes.

Mr. Petersen explained the changes that were made to the site plan taking into account the comments received at the first neighborhood meeting. These changes included a new access point from 123rd Street as a result of, acquiring an additional 15 acres of land. He also addressed the other concerns mentioned at the previous meeting including construction inconvenience, drainage problems, privacy worries, and quality of the neighborhood.

Next, Mr. Petersen explained what the average lot and home sizes will look like compared to the local neighborhoods as well as projected home sale prices.

Questions/Comments

Q: Attendee spoke with Superintendent of the Piper School District, Dr. Jessica Dain, and was told that Piper is currently turning students away because of overcrowding. Have you spoken with the school district regarding the overcrowding problems?

A: We spoke with the school district and were told Piper is the 3rd fastest growing school district and this type of growth is not a surprise. High school and middle school capacity are not an issue here, and while there are elementary school capacity issues right now, the school district is planning to address those issues regardless of whether this project moves forward.

Q: Have you increased the number of homes in your updated plans?

A: Yes, because we are acquiring an additional 15 acres in order to add the access to 123rd Street.

99647970.2

Q: Why isn't the school district here at this meeting?

A: We made sure the school district was aware of the meeting.

Q: Is the project going to be built in phases?

A: Yes, we are planning four phases. Phase 1 and Phase 2 will provide the two access points from 123rd Street and 119th Street to/from Leavenworth Road.

Comment: There should be a construction entrance on 123rd Street.

Response: We have not yet developed the construction staging and access plans but are open to comments/suggestions.

Comment: There is a bus stop at 119th and Leavenworth Road where many kids get dropped off for school.

Response: In conjunction with the neighborhood and the School District, we would be happy to look at additional options for bus stops, including potentially adding one to the neighborhood.

Q: Can you do Phase 2 (123rd Street entrance) first?

A: The fire department may have comments to this idea, but we will take it under consideration.

Q: At the last meeting, we were told that 119th Street can't carry on to Donahoo. Is that correct?

A: There is a significant amount of additional land between our proposed development and Donahoo Road that we do not control so we will only be constructing 119th Street adjacent to our development.

Q: Is the 123rd Street entrance for emergency vehicles only?

A: No, it will be utilized by the public.

Q: What is the public park? The Unified Government will own 2.5 acres inside of this development? Is there a tax advantage for the developer to dedicate the land to the Unified Government? How will it be maintained?

A: We plan to donate the 2.5 acres to the Unified Government. We are not aware of any associated tax benefit. The Unified Government Parks Department will then be responsible for development and maintenance of the park.

Comment: Using Pavilions and Newberry neighborhoods as examples is misleading. Pavilions has artificially smaller lot sizes because they were meant to be maintenance-provided homes.

Response: We purposefully created our lot sizes to be comparable to the surrounding neighborhoods.

Q: What is the County going to do for the existing residents? What makes us think this project is going to help us? We feel like we have no snow or ice removal services currently.

A: Please contact the UG for any concerns you may have regarding this service.

99647970.2

Q: Have you spoken to the State about the property to the east of your property? Is there a conservation easement in place?

A: We do not have any information about that property.

Q: When the current property owner of the subject property does their harvest, they cause water damage to the surrounding properties during a storm. How is the water situation going to improve when development occurs?

A: Crop farming does not help with stormwater runoff. The UG will require us to abide by regulations that will govern how the stormwater on the site will be managed and engineered. We plan to have multiple ponds to help with stormwater runoff. Per UG Code, we are confident that our neighborhood will not worsen any existing stormwater issues and may improve them.

Q: What will this do for taxes in the area? Will taxes go up or down?

A: It will produce more real property tax revenue for the UG. We are not able to predict whether UG tax levies will go up or down in the future, but any increase would not be because of this project.

Comment: The density of this project is too high, and the net result of more revenue being created for the UG will not offset the burden that a project like this will have on the schools. Higher density projects like this should be closer to the urban areas.

Response: We don't believe the project is too dense for the area considering it is comparable to the nearby neighborhoods. We've gone through 6 different variations of the site plans to try to have the lot sizes as similar as possible to the nearby neighborhoods while still maintaining sufficient density to pay for required infrastructure, such as the extension of 119th Street.

Comment: The price point you are looking at may be difficult to sell.

Response: D.R. Horton is a very experienced builder with a quality home product for which D.R. Horton is confident there is demand. D.R. Horton has methods to ensure the homes it builds will be sold.

Comment: We'd prefer that you sold these homes on half acre lots.

Response: That would not be feasible from a financial standpoint.

Q: I am a real estate agent in the area (Piper). We have many potential buyers are worried about the property taxes in the UG -- $400-600,000 price range is the most worrisome. What is your process for contracts with potential buyers? How are down payments handled?

A: The $400-600,000 price is the hardest price point to sell at right now. We don't sell at a certain margin point we sell based on the market price. We believe that once the election cycle is over, prices in the area will stabilize. The market dictates how we sell homes. We will typically require a 3-5% downpayment to buy one of our homes.

Comment: There are some social media posts criticizing home quality.

Response: Please visit Windmill Creek in Platte City to see our model before making any judgments regarding the product quality. You will be impressed. We also offer home warranties that are unmatched in this market.

Comment: We are concerned about this development since many recent developments nearby have had issues such as not finishing the neighborhood, neighborhood infrastructure, and not completing the amenities among other issues.

Response: We can't speak to other developments, but we have built over 1,000,000 homes and believe our plans, strong warranties, and the footprints we are creating in the area speak for themselves. We have protections in our contracts with the landowners/developers that require them to build out the infrastructure, pools, etc. as contemplated in the contracts.

Q: What is going to happen to the people south of the project? I don't want to live in a community where I'm looking in my neighbor's window.

A: There will be a 20' buffer and the existing tree line on Leavenworth Road will be preserved to provide screening.

Comment: I'd recommend that you add a bus stop inside the neighborhood.

Response: We'd like to figure out a bus stop and will work with the school district.

Q: Are they going to increase the size of the power station nearby to support this development?

A: We have no information about that.

Comment: We have concerns about the current lot developer of the project.

Response: We have many protections in our contract that will require the lot developer to provide lots that are up to the standards provided in the contract. This is a great community, and we want to win your support. We are always available via phone or email to answer any questions you may have.

The meeting ended approximately at 7:45 PM.

99647970.2

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Amy Grant of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the agent for the petitioner for Petition #COZ2024-016.
2. That I conducted a neighborhood meeting on October 28, 2024.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

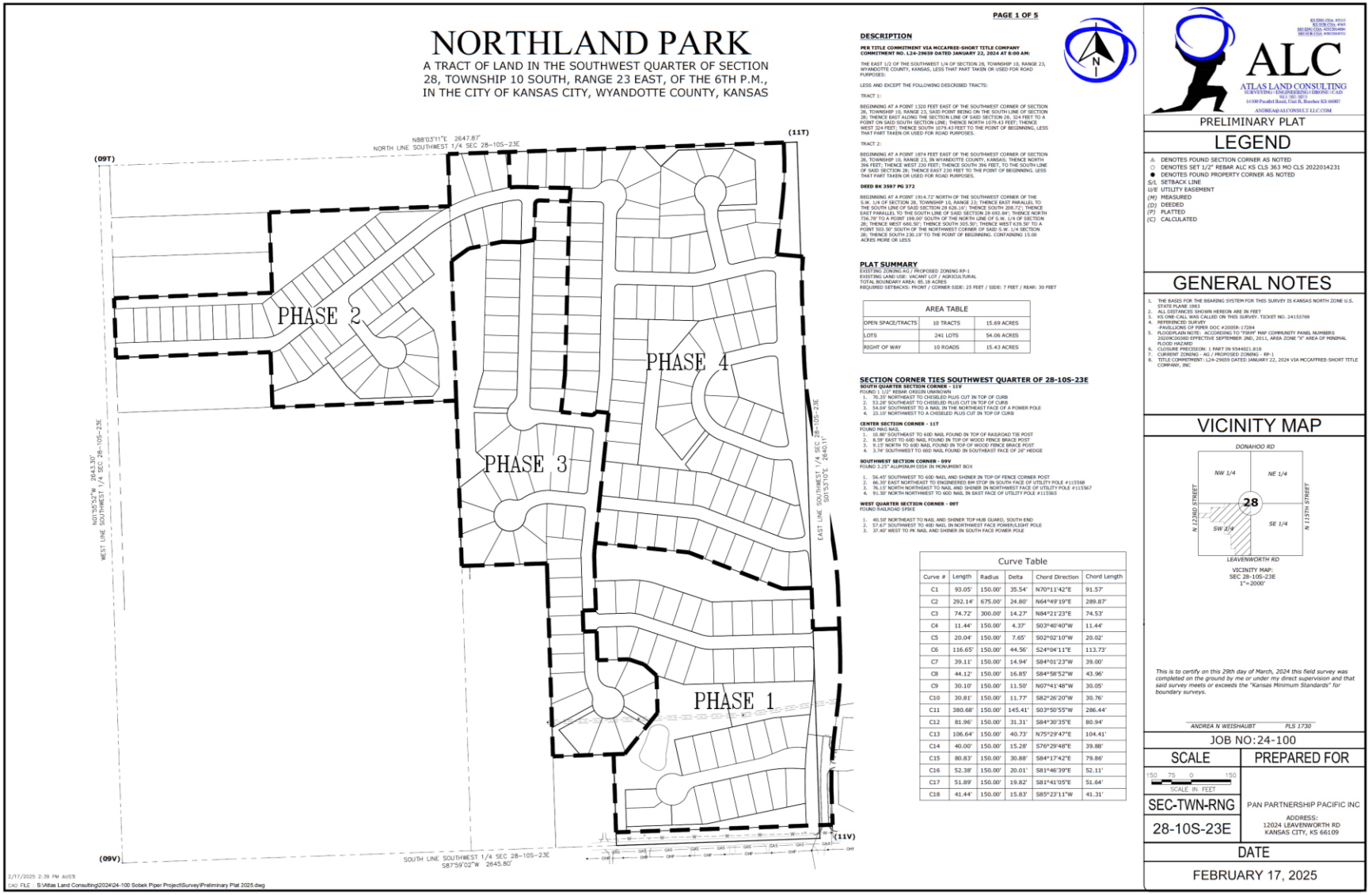
Amy Grant
Affiant

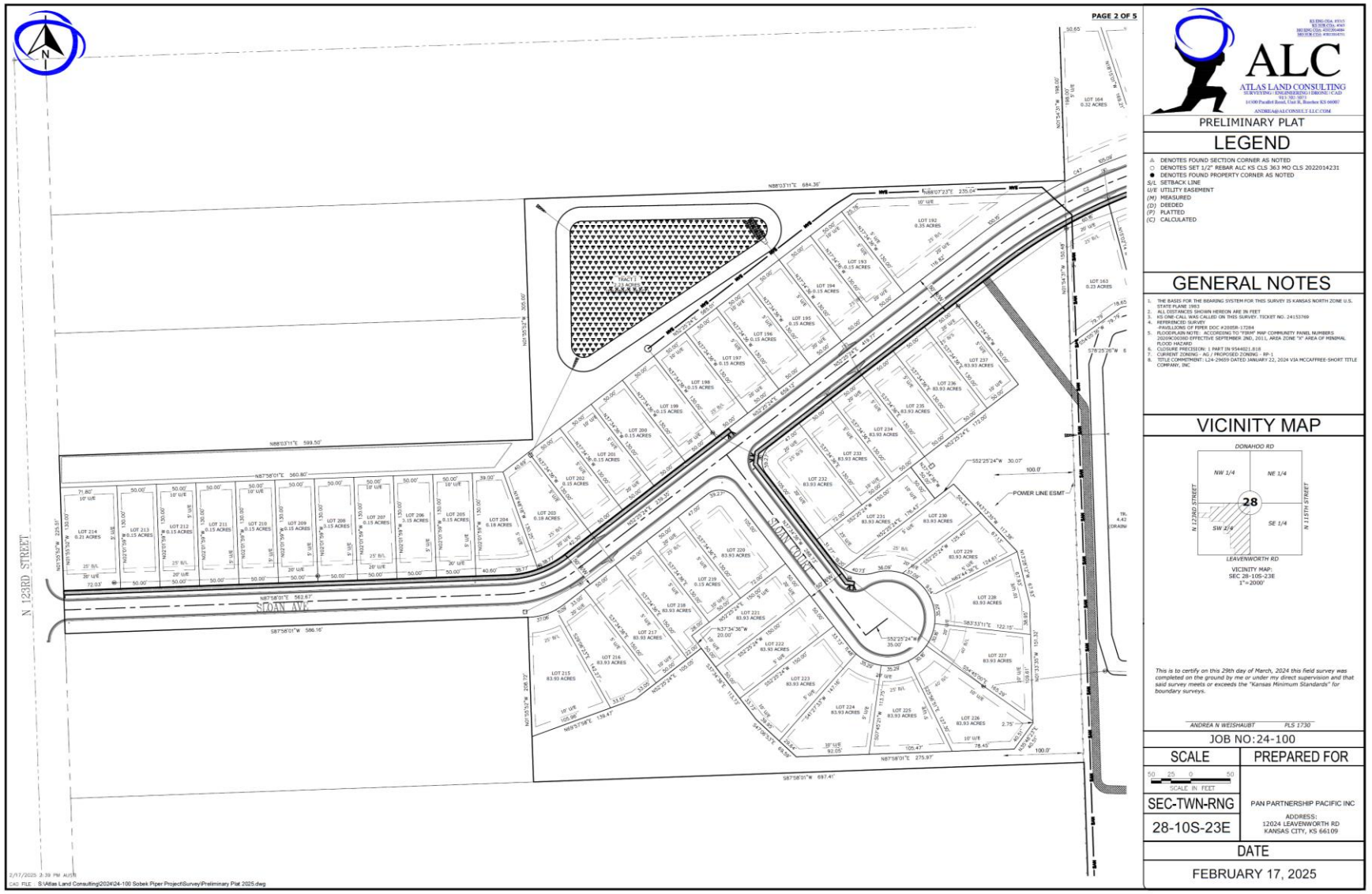
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 31st day of October, 2024.

My commission expires 9th of August, 2028.

KIM L. ASHURST
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: August 9, 2028
ID #12457303

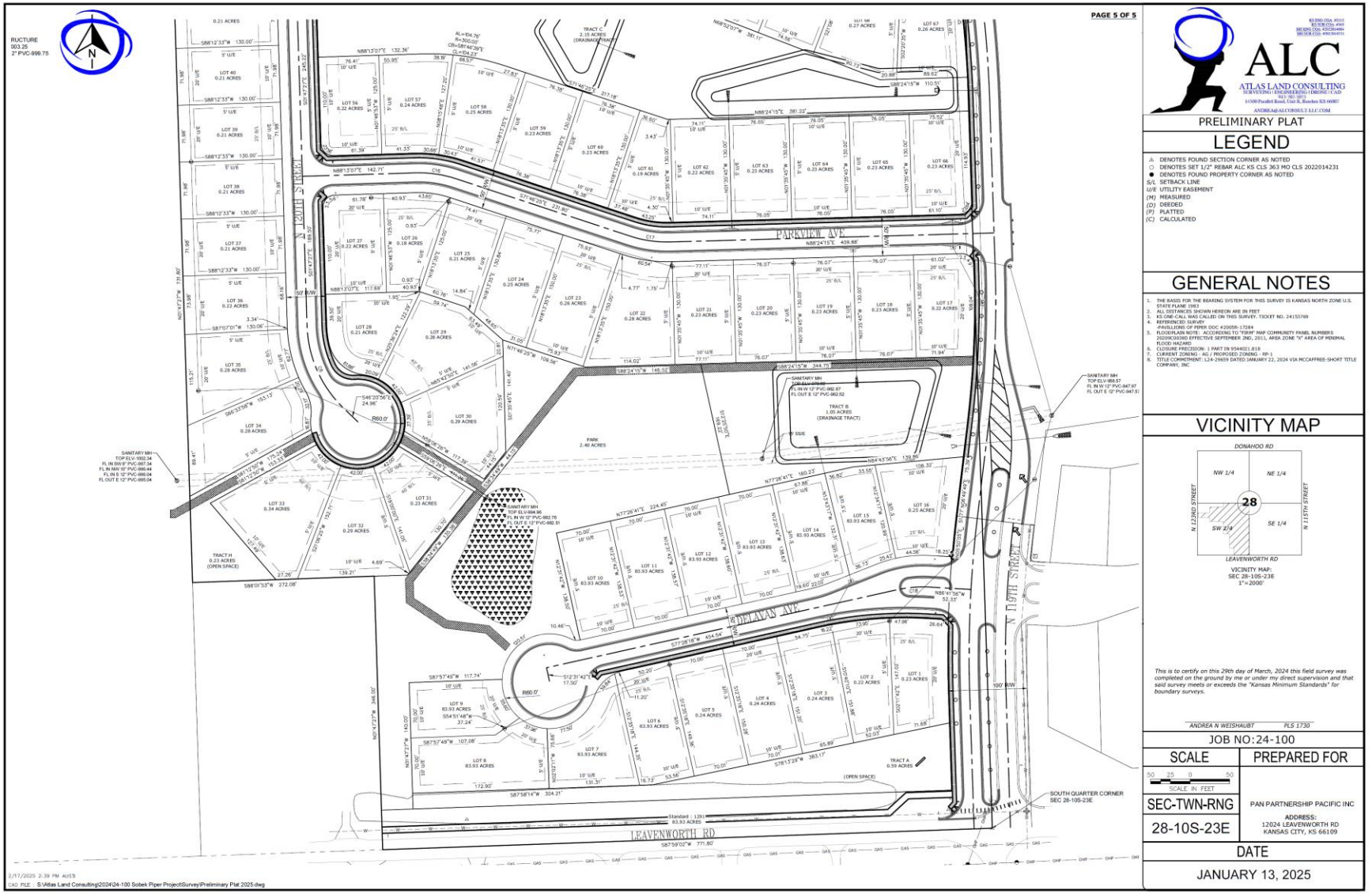
Kim L. Ashurst
Notary Public


NORTHLAND PARK
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 23 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
PAGE 1 OF 5
DESCRIPTION
PER TITLE COMMITMENT VIA MCCAFREE-SHORT TITLE COMPANY COMMITMENT NO. L24-29659 DATED JANUARY 22, 2024 AT 8:00 AM:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 10, RANGE 23, WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES:
LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:
TRACT 1:
BEGINNING AT A POINT 1320 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10, RANGE 23, SAID POINT BEING ON THE SOUTH LINE OF SECTION 28; THENCE EAST ALONG THE SECTION LINE OF SAID SECTION 28, 324 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 1079.43 FEET; THENCE WEST 324 FEET; THENCE SOUTH 1079.43 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
TRACT 2:
BEGINNING AT A POINT 1874 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 10, RANGE 23, IN WYANDOTTE COUNTY, KANSAS; THENCE NORTH 396 FEET; THENCE WEST 230 FEET; THENCE SOUTH 396 FEET, TO THE SOUTH LINE OF SAID SECTION 28; THENCE EAST 230 FEET TO THE POINT OF BEGINNING. LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.
DEED BK 3597 PG 372
BEGINNING AT A POINT 1914.72' NORTH OF THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 10, RANGE 23; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 28 626.19'; THENCE S 00TH 208.72' ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28; THENCE NORTH 596.79' TO A POINT 100.00' SOUTH OF THE NORTH LINE OF S.W. 1/4 OF SECTION 28; THENCE WEST 680.50'; THENCE SOUTH 305.50'; THENCE WEST 639.50' TO A POINT 503.50' SOUTH OF THE NORTHWEST CORNER OF SAID S.W. 1/4 SECTION 28; THENCE SOUTH 230.19' TO THE POINT OF BEGINNING. CONTAINING 15.60 ACRES MORE OR LESS
PLAT SUMMARY
EXISTING ZONING AG / PROPOSED ZONING RP-1
EXISTING LAND USE: VACANT LOT / AGRICULTURAL
TOTAL BOUNDARY AREA: 85.18 ACRES
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25 FEET / SIDE: 7 FEET / REAR: 30 FEET
AREA TABLE
OPEN SPACE/TRACTS | 10 TRACTS | 15.69 ACRES
LOTS | 241 LOTS | 54.06 ACRES
RIGHT OF WAY | 10 ROADS | 15.43 ACRES
SECTION CORNER TIES SOUTHWEST QUARTER OF 28-10S-23E
SOUTH QUARTER SECTION CORNER - 11V
FOUND 1 1/2" REBAR ORIGIN UNKNOWN
1. 70.35' NORTHEAST TO CHISELED PLUS CUT IN TOP OF CURB
2. 53.28' SOUTHEAST TO CHISELED PLUS CUT IN TOP OF CURB
3. 54.04' SOUTHWEST TO A NAIL IN THE NORTHEAST FACE OF A POWER POLE
4. 23.10' NORTHWEST TO A CHISELED PLUS CUT IN TOP OF CURB
CENTER SECTION CORNER - 11T
FOUND MAG NAIL
1. 10.80' SOUTHEAST TO 60D NAIL FOUND IN TOP OF RAILROAD TIE POST
2. 8.39' EAST TO 60D NAIL FOUND IN TOP OF WOOD FENCE BRACE POST
3. 9.13' NORTH TO 60D NAIL FOUND IN TOP OF WOOD FENCE BRACE POST
4. 3.74' SOUTHWEST TO 60D NAIL FOUND IN SOUTHEAST FACE OF 26" HEDGE
SOUTHWEST SECTION CORNER - 09V
FOUND 3.25" ALUMINUM DISK IN MONUMENT BOX
1. 56.45' SOUTHWEST TO 60D NAIL AND SHINER IN TOP OF FENCE CORNER POST
2. 66.30' EAST NORTHEAST TO ENGINEERED BM STOP IN SOUTH FACE OF UTILITY POLE #115568
3. 76.15' NORTH NORTHEAST TO NAIL AND SHINER IN NORTHWEST FACE OF UTILITY POLE #115567
4. 91.50' NORTH NORTHWEST TO 60D NAIL IN EAST FACE OF UTILITY POLE #115565
WEST QUARTER SECTION CORNER - 09T
FOUND RAILROAD SPIKE
1. 40.50' NORTHEAST TO NAIL AND SHINER TOP HUB GUARD, SOUTH END
2. 57.67' SOUTHWEST TO 40D NAIL IN NORTHWEST FACE POWER/LIGHT POLE
3. 37.40' WEST TO PK NAIL AND SHINER IN SOUTH FACE POWER POLE
Curve Table
Curve # | Length | Radius | Delta | Chord Direction | Chord Length
C1 | 93.05' | 150.00' | 35.54' | N70°11'42"E | 91.57'
C2 | 292.14' | 675.00' | 24.80' | N64°49'19"E | 289.87'
C3 | 74.72' | 300.00' | 14.27' | N84°21'23"E | 74.53'
C4 | 11.44' | 150.00' | 4.37' | S03°40'40"W | 11.44'
C5 | 20.04' | 150.00' | 7.65' | S02°02'10"W | 20.02'
C6 | 116.65' | 150.00' | 44.56' | S24°04'11"E | 113.73'
C7 | 39.11' | 150.00' | 14.94' | S84°01'23"W | 39.00'
C8 | 44.12' | 150.00' | 16.85' | S84°58'52"W | 43.96'
C9 | 30.10' | 150.00' | 11.50' | N07°41'48"W | 30.05'
C10 | 30.81' | 150.00' | 11.77' | S82°26'20"W | 30.76'
C11 | 380.68' | 150.00' | 145.41' | S03°50'55"W | 286.44'
C12 | 81.96' | 150.00' | 31.31' | S84°30'35"E | 80.94'
C13 | 106.64' | 150.00' | 40.73' | N75°29'47"E | 104.41'
C14 | 40.00' | 150.00' | 15.28' | S76°29'48"E | 39.88'
C15 | 80.83' | 150.00' | 30.88' | S84°17'42"E | 79.86'
C16 | 52.38' | 150.00' | 20.01' | S81°46'39"E | 52.11'
C17 | 51.89' | 150.00' | 19.82' | S81°41'05"E | 51.64'
C18 | 41.44' | 150.00' | 15.83' | S85°23'11"W | 41.31'
PHASE 1
PHASE 2
PHASE 3
PHASE 4
(09T)
(09V)
(11T)
(11V)
N88°03'11"E 2647.87'
NORTH LINE SOUTHWEST 1/4 SEC 28-10S-23E
N01°55'52"W 2643.30'
WEST LINE SOUTHWEST 1/4 SEC 28-10S-23E
EAST LINE SOUTHWEST 1/4 SEC 28-10S-23E
S01°55'10"E 2643.11'
SOUTH LINE SOUTHWEST 1/4 SEC 28-10S-23E
S87°59'02"W 2645.80'
2/17/2025 2:39 PM AUSTIN
CAD FILE - S:\Atlas Land Consulting\2024\24-100 Sobek Piper Project\Survey\Preliminary Plat 2025.dwg
ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
913-780-5882
16500 Parallel Road, Unit E, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM
PRELIMINARY PLAT
LEGEND
DENOTES FOUND SECTION CORNER AS NOTED
DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
DENOTES FOUND PROPERTY CORNER AS NOTED
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED
GENERAL NOTES
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24153769
4. REFERENCED SURVEY
PAVILLIONS OF PIPER DOC #20058-17284
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0030D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 9544021.818
7. CURRENT ZONING - AG / PROPOSED ZONING - RP-1
8. TITLE COMMITMENT: L24-29659 DATED JANUARY 22, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC
VICINITY MAP
DONAHOO RD
NW 1/4
NE 1/4
28
SW 1/4
SE 1/4
N 122ND STREET
N 119TH STREET
LEAVENWORTH RD
VICINITY MAP:
SEC 28-10S-23E
1"=2000'
This is to certify on this 29th day of March, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.
ANDREA N WEISHAUBT PLS 1730
JOB NO:24-100
SCALE
150 75 0 150
SCALE IN FEET
PREPARED FOR
SEC-TWN-RNG
28-10S-23E
PAN PARTNERSHIP PACIFIC INC
ADDRESS:
12024 LEAVENWORTH RD
KANSAS CITY, KS 66109
DATE
FEBRUARY 17, 2025

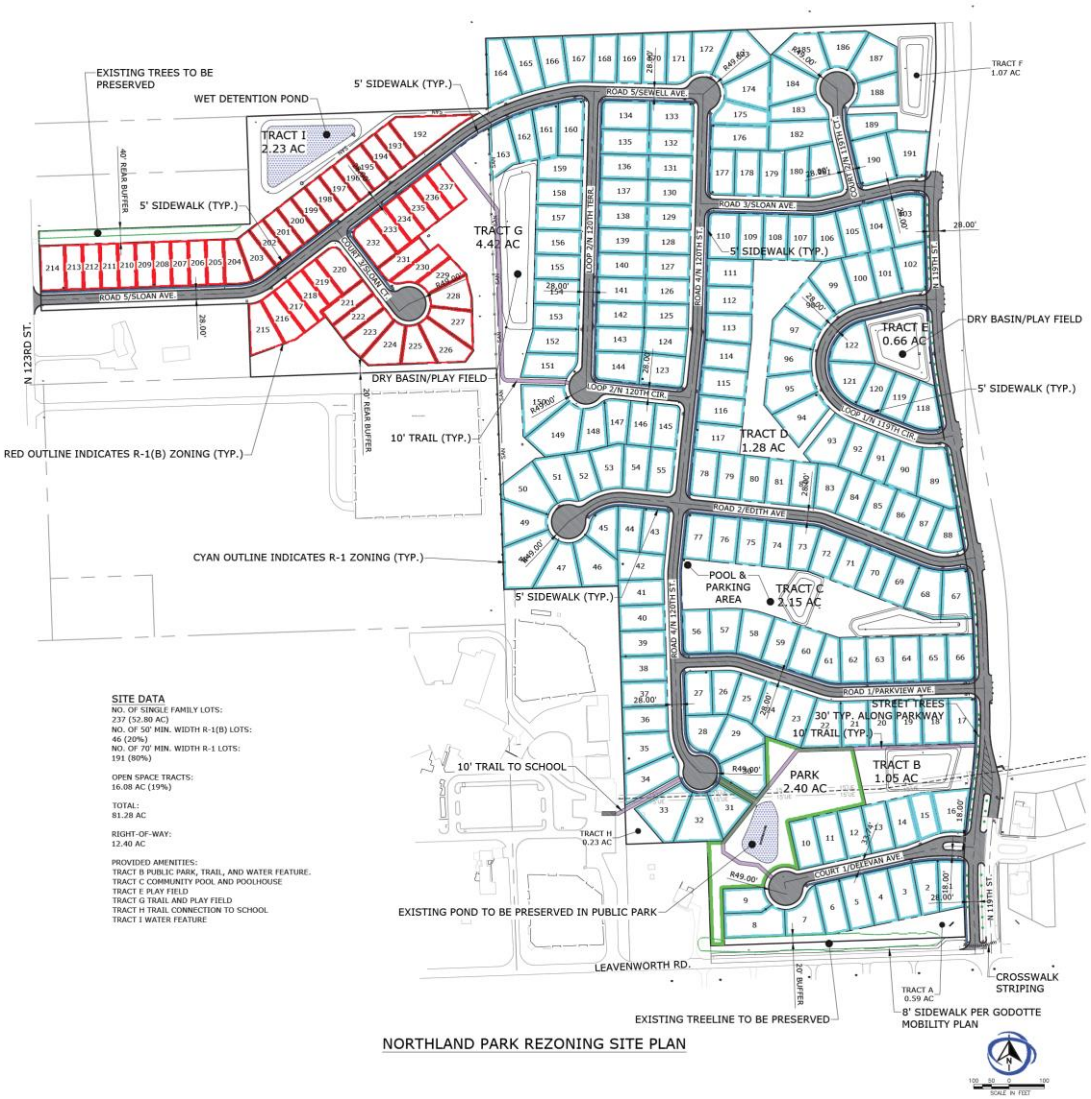

PAGE 2 OF 5
N 123RD STREET
SLOAN AVE
POWER LINE ESMT
TRACT I
1.23 ACRES
N88°03'11"E 684.36'
N88°03'11"E 589.50'
N87°58'01"E 560.80'
S87°58'01"W 586.16'
N87°58'01"E 562.67'
S87°58'01"W 697.41'
N87°58'01"E 275.97'
S52°25'24"W 30.07'
100.0'
S52°25'24"W 35.00'
N37°34'36"W 20.00'
N88°03'11"E 235.04'
N01°56'49"W 225.87'
N01°56'49"W 208.50'
N01°56'49"W 208.50'
N01°56'49"W 208.50

PAGE 3 OF 5
CENTER SECTION CORNER
SEC 28-10S-23E
SEWELL AVE
SLOAN AVE
N 120TH TERRACE
N 120TH STREET
N 119TH STREET
N 119TH COURT
N 119TH CIRCLE
R LINE ESMT
TRACT G
4.42 ACRES
(DRAINAGE TRACT)
TRACT F
1.07 ACRES
(DRAINAGE TRACT)
TRACT D
1.28 ACRES
(OPEN SPACE)
TRACT E
0.66 ACRES
(DRAINAGE TRACT)
PRELIMINARY PLAT
LEGEND
A DENOTES FOUND SECTION CORNER AS NOTED
DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
DENOTES FOUND PROPERTY CORNER AS NOTED
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED
GENERAL NOTES
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24153769
4. REFERENCED SURVEY
-PAVILLIONS OF PIPER DOC #20058-17284
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0036D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 9544021.818
7. CURRENT ZONING - AG / PROPOSED ZONING - RP-1
8. TITLE COMMITMENT: L24-29659 DATED JANUARY 22, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC
VICINITY MAP
DONAHOO RD
NW 1/4
NE 1/4
28
SW 1/4
SE 1/4
N 123RD STREET
N 115TH STREET
LEAVENWORTH RD
VICINITY MAP:
SEC 28-10S-23E
1"=2000'
This is to certify on this 29th day of March, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.
ANDREA N WEISHAUBT PLS 1730
JOB NO:24-100
SCALE
50 25 0 50
SCALE IN FEET
PREPARED FOR
SEC-TWN-RNG
28-10S-23E
PAN PARTNERSHIP PACIFIC INC
ADDRESS:
12024 LEAVENWORTH RD
KANSAS CITY, KS 66109
DATE
JANUARY 13, 2025
ALC
ATLAS LAND CONSULTING
SURVEYING / ENGINEERING / DRONE / CAD
913.735.2214
11500 Parallel Road, Unit K, Basehor KS 66007
ANDREA@ALCONSULT.LLC.COM
2/17/2025 2:39 PM AUST
CAD FILE: S:\Atlas Land Consulting\2024\24-100 Sobek Piper Project\Survey\Preliminary Plat 2025.dwg

PAGE 4 OF 5
N 120TH CIRCLE
N 119TH CIRCLE
N 119TH STREET
EDITH AVE
PARKVIEW AVE
TRACT C 2.15 ACRES (DRAINAGE TRACT)
TRACT D 1.28 ACRES (OPEN SPACE)
TRACT E 0.66 ACRES (DRAINAGE TRACT)
STORM STRUCTURE
TOP ELV-1003.25
FL OUT S 12" PVC-999.75
ALC
ATLAS LAND CONSULTING
PRELIMINARY PLAT
LEGEND
A DENOTES FOUND SECTION CORNER AS NOTED
○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
● DENOTES FOUND PROPERTY CORNER AS NOTED
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED
GENERAL NOTES
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLAINE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24153769
4. REFERENCED SURVEY
-PAVILLIONS OF PIPER DOC #2005R-17284
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0036D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 9544021.818
7. CURRENT ZONING - AG / PROPOSED ZONING - RP-1
8. TITLE COMMITMENT: L24-29659 DATED JANUARY 22, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC
VICINITY MAP
DONAHOO RD
NW 1/4
NE 1/4
28
SW 1/4
SE 1/4
N 123RD STREET
N 115TH STREET
LEAVENWORTH RD
VICINITY MAP:
SEC 28-10S-23E
1"=2000'
This is to certify on this 29th day of March, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.
ANDREA N WEISHAUBT PLS 1730
JOB NO:24-100
SCALE
PREPARED FOR
SCALE IN FEET
SEC-TWN-RNG
28-10S-23E
PAN PARTNERSHIP PACIFIC INC
ADDRESS:
12024 LEAVENWORTH RD
KANSAS CITY, KS 66109
DATE
JANUARY 13, 2025


PAGE 5 OF 5
ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | BRIDGE | CAD
PRELIMINARY PLAT
LEGEND
GENERAL NOTES
VICINITY MAP
N 120TH STREET
PARKVIEW AVE
DELAVAN AVE
N 119TH STREET
LEAVENWORTH RD
SOUTH QUARTER CORNER SEC 28-10S-23E
SANITARY MH
PARK 2.40 ACRES
TRACT B 1.05 ACRES (DRAINAGE TRACT)
TRACT H 0.23 ACRES (OPEN SPACE)
TRACT A 0.59 ACRES (OPEN SPACE)
DONAHOO RD
NW 1/4
NE 1/4
SW 1/4
SE 1/4
N 123RD STREET
N 115TH STREET
VICINITY MAP: SEC 28-10S-23E 1"=2000'
This is to certify on this 29th day of March, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.
ANDREA N WEISHAUBT PLS 1730
JOB NO:24-100
SCALE
PREPARED FOR
SCALE IN FEET
SEC-TWN-RNG
28-10S-23E
PAN PARTNERSHIP PACIFIC INC
ADDRESS: 12024 LEAVENWORTH RD KANSAS CITY, KS 66109
DATE
JANUARY 13, 2025
2/17/2025 2:39 PM AUSTI
CAD FILE: S:\Atlas Land Consulting\2024\24-100 Sobek Piper Project\Survey\Preliminary Plat 2025.dwg

2/18/2025 2:52 PM ALEX
CAD FILE : S:\Atlas Land Consulting\2024\24-100 Sobek Piper Project\Engineering\24-100 Civil.dwg



SHEET 1		PROJECT #: 24-100 ISSUE DATE: 02/18/2025	PREPARED FOR: BLSJ DEVELOPMENT, LLC STEVE SOBEK 913.909.8467	NO. BY QD DATE REVISION FOR PERMIT	NORTHLAND PARK 12024 LEAVENWORTH RD. KCK	TIMOTHY A. ELLIOTT, PE	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | ONSITE | CAD 14500 Parallel Road, Unit R, Basehor KS 66007

PHASING NOTE:
SEE PLAT FOR PHASING

ROAD NAME COORDINATION TABLE

CIVIL PLAN ROAD NAME	PLAT ROAD NAME
119TH ST.	N 119TH STREET
ROAD 1	N 119TH AVE.
ROAD 2	EDITH AVE.
ROAD 3	SLOAN AVE.
ROAD 4	N 120TH STREET
ROAD 5	SEWELL AVE./SLOAN AVE.
COURT 1	DELAVAN AVE.
COURT 2	N 119TH COURT
COURT 3	SLOAN COURT
LOOP 1	N 119TH CIRCLE
LOOP 2	N 120TH TERRACE/N 120TH CIRCLE

ESTIMATED STREET & GRADING QUANTITIES

ITEM	UNIT	QUANTITY	ASBUILT
EARTHWORK - CUT	CY	110000	
EARTHWORK - FILL	CY	110000	
TOPSOIL STOCKPILE & RE-SPREAD	CY	48000	
2" TYPE 3 ASPHALTIC CONCRETE SURFACE	SY	38400	
6" TYPE 1 ASPHALTIC CONCRETE BASE COURSE	SY	38400	
6" AB-3 OR TREATED SUBGRADE	SY	47147	
4" AB-3 (UNDER ASPH. TRAIL)	SY	2475	
4" CONCRETE SIDEWALK	SY	6230	
4" ASPHALT TRAIL	SY	2475	
CG-1 CURB	LF	4495	
CG-2 CURB	LF	19817	
SUBGRADE COMPACTION IN FILL AREAS GREATER THAN 4' UNDER ROAD	SY	1911	
ADA RAMPS	EA	34	
CONCRETE FLUME	EA	1	
PAVEMENT STRIPING	LF	3186	
PAVEMENT CROSSWALK STRIPING	LF	80	
PAVEMENT MARKING ARROW	EA	2	
PERMANENT SIGNING	EA	70	

ESTIMATED STORM SEWER QUANTITIES

ITEM	UNIT	QUANTITY	ASBUILT
5'X3' CURB INLET	EA	41	
4X4 JUNCTION BOX	EA	1	
4X4 AREA INLET	EA	6	
6X3 CURB INLET	EA	2	
6X4 AREA INLET	EA	1	
15" HDPE	LF	2183	
15" RCP	LF	1595	
15" END SECTION W/TOE WALL	EA	8	
18" HDPE	LF	426	
18" RCP	LF	477	
18" END SECTION W/TOE WALL	EA	5	
24" HDPE	LF	316	
24" RCP	LF	438	
24" END SECTION W/TOE WALL	EA	3	
30" HDPE	LF	0	
30" RCP	LF	124	
30" END SECTION W/TOE WALL	EA	2	
36" RCP	LF	191	
36" END SECTION	EA	1	
48" HDPE	LF	163	
48" RCP	LF	188	
48" END SECTION	EA	1	
6" RIP RAP 1.5' DEPTH @ ES	SY	871	

NORTHLAND PARK

PRELIMINARY PUBLIC IMPROVEMENT PLAN

12024 LEAVENWORTH RD. KCK

TIMOTHY A. ELLIOTT, PE

NO.	BY	QD	DATE	REVISION

FOR PERMIT

PREPARED FOR:
BLSJ DEVELOPMENT, LLC
STEVE SOBEK
913.909.9467

PROJECT #: 24-100
ISSUE DATE: 02/18/2025

OVERALL LAYOUT

C-200

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | ONUNE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit 8, Basehor KS 66007

10/28/2024 10:32 AM ALEX
CAD FILE : C:\Users\alex\AppData\Local\Temp\AcPublish_21544\24-100 Civil.dwg

NORTHLAND PARK REZONING HOUSE FOOTPRINTS AND ELEVATIONS

SHEET 2		PROJECT # 24-100 ISSUE DATE: 10/25/2024	PREPARED FOR: BLSJ DEVELOPMENT, LLC STEVE SOBEK 913.969.8487	NO. BY QD DATE REVISION FOR PERMIT	NORTHLAND PARK 12024 LEAVENWORTH RD. KCK	TIMOTHY A. ELLIOTT, PE	ALC ATLAS LAND CONSULTING SURVEYING | CIVIL ENGINEERING | DRONE | CAD atlaslandconsulting.com 14500 Parallel Road, Unit R, Bonner KS 66007

Figure 1. Site Photograph of 12024 R Leavenworth Road looking west from North 119th Street (provided by Planning Staff).

Figure 2. Site Photograph of 12024 R Leavenworth Road looking northwest from North 119th Street (provided by Planning Staff).

Figure 3. Site Photograph of 12024 R Leavenworth Road looking northwest from North 119th Street (provided by Planning Staff).

Figure 4. Site Photograph of 12024 R Leavenworth Road looking north from North 119th Street (provided by Planning Staff).

Figure 5. Site Photograph of 12024 R Leavenworth Road looking south from North 119th Street (provided by Planning Staff).

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

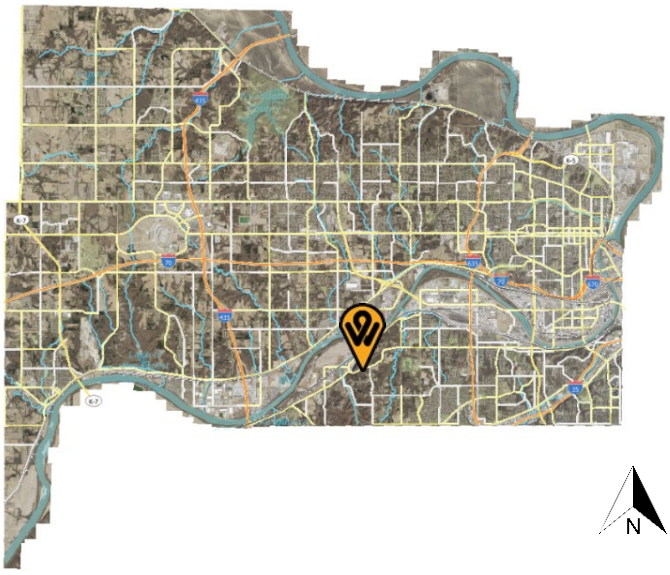
Re: **Special Use Permit Petition SP2024-057**

GENERAL INFORMATION

Applicant Information:
Brad Willits
Representative
Dynasty Holdings
7120 Gibbs Road
Kansas City, Kansas 66106

Subject Property:
7120 Gibbs Road
Kansas City, Kansas 66106

Requested Action and Purpose:
Renewal of a Special Use Permit to operate a youth athletic training facility (expired July 2, 2024).



Commission Districts:
Commissioner At-Large, District #2:
Tom Burroughs
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):
R-1 Single Family District

Plan Area
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Railroad Business
South	R-1 Single Family District	Single-family residences
East	R-1 Single Family District	Single-family residences
West	R-1 Single Family District	Single-family residences

Total Tract Size: 7.73 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Public/Semi-Public/Institutional, which allows for public and semi-public facilities such as local, state and federal facilities, schools, hospitals, community centers and religious Institutions.

Major Street Plan: The goDotte Mobility Plan designates Gibbs Road as a Local/Neighborhood Street.

Parking Requirement: Section 27-668 (a)(1) states “Athletic fields, stadiums, miniature golf courses, gymnasiums, indoor athletic facilities. Spaces for these uses shall be as determined by the planning commission”. The subject property currently provides approximately 80 parking spaces.

Landscaping Requirement: Section 27-700 (a) states “one (1) tree per 7,000 square feet of site area for uses other than residences”. Section 27-699 (a)(1) states “All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained”. The subject property fulfills these requirements.

Advertisement: The Wyandotte Echo – August 15, 2024
Letters to Property Owners – August 16, 2024, September 17, 2024, October 29, 2024, December 13, 2024 and January 28, 2025

Public Hearings: October 14, 2024, December 9, 2024, January 13, 2025, March 10, 2025, and March 27, 2025

Public Support:	There were fifty-seven (57) people present at the March 10, 2025, City Planning Commission meeting, seventeen (17) people spoke.
Public Opposition:	Three (3) letters of opposition. Six (6) people in opposition at the October 14, 2024, City Planning Commission meeting. Two (2) people in opposition at the December 9, 2024, City Planning Commission meeting. One (1) person in opposition at the January 13, 2025, City Planning Commission meeting. One (1) person in opposition at the March 10, 2025, City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brad Willits is requesting a renewal of a Special Use Permit (expired in June 2024) to operate a youth athletic training facility at 7120 Gibbs Road, Kansas City, Kansas 66106.

City Ordinance Requirements: 27-592 through 27-606 and 27-214 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are six (6) disturbance complaints on the subject property from 2017 to 2020.

Building, Zoning, or Code Enforcement Complaints:

1. 2016 – 16395-00123 – Stop Work Order – Demo without permit, burying concrete.
2. 2024 – CMP24-1240 – Enforcement Complaint – Vehicles parking on grass and new light poles installed with LED lights.

Outstanding or Related Permit and Cases:

1. 2016 – 16300-00287 – DRC – Gym expansion – Process Complete.

Previous Planning Actions:

1. 2012 – 12402-00016 – Special Use Permit – Youth athletic training facility.
2. 2014 – 14402-00026 – Special Use Permit – Renewal for a youth athletic training facility.
3. 2016 – 16402-00009 – Special Use Permit – Adjustment of Special Use Permit for a youth athletic training facility with the addition of building space.

4. 2016 – 16405-00009 – Plan Review – Final Plan Review for additional building space.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Morris Statistical Neighborhood Group, the Turner Community Connection Business Group, and the Morris Neighborhood Group. The neighborhood consists of a mixture of uses. To the north of the subject property there is a property zoned M-3 Heavy Industrial District, this property is used by a railroad business. To the east, west, and south of the subject property the neighborhood is comprised mostly of large-lot residential homes.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by R-1 Single Family District and the M-3 Heavy Industrial District. The surrounding neighborhood is transitional in nature from industrial uses to the north along Holliday Drive and residential uses to the south of Holliday Drive. The proposed use, which is commercial in nature, is compatible with nearby uses if property managed.

3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?

The proposed use is suitable for the subject property as it has operated as a youth athletic training facility for the past 12 years. Before operating as a training facility, the subject property was the Morris Elementary School. The removal of restrictions will not detrimentally affect nearby property.

4. The length of time the property has remained vacant as zoned.

The property is not vacant. The property has operated as a youth athletic training facility since 2012.

5. The degree of conformance of the proposed use to the Comprehensive Plan.

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Public/Semi-Public/Institutional, which allows for public and semi-public facilities such as local, state and federal facilities, schools, hospitals, community centers

and religious Institutions. The proposed use conforms to the PlanKCK Comprehensive Plan designation with the continuance of a Special Use Permit.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use does not have the potential to increase vehicular traffic, but should not exceed the capacity of Gibbs Road, a Local/Neighborhood Street, to accommodate it if managed properly.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use might be reasonably necessary for the convenience and welfare of the public as this provides a service to the community, however, it is not a necessity. The proposed use will not affect the use, quality, or marketability of nearby property as this is an existing use and the site was designed to accommodate large crowds since it was previously used as an elementary school.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   Noise and illumination are expected to occur in durations or intensities as potentially to create issues with nearby properties. These are not expected to create problems for nearby property, however if, the doors to the gymnasium are closed after 8:00 p.m., outdoor volleyball games are held during daytime hours, outdoor lighting is affixed with 90-degree cut-offs, and landscaping or screening is provided for parking areas adjacent to residential properties.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water as it is an existing, permitted training facility.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

    The current proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted athletic training facility in an existing, suburban built-out neighborhood. However, if the proposed use plans to expand their parking areas, there is potential for the expansion to damage or destroy natural resources.

11. ***The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to public health, safety and welfare is minimal as this use provides a place for youth sports to occur, however, this is not reasonably necessary. If denied, the property owner may not use the property for a youth athletic training facility, however, they can still apply for a change of zone for another type of use, apply for another Special Use Permit, or sell the property.

12. ***The applicant's ability to maintain the use in an "as proposed" condition.***

    The applicant has not maintained the proposed use as originally proposed or according to previous conditions of approval as there have been several instances where parking has occurred on unimproved surfaces.

13. ***Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.***

    The proposed use could potentially result in the overcrowding of land and undue concentrations of people because due to the large crowds of people that attend youth sports events. If managed properly, however, the overcrowding of vehicles and large populations should not be a major concern.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 7120 Gibbs Road, Kansas City, Kansas 66106 on August 23, 2024. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

The applicant held a secondary neighborhood meeting in-person at 7120 Gibbs Road, Kansas City, Kansas 66106 on November 26, 2024.

The applicant held a third neighborhood meeting in-person on February 27, 2025.

KEY ISSUES

DRC Application Process
Parking
Site Plan

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 1 to recommend **APPROVAL** of Special Use Permit application **SP2024-057**, **for two (2) years**, subject to:

1. **The hours of operation shall be from 8:00 AM to 10:00 PM;**

2. **The doors to the gym shall be closed after 8:00 PM;**
3. **All parking shall occur on Unified Government approved improved surfaces only;**
4. **Per John Droppelmann, Fire Marshal/Deputy Chief, all fire apparatus access lanes are required to be a minimum 20-feet wide. In a structure that is not sprinkled, the Fire Department must be able to be within 150-feet of all point on the exterior of the structure from the nearest fire lane. The fire lane should be painted on both sides with a four (4) inch red stripe and white lettering "No Parking – Fire Lane" and posted with signage of the same. See attached exhibit;**
5. **The applicant shall comply with all applicable landscaping and screening requirements. The screening along the east property line shall extend the length of the parking lot;**
6. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
7. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 and businesslicense@wycokck.org;**
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
13. **Any business in Wyandotte County that is required to obtain any Special**

Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. When the Applicant files for a renewal to this Special Use Permit, they must submit a proposal for a new ingress and egress access to the site via Holliday Drive. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operation must cease until such time as a new Special Use Permit is approved.**
16. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2024-057** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
KCKFD Fire Marshal/Deputy Chief E-Mail
Site Plan
Floor Plan
Screening Plan
Communication from Applicant
Proposed Parking Expansion
Traffic Analysis
Letters of Opposition
Letters of Opposition – Newly Added as of March 21, 2025
Letters of Support – Newly Added as of March 21, 2025
Neighborhood Meeting Materials
Photos submitted by Commissioner Jim Ernst
Update from the Applicant – November 26, 2024
Update from the Applicant – December 30, 2024
Traffic Study
Illumination Study
Gibbs Road Property Evaluations – Newly Added March 21, 2025
Applicant Presentation on March 10, 2025 – Newly Added March 21, 2025
Site Visit Photos, Taken by Staff – Dated August 16, 2024

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	October 14, 2024 (Held Over)	
	December 9, 2024 (Held Over)	
	January 13, 2025 (Held Over)	
	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2024-057** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2024-057,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 2:18:08:

SPECIAL USE PERMIT APPLICATION SP2024-057 – BRAD WILLITS WITH DYNASTY HOLDINGS – SYNOPSIS: Renewal of a Special Use Permit (SP-2016-30, expired 07/02/2024) for a volleyball training facility at 7120 Gibbs Road. *Detailed Outline of Requested Action:* The applicant, Brad Willits is requesting a renewal of a Special Use Permit (expired in June 2024) to operate a youth athletic training facility at 7120 Gibbs Road, Kansas City, Kansas 66106.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. Commissioner Ernst stated he talked to both opponents and proponents of the project.

Present in Support:

- Greg Musil, on behalf of the applicant, 11005 West 141st Street, Overland Park, Kansas 66221
- Brian Larson, 11326 South Parish Street, Olathe 66061
- Karen Carroll, Brad Willits, owners of the property
- Jeremy Greenemeyer, 5213 North 130th Terrace, Kansas City, Kansas 66104
- Marissa Greenemeyer, 5213 North 130th Terrace, Kansas City, Kansas 66104
- Alania Husky, 2631 North Mill Street, Kansas City, Kansas 66101
- Zion Jones, 701 North 84th Street, Kansas City, Kansas, 66112
- Tiffany Jones, 701 North 84th Street, Kansas City, Kansas, 66112
- Demontes Pendleton, 23437 West 87th Terrace, Lenexa, Kansas 66227
- Simona, 23437 West 87th Terrace, Lenexa, Kansas 66227
- Bill Host, Vice President of the Morris Neighborhood Watch, 6650 Oak Grove Road, Kansas City, Kansas 66106
- Steve Redmond, 6101 Northwest 78th Street, Kansas City, Missouri 64151
- Randy Vanness, 4601 North 142nd Street, Basehor, Kansas 66007
- Ellie Bain, 5412 Round Prairie Street, Shawnee, Kansas 66226
- Layla Vane, 5412 Round Prairie Street, Shawnee, Kansas 66226
- Tara, 11531 Rose Hill Road, Overland Park, Kansas, 66210
- Kelly Protzman, 26590 West 109th Street, Olathe, Kansas 66061
- Lacey Jenks, 12066 Wedd Street, Overland Park, Kansas 66213
- Corinne Gibbs, 8623 Northeast 100th Terrace, Kansas City, Missouri 64157
- Allie Young, 9540 North Kentucky Avenue, Kansas City, Missouri 64157
- 57 hands raised in approval

A slide presentation of the proposal was shown (part of the recording of this meeting).

Present in Opposition:

- Jim Seals, 7135 Gibbs Road, Kansas City, Kansas 66106

Staff Recommendation starts at 3:33:14: Planning Director Hand stated this request is for a special use permit for a renewal for a volleyball training facility. This would be their fourth approval, third renewal. The property is in the PlanKCK Area in the Morris Neighborhood. Staff has received letters in support and in opposition. There was a Notice of Violation issued for parking on the grass. Staff recommends approval for two (2) years with conditions.

On motion by Mr. Straws, seconded by Ms. Armstrong, the Planning Commission voted as follows to **AMEND the conditions of SP2024-057, adding a condition to have plans ready for an ingress off of Holliday Drive by the end of two (2) years:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Easterwood	**Aye**

Ernst No
Jones Aye
Miller Not Present
Mohler Aye
Schwartz Not Present
Motion to AMEND Passed: 7 to 1

On motion by Mr. Straws, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2024-057 for two (2) years:**

Carson Chairman
Straws Aye
Ward Aye
Armstrong Aye
Beth Aye
Easterwood Aye
Ernst No
Jones Aye
Miller Not Present
Mohler Aye
Schwartz Not Present
Motion to recommend APPROVAL Passed: 7 to 1
Subject to:

1. **The hours of operation shall be from 8:00 AM to 10:00 PM;**
2. **The doors to the gym shall be closed after 8:00 PM;**
3. **All parking shall occur on Unified Government approved improved surfaces only;**
4. **Per John Droppelmann, Fire Marshal/Deputy Chief, all fire apparatus access lanes are required to be a minimum 20-feet wide. In a structure that is not sprinkled, the Fire Department must be able to be within 150-feet of all point on the exterior of the structure from the nearest fire lane. The fire lane should be painted on both sides with a four (4) inch red stripe and white lettering "No Parking – Fire Lane" and posted with signage of the same. See attached exhibit;**
5. **The applicant shall comply with all applicable landscaping and screening requirements. The screening along the east property line shall extend the length of the parking lot;**
6. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
7. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
8. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 and businesslicense@wycokck.org;

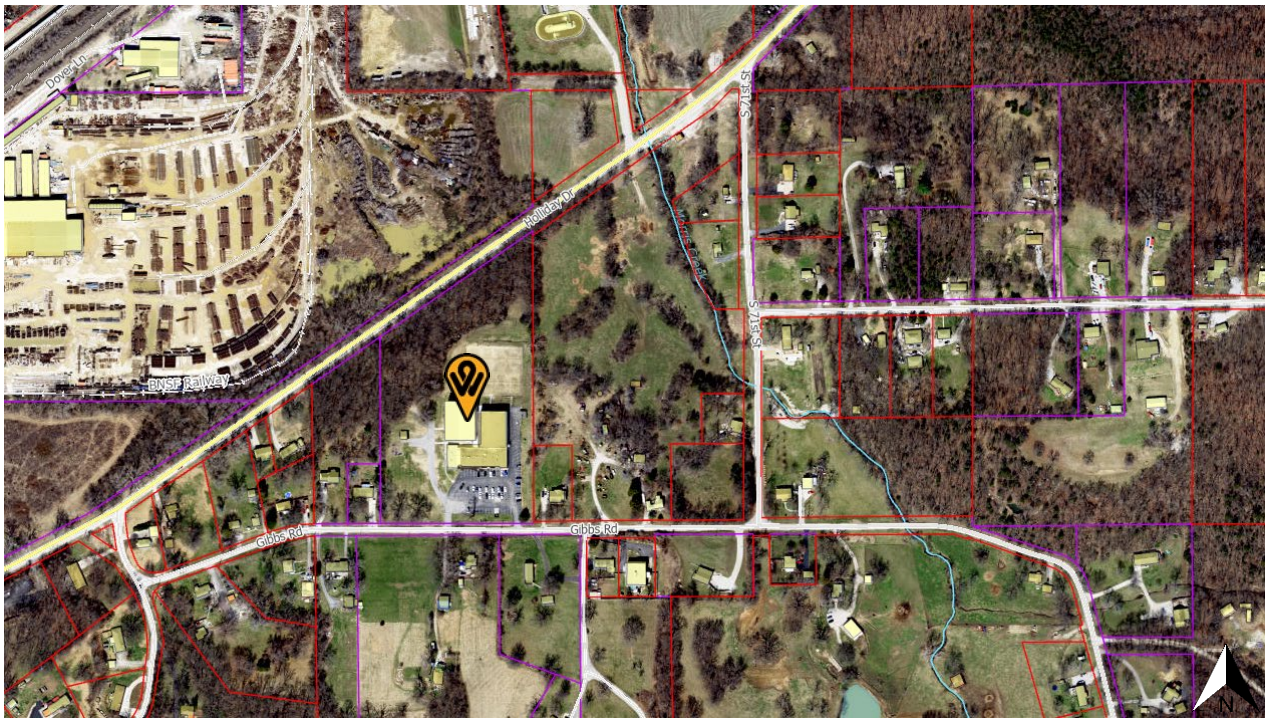
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
13. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. When the Applicant files for a renewal to this Special Use Permit, they must submit a proposal for a new ingress and egress access to the site via Holliday Drive. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process.**

Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operation must cease until such time as a new Special Use Permit is approved.

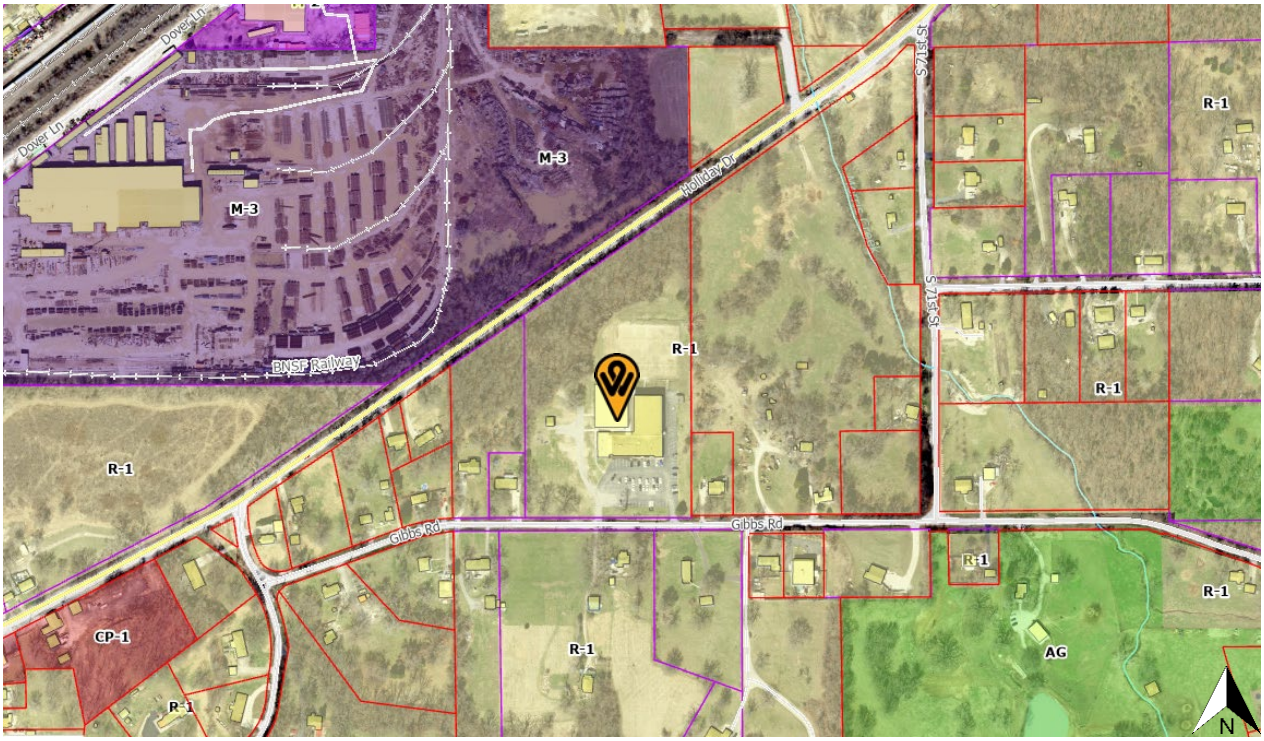
16. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

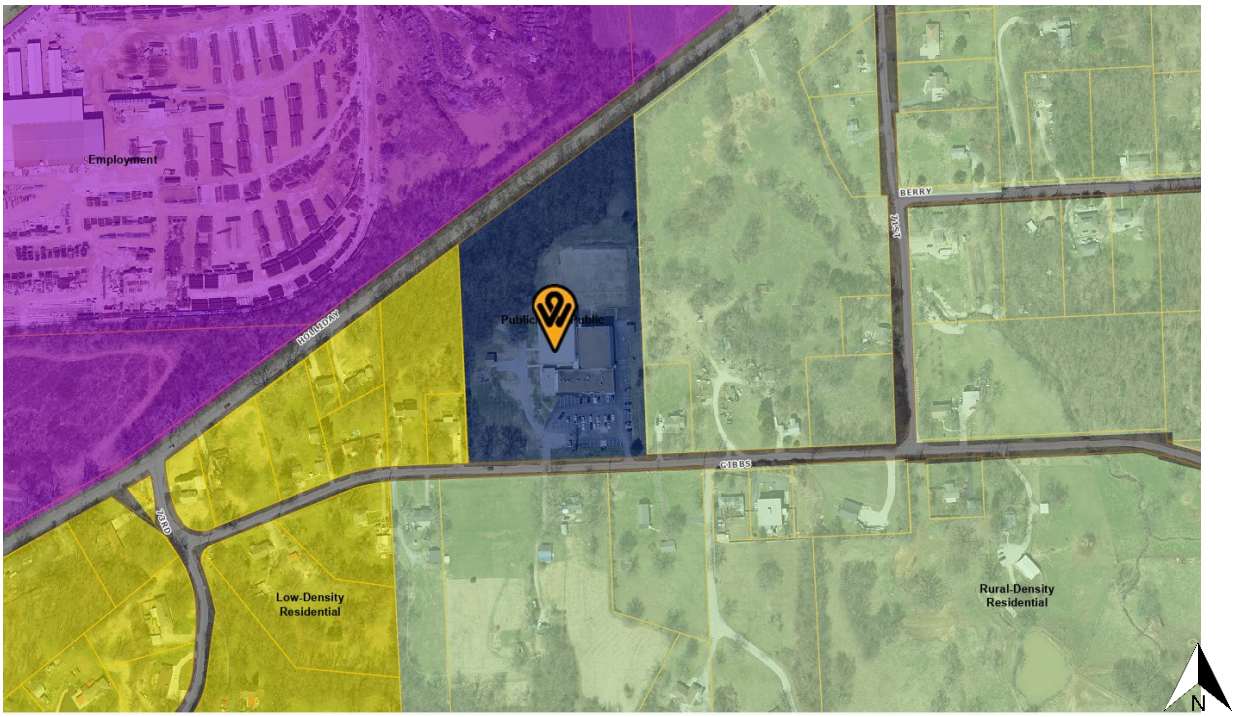
AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Employment
Public
Public
BERRY
GIBBS
Low-Density Residential
Rural-Density Residential
N

Toy, Byron

From: Droppelmann, John <jdroppelmann@kckfd.org>
Sent: Tuesday, March 04, 2025 1:57 PM
To: Toy, Byron
Subject: RE: Dynasty Volleyball - 7120 Gibbs Road - Fire Lane Question
Attachments: Fire Lanes 20-foot wide.JPG

Byron,

All fire apparatus access lanes are required to be a minimum of 20-feet wide. In a structure that is not sprinkled, the fire department must be able to be within 150-feet of all points on the exterior of the structure from the nearest fire lane. I have attached the required fire lanes for this property. They should be painted on both sides with a 4-inch red stripe and white lettering 'No Parking – Fire Lane' and posted with signage of the same.

John Droppelmann

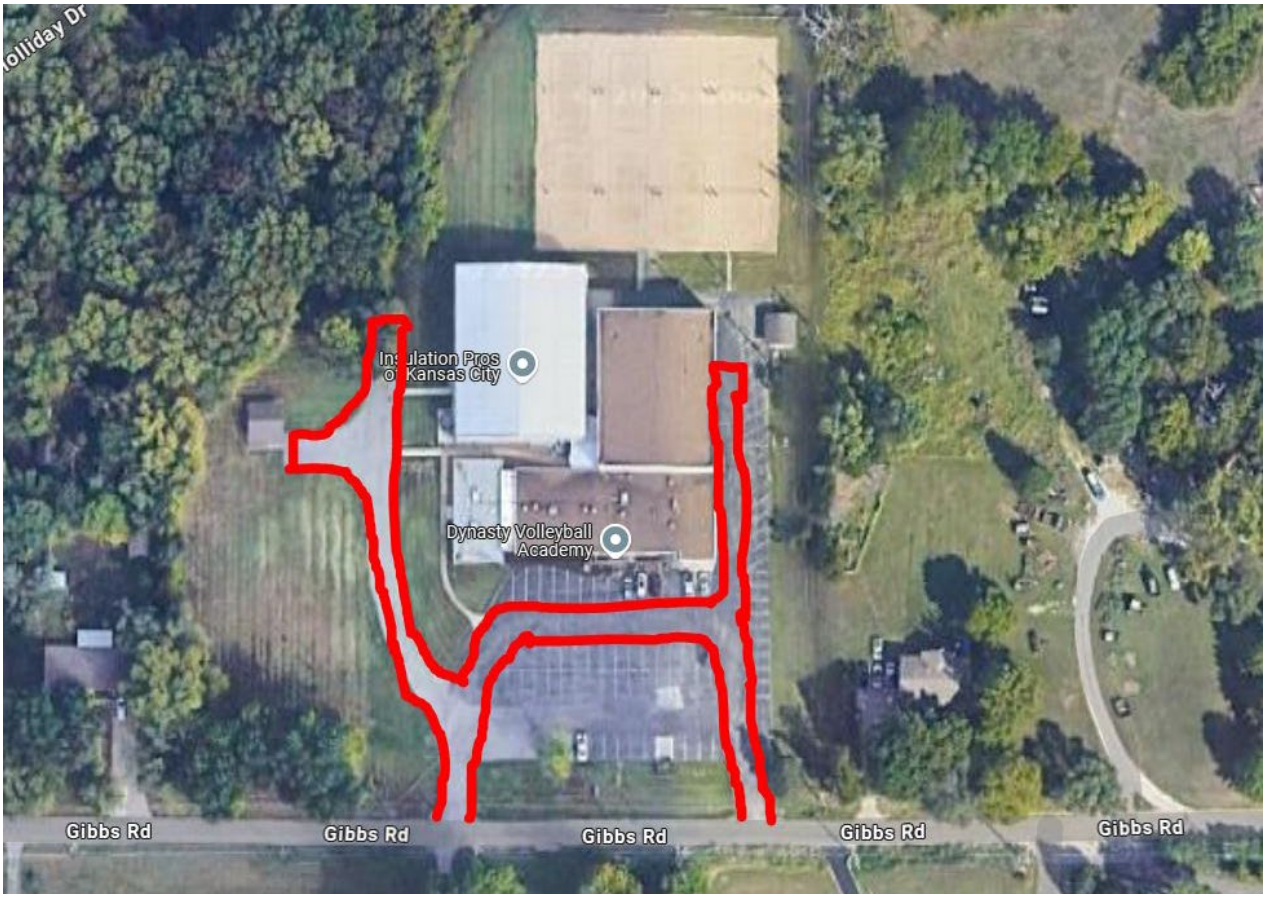
John Droppelmann
Fire Marshal/Deputy Chief
Kansas City Kansas Fire Department
815 N. 6th Street
Kansas City, KS. 66101
Office: 913-573-5938
Fax: 913-551-0490

From: Toy, Byron <btoy@wycokck.org>
Sent: Tuesday, March 4, 2025 10:38 AM
To: Droppelmann, John <jdroppelmann@kckfd.org>
Subject: Dynasty Volleyball - 7120 Gibbs Road - Fire Lane Question

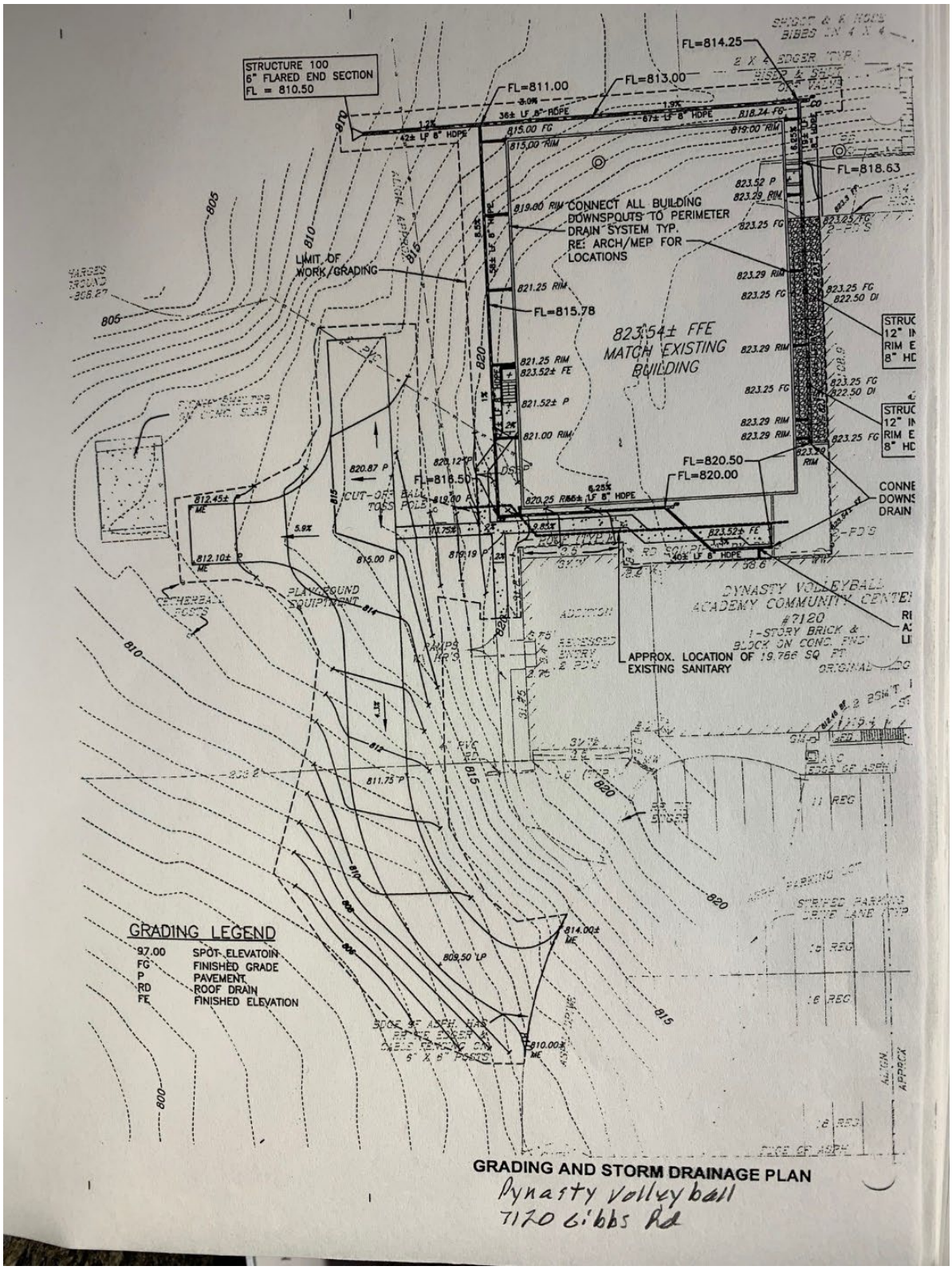
John,

Good morning. I am believe you are well versed with Dynasty Volleyball and the issues with guests parking along the fire lane, specifically on the west side of the building. Does KCKFD have an approximate drive aisle width requirement for parking/parking spaces adjacent to a fire lane?

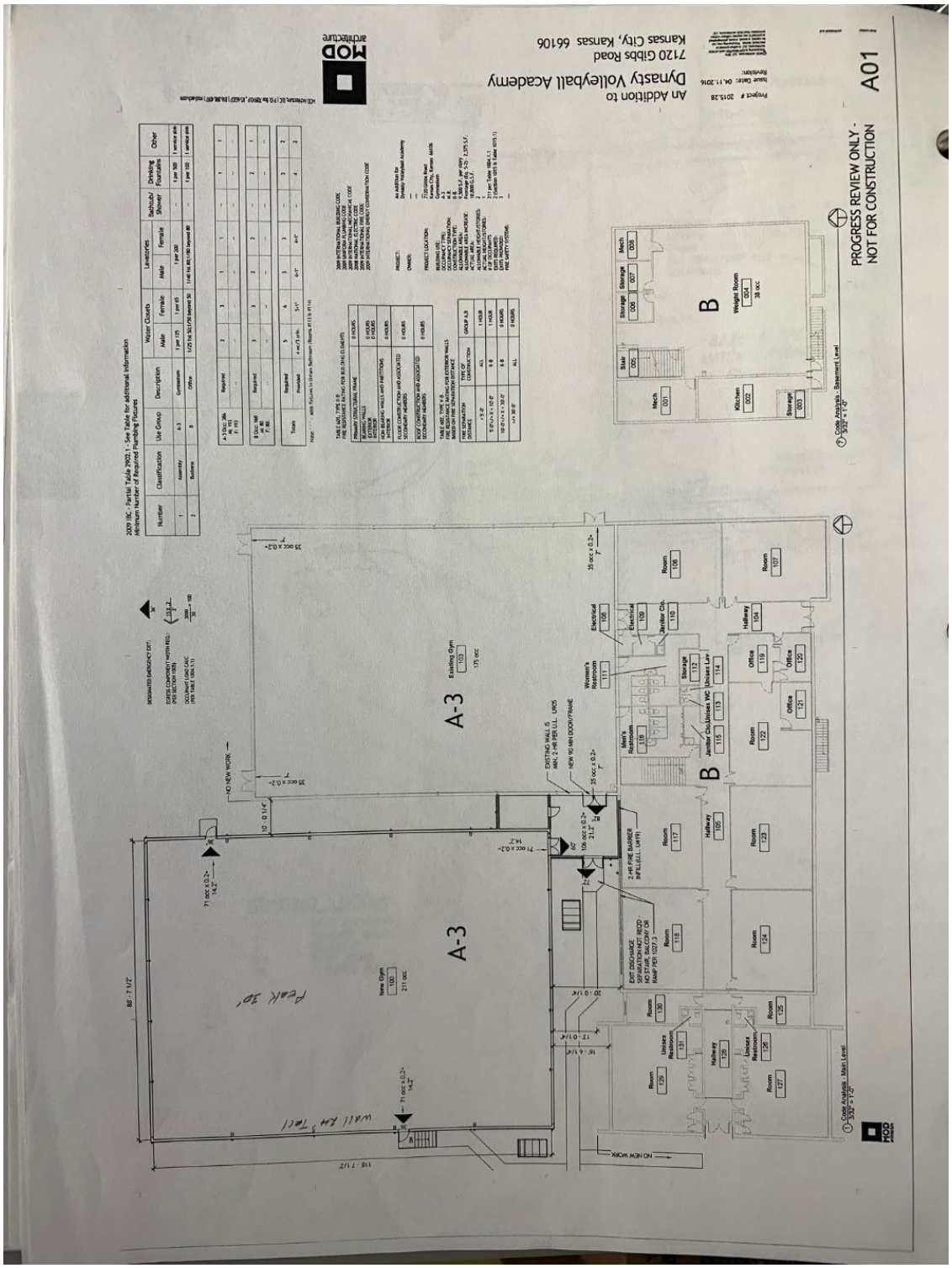
The fire lane in the image below is a red arc and the parallel parking is on the west side of the drive aisle. I want to tell Dynasty Volleyball what they are required to have adjacent to the fire lane.


Insulation Pros of Kansas City
Dynasty Volleyball Academy
Gibbs Rd
Gibbs Rd
Gibbs Rd
Gibbs Rd
Gibbs Rd

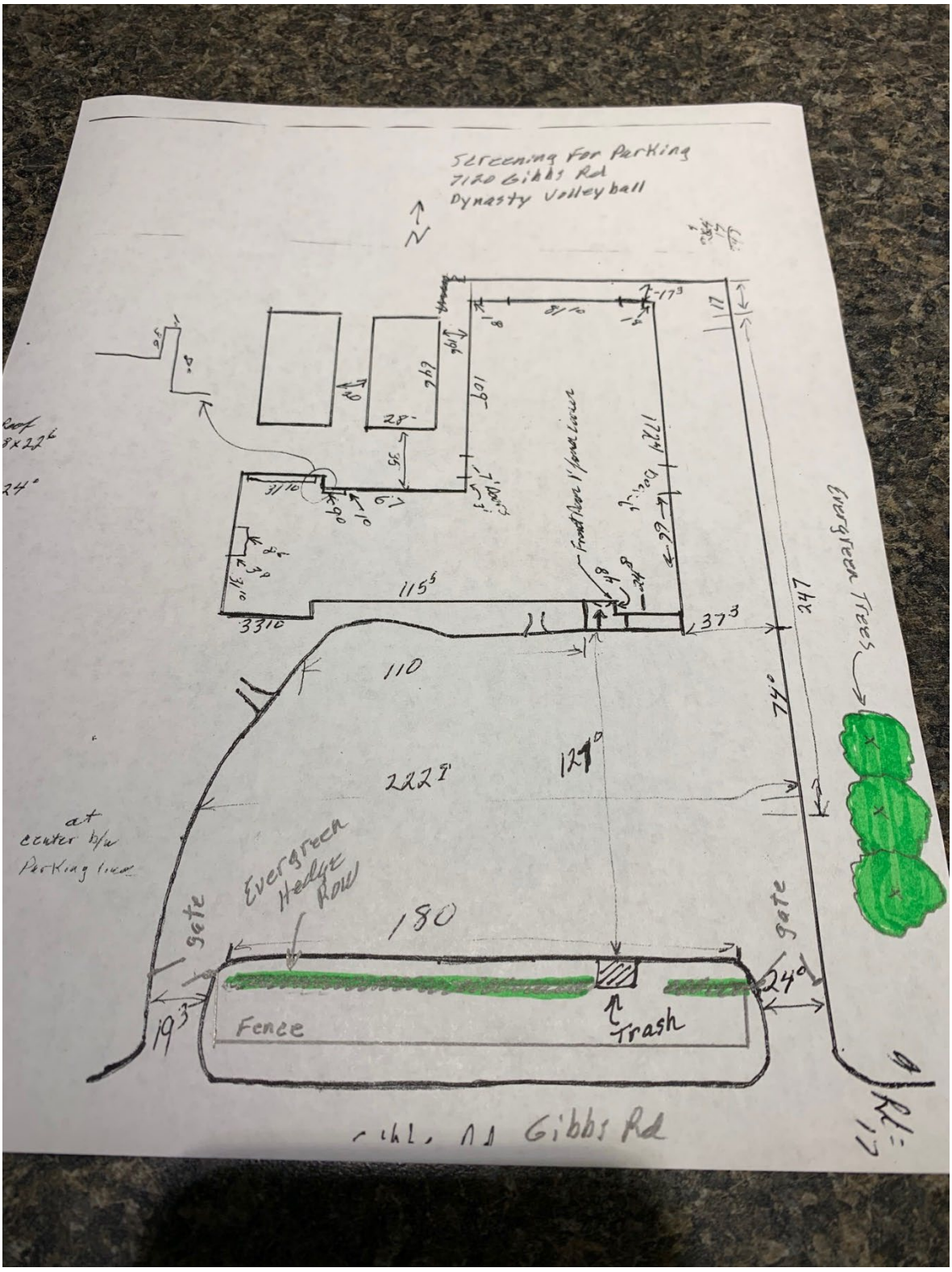
SITE PLAN


STRUCTURE 100
6" FLARED END SECTION
FL = 810.50
FL=811.00
FL=813.00
FL=814.25
FL=818.63
CONNECT ALL BUILDING DOWNSPOUTS TO PERIMETER DRAIN SYSTEM TYP.
RE: ARCH/MEP FOR LOCATIONS
LIMIT OF WORK/GRADING
FL=815.78
823.54± FFE
MATCH EXISTING BUILDING
FL=820.50
FL=820.00
FL=818.50
CUT-OFF BALL TOSS POLE
PLAYGROUND EQUIPMENT
DYNASTY VOLLEYBALL ACADEMY COMMUNITY CENTER
#7120
1-STORY BRICK & BLOCK ON CONC. FND.
APPROX. LOCATION OF EXISTING SANITARY
GRADING LEGEND
97.00 SPOT ELEVATOIN
FG FINISHED GRADE
P PAVEMENT
RD ROOF DRAIN
FE FINISHED ELEVATION
GRADING AND STORM DRAINAGE PLAN
Dynasty Volleyball
7120 Gibbs Rd

FLOOR PLAN


An Addition to
Dynasty Volleyball Academy
7120 Gibbs Road
Kansas City, Kansas 66106
PROGRESS REVIEW ONLY - NOT FOR CONSTRUCTION
A01
A-3
Existing Gym
New Gym
Weight Room
Kitchen
Men's Restroom
Women's Restroom
Unisex Restroom
Janitor Clo.
Unisex WC
Unisex Lav
Electrical
Mech
Storage
Stair
Hallway
Office
Room
NO NEW WORK
EXISTING WALL IS MIN. 2-HR PER U.L. UNDS
NEW 90 MIN DOOR/FRAME
2-HR FIRE BARRIER INFILLED U.L. (HR19)
DOT DISCHARGE SEPARATION NOT REQD - NO STAIR, BALCONY OR RAMP PER 1027.5
Peak 30'
Wall AH Tall
88' - 7 1/2"
118' - 7 1/2"

SCREENING PLAN



COMMUNICATION FROM APPLICANT

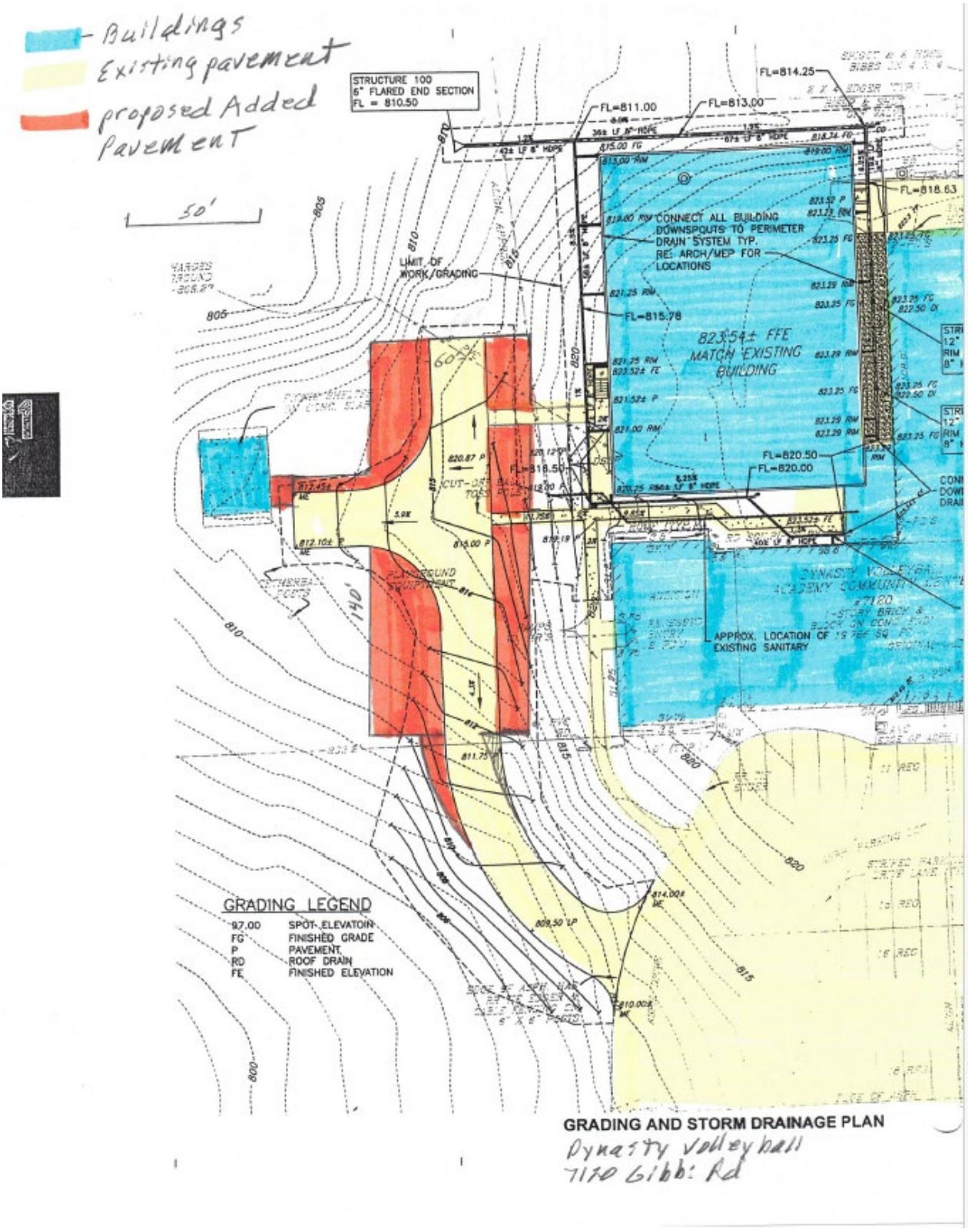
Hi all
I know in this process of SUP renewal there will be talk of us parking on the grass. We have struggled with keeping some activities within our available parking. During practice times we have little problem with having enough parking spots. However, during open events like tryouts, open gyms, college recruitment camps etc., when the general volleyball public is invited we can get a larger turnout than we expected. We try to size our activities to fit within our parking but we can get surprised by the turnout. When we do have too many cars it is usually only by about 20 at the most and usually only a handful.

My worry about asking to expand the parking is affording the surveying, and engineering. Also, we are near our limit of permeable ground. I have attached a proposal for 30 more spots that uses the existing survey from 10 years ago. Nothing has changed. The proposed parking addition will not change the direction of any run off. Since there is no change in storm water drainage I would hope we would not need an engineer to sign off. As for the permeable area, the proposal utilizes the existing side access for over 50% of its area. We would only be taking away 1% (4000 sqft) of the 8.8 acres from being permeable.

If you allow us to go forward with this additional parking then we would have the overflow space for those events that get better attendance than we expected and parking on the grass will be alleviated.

Brad Willits

PROPOSED PARKING EXPANSION



Traffic Analysis Report

Location name: Gibbs Road
Address: Gibbs Road

Traffic Analysis Report

Report period: 2024-02-21 to 2024-02-29
Times: 00:00:00-23:59:59

Violation Threshold: 10

Speed

Speed Limit	20 mph
85th Percentile Speed	33 mph
50th Percentile Speed	29 mph
Average Speed	25.0 mph
Pace Speed Range (10 mph)	24 - 34 mph
Max Speed	52.0 mph
Min Speed	7.0 mph

Vehicles

Total Vehicles	3643 counts
85th Percentile Vehicles	3118 counts

Volumes

	Time	5 Day (Mon-Fri)	7 Day (Sun-Sat)
ADT		465	455
AM Peak	11:00 - 12:00	15	24
PM Peak	16:00 - 17:00	74	66

	Over Threshold	% Violators	Average Violator
Sunday	162	42.7	33.0
Monday	173	32.6	32.0
Tuesday	223	36.9	29.0
Wednesday	236	36.5	30.0
Thursday	144	25.9	31.0
Friday	161	35.5	31.0
Saturday	189	40.0	32.0

Generated on February 29, 2024 at 11:48 AM

Logix on Cloud powered by Logix ITS®

Traffic Analysis Report

Location name: Gibbs Road
Address: Gibbs Road

Traffic Analysis Report

Report period: 2024-02-21 to 2024-02-29
Times: 00:00:00-23:59:59

Violation Threshold: 10

Class Counts

	Number	%
Small	442	12.1
Medium	3155	86.6
Large	46	1.3

Generated on February 29, 2024 at 11:48 AM

Logix on Cloud powered by Logix ITS®

LETTER OF OPPOSITION

Dear City Council Members,

My name is Cathy Seals, and I am writing to you as a joint owner of the property located at 7133 Gibbs Rd. My husband and I are the owners of the original Morris school/ Hester Dist 21 , which had been vacant for 27 years prior to our purchasing it to renovate into our home.

We are reaching out to express our deep concerns regarding the special permit issued for Dynasty Volleyball. Our main issue is the adverse impact of the increased traffic on our residential road, which was not designed to handle the substantial volume of business-related traffic that Dynasty currently generates.

Currently, the lack of curbs on our road necessitates that vehicles pull aside to pass one another. This situation is manageable for residents but becomes problematic with the level of traffic generated by Dynasty Volleyball. The traffic meter data, as provided by Councilmember Phil Lopez, clearly indicates a significant increase in traffic due to Dynasty Volleyball's operations.

Moreover, we have observed that three distinct businesses operate from 7120 Gibbs Rd: Dynasty Volleyball (indoor), Kingdom Beach (sand volleyball), and No Limit Fitness (in the basement). Each of these businesses lists different owners with the Kansas Secretary of State's office. We are concerned that these businesses, along with any additional operations for sand volleyball tournaments or fitness areas, may not have been approved under their current permits. The congestion during events- nights and weekends, such as the tournament coming up on September 15, exemplifies the problem we face weekly.

Dynasty Volleyball's original special use permit stipulated the need of 18 parking spaces, but the current 80 spaces remain insufficient for their events. With each team consisting of 9 to 12 players plus spectators, the weekend attendance exceeds 800 people. It is worth noting that Dynasty has nearly 40 indoor teams and a similar number of outdoor teams.

To mitigate this issue, we propose closing off the entrance on Gibbs Rd and creating a new driveway on Holliday Drive, which is better suited for business traffic. Dynasty Volleyball has access to Holliday Drive, and if they cannot afford to make this change, they may need to consider relocating to a facility more appropriate for their needs. Have them move to the north side of Holliday Drive which is a business district.

At a neighborhood meeting on August 23, we were informed that discussing the possibility of a new driveway on Holliday Drive was discouraged. We seek clarification on whether this request was made by the city or Dynasty Volleyball.

As taxpayers, we believe it is reasonable to expect that Dynasty Volleyball, as a nonprofit organization, should contribute to maintaining the infrastructure and neighborhood impacted by their operations. Their revenue from registration fees paid by residents of Johnson County and neighboring counties further supports this request. It would be interesting to have a true count of how many kids are from which counties.

We are also concerned that approving additional parking could lead to further violations of their special use permit, as there appears to be a lack of accountability for current infractions. Some violations listed on permit #SP-2012-21 (120121) include:

- “No parking on unimproved surfaces”
- “Capping teams to 14”
- “No lights on sand volleyball courts”
- “4 sand volleyball courts” (there are currently 8)
- As stated on the original permit for reason to use the school “The facility was designed for large crowds typical of a school, so less intense use would be appropriate,” Which at 14 teams already surpassed the school population of 100 students plus staff. And that was weekdays only and a school year! Not year around every weekend and night as Dynasty hours are.
- I could easily add more if I had time.

The notion that the grade school was designed for high traffic is incorrect. Our children attended Morris Elementary School, which never had more than 10 to 15 cars in its parking lot, as all students in Turner are bussed to school. Unlike grade school students, high school students who drive themselves to practices contribute significantly to the current traffic issues.

Thank you for your attention to this matter. We urge the City Council to consider the impact of Dynasty Volleyball’s large business operations on our quaint desirable neighborhood and take appropriate action to address these concerns.

Prior to Dynasty business exploding to the size it is now, the only issue on our streets was the farmer moving his equipment ! haha

Sincerely,

Cathy Seals

Direct: 913-826-2902

Main: 913-826-2900

LETTER OF OPPOSITION

August 30, 2024

Department of Planning and Urban Design and City Planning Commission:

My name is Kathryn West, property owner and resident of 7220 Gibbs Road for the past 36 years. I am writing this letter regarding my opposition of the renewal of Special Use Permit petition SP2024-057 (permit) by Dynasty Holdings for the Dynasty Volleyball facility (Dynasty) located at 7120 Gibbs Road. To be clear, I do no oppose the business or the function of the business; my objections to the permit renewal pertain to the ongoing disregard for the terms and conditions of the permit demonstrated by Dynasty's actions over the past 12 years.

Dynasty purchased the subject property in 2012 and subsequently opened their volleyball business. At the start, Dynasty hosted approximately 20 volleyball teams, although the minutes from the 14 May 2012 planning commission meeting (reference SP#2012-21), indicated Dynasty intended to cap the number of teams at 14. However, the resultant traffic generated on Gibbs Road was reasonable and the existing infrastructure at the site was adequate to support their clientele.

Between Dynasty's start in 2012 to 2016, when a second gymnasium was added, Dynasty added more and more teams to their annual club roster, which increased traffic on Gibbs Road and other surrounding residential streets. Residents began to be concerned with the increased traffic and public safety, however few failed to voice their concerns with the Unified Government (UG) for action to be taken.

Since the completion of the second gymnasium in 2016, which added three volleyball courts, the activity at Dynasty has experienced a significant increase in the number of teams, activity, noise, parking issues and vehicular traffic to the neighborhood. Gibbs Road, as well as other neighboring streets, were never designed to manage the high volume of traffic the Dynasty facility generates. The significant increase in traffic on Gibbs Road specifically creates backups while vehicles ingress/egress the facility's parking lot. Vehicles have been backed up on both sides of Gibbs Road from Dynasty's driveway entrance, impeding local traffic, blocking resident's driveways, and exceeding the capacity the street can accommodate. Although the UG classifies Gibbs Road as a Collector Street, the street is only 20 feet wide in most areas with deep ditches and no shoulders on both sides.

In early 2024, The UG Public Works conducted a traffic study on Gibbs Road between South 71st Street and South 73rd Street. The study took place when Dynasty did not have any large events scheduled. The results indicated 3,643 total trips on Gibbs Road in a one-week period. For context, there are 17 residents that live on Gibbs Road between South 71st Street and South 73rd Street. If one assumes six trips generated from each resident daily, in a one-week period there would be 714 trips generated. This indicates that Dynasty generates over 400 percent more traffic than residents.

Dynasty has outgrown the facility and lacks necessary infrastructure to safely conduct their business in terms of impervious parking. To the best of my knowledge, Dynasty hosted 43 teams during the 2023-2024 season, far from the “cap” of 14 teams as indicated in the 2012 Special Use Permit. During the public meeting held by Dynasty’s owners on 23 August 2024, the owners indicated they were proposing to have 54 teams for the 2024-2025 season which will further exasperate the ongoing and critical safety issues with parking and traffic.

Dynasty’s parking lot is unable to accommodate the number of vehicles during regular business and the area is completely overwhelmed during reoccurring open gyms and scrimmages and the annual tryouts. Even during normal operations, Dynasty relies on a fire lane on the west side of the property for additional parking because the existing impervious parking lot is full. The traffic from large scheduled events creates significant parking on issues. Vehicles have been parked on Gibbs Road, impeding traffic flow, blocking residential driveways, and creating a dangerous situation in the event emergency vehicles needed passage. Earlier this year, the residents on Gibbs Road between South 71st Street to South 73rd Street petitioned for and was granted the installation of “No Parking” signs by the UG. The signs were a remedy to prohibit street parking, however it did not change the excessive traffic from the growing of number of teams attending normal practices, training, and large scheduled events. Dynasty regularly permits vehicles to park on the grass on the west side of the property which is a direct violation of the approved Special Use Permit. Additionally, Dynasty recently created an unpermitted gravel surface parking area behind the new gymnasium and adjacent to the sand volleyball courts.

The traffic and parking are not only the issue. Residents have experienced and are greatly concerned with speeding and aggressive driving from vehicles coming and going to the Dynasty facility. There have been numerous incidents when vehicles driving on our neighborhood roads heading to Dynasty have cut the corner at South 73rd Street and Gibbs Road and narrowly avoiding head-on collisions with opposing traffic. To avoid a collision, vehicles have driven on to residents’ property and damaged lawns, driven off the road into the ditches, or nearly side-swiped opposing traffic.

As stated before, Dynasty completed their 2023-2024 season with 43 teams. It was the busiest summer activity since they opened in 2012. Additionally, Dynasty expanded the four sand volleyball courts to eight courts, installed stadium dusk to dawn lighting, scheduled tournaments most weekends from the first of June through the summer months, and opened a concession stand converted from a free-standing structure Dynasty built a few years ago. Dynasty’s indoor volleyball schedule, coupled with the sand volleyball schedule, has again increased the vehicular traffic more than our neighborhood has seen since Dynasty took ownership of the property.

The residents and property owners understand the Special Use Permit is designed and issued with terms for the petitioner to adhere to. The Special Use Permit did not include expansion of the sand volleyball courts from four to eight courts. It did not indicate lights were permitted to be installed. The Special Use Permit did not indicate sand volleyball tournaments were permitted. The permit does not include gravel road parking adjacent to

the new gymnasium. The Special Use Permit clearly indicated no parking on unauthorized areas/surfaces and has been repeatedly ignored and violated over the past seven to eight years.

A way to greatly alleviate traffic on Gibbs Road and surrounding residential streets would be to allow Dynasty to construct a new driveway and access road from Holiday Drive to the north. This topic was mentioned by a resident at the recent neighborhood meeting Dynasty held on 23 August 2024 however Dynasty's owners refused to discuss the possibility and strongly discouraged any further mentions of the idea. I think I speak for all residents in the area negatively affected by Dynasty's operations and request information from the UG on the feasibility of this proposal.

At the 23 August 2024 neighborhood meeting, Dynasty informed residents that they have requested to add 30 new asphalt parking spaces west of the new gymnasium and adjacent to the free-standing garage built last year. As my property is adjacent to Dynasty to the west, and that I have already experienced an increase in stormwater runoff from permitted and unpermitted improvements on the Dynasty property, I am concerned with additional flooding of my property.

Dynasty has not been a good neighbor in this community, seeking only to grow their business at the detriment those that have lived here for decades. They have operated with impunity over the past 12 years constantly violating terms of their Special Use Permits without being reined in by the UG. Dynasty's growth and its negative impact to the neighboring property owners and residents has gone unchecked. I do not support any additional improvements, developments, asphalted parking expansion, and a new driveway access. Dynasty has outgrown its current facility and must be held accountable for the negative impact to the community. This could be reducing the number of teams at this facility so that the infrastructure can reasonably accommodate and support it, or Dynasty must relocate to a commercial facility with adequate parking, lighting, and infrastructure that can support a commercial business of their size.

Please refer to the attached photos taken of the traffic tie ups, parking on the street, unauthorized parking.

Thank you,

Kathryn West

LETTER OF OPPOSITION

Dear City Council Members and Planning Department,

Thank you for your attention to the ongoing concerns raised by residents regarding the operations of Dynasty Volleyball 7120 Gibbs Rd KCKS 66106 and the impact on our neighborhood. I am writing to specifically address the issue of street width and the challenges posed by increased traffic on Gibbs Rd.

As noted, our residential road was not designed to handle the high volume of traffic generated by Dynasty Volleyball's events, and the situation has only worsened over the last 10 years. The lack of curbs and the narrow width of Gibbs Rd -17’ wide in areas, combined with vehicles frequently having to pull aside to pass one another, present serious safety concerns, particularly during evenings and with large events weekends. With the significant increase in traffic due to Dynasty’s operations, these problems are now a daily occurrence for residents. Even crossing the street to check my mail is scary with the amount of traffic on Gibbs Rd.

To improve traffic flow and safety, I believe it is important to reconsider the infrastructure supporting Dynasty Volleyball’s current business size. Based on a traffic data previously shared with the planning dept, please recommend that the city review the current street width zoning requirements for businesses of Dynasty’s scale prior to passing their renewal request on the special permit. The current infrastructure simply cannot accommodate the volume of traffic, particularly on weekends when attendance can exceed 600 people.

As suggested previously, if they operate on the scale they are at currently -around 48+ teams , a reasonable solution to mitigate these concerns would be to redirect traffic to Holliday Drive, which is more suited for business operations. If they drop back to the original plan, “capping teams at 14”, Gibbs road can accommodate.

Thank you for considering these points. Please evaluate the recommended street width for a business this size and within the zoning district of our neighborhood while still ensuring the safety of the residents remains a priority.

Sincerely,

Cathy Seals

7133 Gibbs Rd

KCKS 66106

913-515-9041

Sent from my iPhone

December 19, 2024

Toy, Byron

From: PlanningInfo
Sent: Friday, March 07, 2025 9:18 AM
To: Hand, Gunnar; Toy, Byron
Cc: Morris, Rose
Subject: FW: Letter of Opposition | Special Use Permit SP2024-057

FYI

Kallie McLaughlin
Planner
913.573.5762
kdmclaughlin@wycokck.org
Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

Sending me a file, building permit, revision, or application? Please copy EDR@wycokck.org

NOTE: All Board of Zoning Appeals, City Planning Commission, and Landmarks Commission hearings will be heard virtually with in-person availability in the City Hall lobby (701 North 7th Street, Kansas City, KS 66101). All meetings with Planning and Urban Design staff will continue to prioritize virtual meetings.

Our goal is to serve you with excellence! Please click the following link and take a moment to complete this short customer service survey to help us better help you: Planning & Urban Design Department Feedback Form (openforms.com)

From: KatWestern <KatWestern@protonmail.com>
Sent: Wednesday, March 5, 2025 10:58 AM
To: PlanningInfo <PlanningInfo@wycokck.org>; Lopez, Philip <pjlopez@wycokck.org>
Subject: Letter of Opposition | Special Use Permit SP2024-057

Department of Planning and Urban Design and City Planning Commission:

I am a property owner and resident at 7220 Gibbs Road, Kansas City, KS 66106 and have resided at this address since 1988. I am writing in opposition to the petition of Special Use Permit SP2024-057 filed by Dynasty Holdings LLC for the Dynasty Volleyball facility located at 7120 Gibbs Road, Kansas City, KS 66106.

In 2012, when Dynasty Volleyball purchased and opened their facility, the organization had approximately 20 teams. And at that time, the facility and parking lot size was able to accommodate the size of the business and their clients. Gibbs Road, between S. 71st Street and S. 73rd Street, was able to safely managed the amount of vehicular traffic generated from their training facility. In 2016, Dynasty Volleyball expanded the facility with a second gymnasium. The expansion added three volleyball courts, affording Dynasty to double the size of their training facility and grow their volleyball club significantly. Since that expansion, the business and activity associated with the business underwent a significant increase in the number of teams, activity, traffic noise, parking issues and vehicular traffic to our neighborhood; specifically, Gibbs Road, between S.71st Street and S. 73rd Street. Currently, Dynasty Volleyball has 44 teams, with an average of 9-10 players per team. That is a significant amount of traffic on this narrow residential street. The size and infrastructure of Gibbs Road between S. 71st Street and S. 73rd Street and adjacent streets were never designed to accommodate an excessive amount of traffic Dynasty Volleyball facility generates. Our streets average between 17' to 20' in width, with no curbs and with deep ditches. Prior to Dynasty Volleyball ownership, when the facility was originally a small elementary school, with one classroom per grade

1

kindergarten to 6th grade. The school never generated a fraction of the traffic Dynasty Volleyball produces daily, even when the school hosted "Back to School Night,' "Open House" or teacher's conferences.

The current Special Use Permit SP-2024-057 expired in June of 2024. Dynasty Volleyball has been advised of the numerous violations associated to the Special Use Permit. Dynasty Volleyball continues into express they had no idea the neighbors and property owners had concerns, issues or problems that had been long ongoing. On several occasions I, as well as other residents, have directly expressed concerns to Dynasty Volleyball owners about the continued traffic, congestion, traffic noise, speeding and illegal parking. Over the years, KCKPD has been called several times about the traffic congestion, the speeding, parking on Gibbs Road and illegal parking on an unapproved grass surface, on the SW side of the Dynasty Volleyball facility.

Approximately 4 years ago, after attending a Neighborhood Watch Meeting, I spoke to Brad Willits, Dynasty Volleyball co-owner, about the neighborhood's concern about the continued excessive traffic on Gibbs Road, between S. 71st Street and S. 73rd Street. I explained how the excessive traffic was posing safety concerns for the residents and property owners. I shared with Mr. Willits that it was suggested by a few residents at the Neighborhood Watch Meeting, that a potential solution to the excessive traffic on Gibbs Road, would be for Dynasty Volleyball to cut in an access driveway from the north end of their property from Holliday Drive. Mr. Willits responded, "That is a great idea, but we're not paying for it, you will." Again, the ongoing concerns and issues the residents and neighborhood has had, had been expressed to Dynasty Volleyball owners on numerous occasions over the years; prior to the expiration of the current Special Use Permit; but ignored. Dynasty Volleyball continues to say they never knew there were concerns and issues and were surprised to learn of them.

On Wednesday, October 16th, two days after the Monday, October 14th Planning Commission Meeting; after the Special Use Permit petition was not approved, one of Dynasty Volleyball co-owners approached a neighbor, who resides adjacent to Dynasty Volleyball. The Dynasty Volleyball co-owner asked the resident what they thought of the Planning Commission Meeting earlier that week. That resident told the Dynasty Volleyball co-owner they were unable to attend the meeting. The resident asked the Dynasty Volleyball co-owner how the meeting went. The Dynasty Volleyball co-owner told the resident that the meeting was a "cluster f***". The resident was shocked by the owner's response, especially since they had never met before and found it offensive and disrespectful.

Since the October 14, 2024 Planning Commission Meeting, Dynasty Volleyball has since roped off the grass area where Dynasty Volleyball had been used as parking and posted "No Parking Fire Lane" signs on the fire lane. However, illegal parking continues the fire lane on a regular basis, primarily, after dark. The excessive traffic has not changed; an excessive amount of traffic, noise, speeding and the safety concerns continues every day Dynasty Volleyball has scheduled training.

Dynasty Volleyball had a meeting November 25, 2024; to update the property owners and residents of the changes they have made daily practice schedule. The revised schedule was designed reduce the amount of traffic funneling into Dynasty Volleyball parking lot. It is a staggered schedule, but nothing has changed. Dynasty Volleyball has the same number of teams and players. Gibbs Road, between S. 71st Street and S. 73rd Street, continues to have a significant amount of traffic generated to the Dynasty Volleyball facility daily; with a higher volume Monday through Friday from 3:00 PM until 10:00 PM. Saturday and Sunday schedule generally begins 8:00 AM until 6:00 PM. The traffic has evolved to steady stream of traffic spread out beginning with the mid-afternoon scheduled training to past 10:00PM. Additionally, Dynasty has two other businesses operating out of the Dynasty Volleyball facility, independent from Dynasty Holdings, LLC, generating additional traffic.

On Thursday, February 27, 2024, The Morris Neighborhood Watch, invited a couple owners from Dynasty Volleyball to talk with the neighbors about their organization. They spoke about their mission, their "ministry", their successes and what they were doing for the community. Nothing was discussed how Dynasty Volleyball was working with the residents and collaborating to make positive changes and solutions that would work well for both the residents/homeowners/community and Dynasty Volleyball going forward. Bryon Larson, a co-owner of Dynasty Volleyball even told the residents that their facility has opened their doors as voting/polling location. That is not true. Our voting/polling location changed well over 4 years ago to The New Story Church, 5500 Woodend Ave., Kansas City, KS 66106. The elementary school (Dynasty Volleyball facility), had been the Morris Community voting/polling location since I moved to the area in 1988. But that changed approximately 4 years ago.

At the recent Neighborhood Watch meeting, a resident asked Bryon Larson, Dynasty Volleyball co-owner, about the progress of constructing an access driveway from Holliday Drive, as a potential solution to divert the excessive

traffic off Gibbs Road and other residential adjacent streets. Bryon Larson, Dynasty Volleyball's co-owners, who was taking and answering questions, responded by asking if the residents would back off pushing the Holliday Drive access driveway solution, so they can get their Special Use Permit approved. They said they are requesting another 10-year Special Use Permit, then they would promise to build a new access driveway. The same resident asked the Bryon Larson if he would put that in writing. He declined.

The core concern has always been the high volume of traffic Dynasty Volleyball facility generates, issues of the traffic exceeding the 20 MPH speed limit, creating safety concerns, in addition to parking on unauthorized surfaces and parking on their designated fire lane. Dynasty Volleyball leadership's lack of action, respect, value of the residents of this neighborhood, and acknowledgment of how their growth has negatively impacted our neighborhood solidifies their priorities are focused on their business only.

Dynasty Volleyball has demonstrated numerous times they cannot be trusted. All the things they are doing recently, i.e. going door to door talking with the homeowners, explaining what Dynasty Volleyball provides young girls and the community. Roping off the unauthorized parking area, posting No Parking | Fire Lane signs, asking the residents and homeowners to give them another opportunity to make things right. Dynasty Volleyball had since 2012 to make things right with this community; listen, acknowledge our concerns, connect, and proactively collaborate with the neighborhood and residents to resolve the ongoing issues. Their actions are too little, too late. The trust eroded a long time ago. I have said this before, they are bad neighbors. They have been riding on the backs of the residents, homeowners, and taxpayers of this community for their gain. Dynasty Volleyball has outgrown their current facility at 7120 Gibbs Road, Kansas City, KS. Their growth has and continues to negatively impacted our small rural-like neighborhood. And since 2012, Dynasty Volleyball has demonstrated their lack of concern and active involvement to resolve ongoing issues with the residents/property/homeowners. Dynasty Volleyball needs to stop pretending they did not know the residents and neighborhood had concerns and issues. But this goes beyond the concerns and issues the residents/property/homeowners and the Morris Community. Dynasty Volleyball blatantly ignored the guidelines of the Special Use Permit the Planning Commission required Dynasty Volleyball to adhere to. We no longer want them in our neighborhood; not for another two-year Special Use Permit renewal and most definitely a 10-year renewal. Until recently they have not been held accountable for "they will do what they want" actions and the violations to the issued Special Use Permit. Dynasty Volleyball actions are beyond smoothing over. It is long overdue Dynasty Volleyball find a different location, in a commercial location, where the facility and surrounding infrastructure will support their business, traffic and growth. The trust has eroded. We no longer want Dynasty Volleyball in our neighborhood, where we call home.

Kathryn West
7220 Gibbs Road
Kansas City, KS 66106

Dear Bryon Larson and the Dynasty Volleyball Team,

I am writing on behalf of Turner Volleyball to extend our heartfelt gratitude for your invaluable support in training our players. Your dedication, knowledge, and passion for the game have made a significant impact on our athletes, and we are truly appreciative of the time and effort you have invested in their growth and development.

The training sessions and coaching you've provided have not only enhanced the skills of our players but have also instilled a deeper love and respect for the sport. Your professionalism and commitment to excellence have set a standard that motivates our players to strive for their best both on and off the court. The camps your team offers make a difference that is hard to put into words.

In addition to the technical expertise you've shared, the positive influence Dynasty Volleyball has had on our community cannot be overstated. Your willingness to support Turner Volleyball and engage with our athletes has made you an integral part of our community, and we are fortunate to have you involved in shaping the next generation of volleyball players.

Once again, thank you for being such a valuable partner in our program and for your continued commitment to fostering growth in the Turner Volleyball community. We look forward to continuing this collaborative relationship for years to come.

With sincere appreciation,

Lucas Blum

Turner High School

Varsity Volleyball Coach

Social Studies Teach

Dear Coach Larson,

I want to thank you for the opportunity to attend a camp through scholarship. It was a truly amazing experience, and I feel that I learned a lot through the coaches and other athletes there. The girls who attended camp who were already on Dynasty were amazing leaders, they had good communication skills and great teamwork. Them being this way tells me they have good coaches. The feedback I received whilst there was great, I feel that I fixed many small things that caused little mistakes. The variety of coaches and the college athletes who were there all taught me something new whether it was shuffling into position for an outside hit or playing defensively. I want to thank you and each coach that helped out for the experience, and I hope that I can come back for another camp in the future! Thank you for the experience and the new bonds I created through the camp.

Sincerely,

Hailey Winters.

Dear Dynasty Volleyball Club,

I just wanted to say thank you for letting me come to the clinic. I had so much fun, and I learned a lot of new things about volleyball. The coaches were really nice and helped me get better at the game.

I loved doing all the drills and playing with everyone. It made me feel more confident, and I can't wait to practice what I learned! Thank you again for the awesome experience.

I hope I can come back again soon!

Sincerely,

Aubrielle Cox

Bryon Larson
Dynasty Volleyball Club

Dear Coach Larson,

I just wanted to say a huge thank you for letting me attend the Dynasty Volleyball clinic on a scholarship! It was such an awesome experience, and I really appreciate the opportunity.

I learned so much during the clinic, especially about passing, attacking, and serving. The coaches were so patient and really helped me improve. I also liked how the small group sessions gave me more chances to practice and get feedback. It made a big difference in my confidence and skills!

One of my favorite parts was getting to meet and talk with college athletes. Hearing about their experiences was really cool and inspiring. It made me even more excited to keep working hard in volleyball.

I would love to come back for another clinic in the future! Thank you again for everything—I am so grateful for this experience.

Sincerely,
Victoria Hernandez.

Dear Bryon Larson,

I wanted to take a moment to sincerely thank you for the scholarship to attend the camp at Dynasty Volleyball Club. It was an incredible experience, and I truly appreciate the opportunity.

The coaching staff was excellent, and I learned so much, especially about improving my setting and getting my serves over more consistently. The atmosphere was positive and motivating, and I had a great time throughout the camp.

I would love the chance to attend again in the future and continue to improve my skills with Dynasty Volleyball Club. Thank you once again for your support!

Best regards,
Olivia Quiroga

To whom it may concern:

I just wanted to let the commission know that my family and I live right next door to Dynasty Volleyball. My husband's family has lived here since the 1990's and in the Morris area since the late 70's. We had a few minor issues early on with the sand volleyball lights being on 24 hours and shining in our bedroom windows at night and some erratic driving of some athlete parents. On 2 occasions we had someone drive up the hill between Dynasty and our house and down our side yard to exit the parking lot after the gate was locked. I know that Dynasty has since had conversations with their athletes and their families to treat our neighborhood as their own, I appreciate that, this has been a big help.

Dynasty has since remedied the lighting situation, and the staggering of practice times has helped the traffic flow. I think having both the gates open now also helps with traffic flow. We as neighbors obviously want good neighbors and I believe Dynasty is achieving that now.

When Dynasty first opened my husband helped a few people in the parking lot that needed jump starts, etc. and was happy to do so.

Our son was a 3-sport competitive athlete and played college baseball before becoming a police officer, we know the importance of sports for children and support it completely. Like I said, Dynasty has been responsive to our concerns and regularly reach out to me wanting feedback about additional concerns and we have not had any.

My husband appreciates that the old Morris Elementary School is benefiting children still to this day, he attended Morris Elementary and has many fond memories of playing baseball in the back!

Thank you,

Amy Willmon
Patient Access Supervisor-Saint Luke's Physician Group
Centralized Authorizations and Referrals
816-502-8859 phone
913-634-0805 cell
816-251-5942 fax

To whom it may concern,

I wanted to share with you the importance of Dynasty to the local community. My girls started getting involved with the club about 3 years ago. From the minute they arrived, Dynasty has created a family and a safe environment for my girls. Dynasty not only develops top tier athletes but also character. Each team is asked to not only practice their skills and build a team but also go out an impact the community in a positive way. Teams volunteer their time and talents for multiple organizations; most recently my girls made dog beds for a local pet shelter. They ingrain personal development while helping the girls learning to balance philanthropy and school priorities.

I grew up in KCK, Shawnee and Lenexa... attending St. Joseph School. Frankly, we moved west off K-10 because the area seemed to be declining. However, Dynasty has brought us back. We drive from 25 minutes away a few times a week for practices. When we come to practice, we buy gas, groceries, and adventure into an area we left. We have looked at homes recently around the area and see the potential for revitalization. I love that! My great grandparents and grandparents settled here from Belgium, building large produce farms on County Line Road. We love this area and are hopeful about its future. I believe Dynasty plays a key role in the future. It brings young families to the area that could easily slip into industrial waste land or poorly maintained properties.

I understand cars coming to the old school can create an extra load on the street.... but I think it is about weighing the singular con against all the pros of having Dynasty there. The volleyball club creates extra tax dollars, bring in additional local spending and keeps families coming to area they would normally not venture. By removing Dynasty, you would put an extra tax burden on the city and county. Dynasty beautifully maintains the old school and property. Letting it go vacant would allow for undesirable activity and lack of daily oversight of the property.

For those opposed to Dynasty, my questions would be...

If this property goes vacant, what do you think will happen there? Would you rather the building be filled with healthy children learning to work as a team or with potential unsavory activity? Is your goal to reduce traffic or to reduce healthy activity for children?

I respectfully ask that the entire picture be considered not just the opinion of one or two with routine complaints.

Warmly, Kelly Protzman

Dear members of the Board,

Thank you for your time and consideration in listening to the families who are present today, as well as those who couldn't be here but share the same sentiment in our support for the continuation of the special permit for Dynasty Volleyball Club. Dynasty has made a tremendous impact on both of my daughters athletically, fostered a local collegiate scholarship for my oldest daughter but more importantly, Dynasty has empowered my daughters to become confident yet compassionate leaders which transcends off the volleyball court.

Dynasty Volley Club has provided a nurturing environment for children and families not only related to volleyball; giving them a sense of community in building lasting relationships with other families. Dynasty encourages us to support one another emotionally and assist financially to families struggling within the club and out in our community that may need assistance.

Not only are families in the volleyball community benefitted by Dynasty Volley Club on the Gibbs Road location, but local businesses as well. There are families that travel from every direction of our vast city to our central location and stop at local stores; Go-Chicken-Go has the best chicken strips and Christy's Tasty Queen is truly a hidden gem both of which we dine at weekly. Not renewing our permit would have a profound negative impact on the volleyball community and the local businesses frequented by families traveling to KCK.

I am proud to belong to a volleyball club that is committed to mentoring our children through discipline and teamwork while emulating the values of respect and integrity.

Thanks and regards,

Katie Janes
Sent from my iPhone

Dear Members of the Unified Government,

I am writing to express our strong support for Dynasty Volleyball Club and to respectfully request an extension of their Special Use Permit. As a parent and member of this community, we have seen firsthand the positive impact this organization has on our children and other families.

Dynasty Volleyball Club provides a safe, structured, and family-oriented environment. In today's world, having a place where young athletes can grow, learn, and be supported in a secure setting is invaluable. The club instills lifelong values of hard work, determination, teamwork, and leadership—qualities that not only make better athletes but also build strong, confident young women.

Beyond volleyball, Dynasty fosters a deep sense of community. It feels like a small town within a larger city—a place where families know each other, support one another, and feel at home. The atmosphere is one of encouragement and camaraderie, where both players and parents build lasting friendships. This environment provides our children with stability, belonging, and the mentorship they need to thrive.

One of the greatest advantages of Dynasty's location is its accessibility to girls from all parts of the city. Many volleyball clubs are based in the suburbs, making it difficult for some families to participate due to distance and transportation barriers. Dynasty's central location ensures that more young athletes, regardless of where they live, have the opportunity to be part of a high-level program that fosters both athletic and personal development. Without this club, many of these girls would not have access to the same opportunities for growth, competition, and mentorship.

Dynasty also plays a crucial role in shaping young leaders. Through the sport, our daughters learn to communicate effectively, support their teammates, and take responsibility both on and off the court. These experiences prepare them to succeed not only in athletics but also in school, careers, and their future communities.

Our daughters spend an average of ten hours per week at Dynasty. Without this opportunity, we worry about where they would spend their time and whether they would have access to the same level of positive mentorship and personal growth. The club provides them with purpose, discipline, and a sense of belonging—essential elements in helping young people make good choices in life.

The club's continued operation ensures that young athletes have a safe and encouraging place to develop both their athletic skills and character. We

sincerely hope the Unified Government recognizes the vital role Dynasty Volleyball Club plays in our community and grants an extension of their Special Use Permit.

Sincerely,

Caleb, Jessica, Ellie & Layla Bain

March 9, 2025

Re: Special Use Permit/Support for Extending Special Use Permit for Dynasty

To Whom It May Concern with the applicable Unified Government,

I am writing to express my strong support for the approval of the extension of the special use permit for Dynasty Youth Sports Club at 7120 Gibbs Road, Kansas City, KS. This facility is an invaluable asset to the community, providing much-needed resources, guidance, and a safe environment for our youth.

Youth facilities serve a vital role in fostering positive development, mentorship, and educational support for young people. By offering programs that promote leadership, academic success, and recreational activities, this facility contributes significantly to the well-being of local families and the broader community. Such institutions have been shown to reduce crime rates, improve educational outcomes, and create opportunities for youth to engage in constructive activities.

Built in 1952, the surrounding residential neighborhood has embraced this facility once as Morris Elementary and for over a decade the home of Dynasty. While my family travels over thirty minutes to train here, there are many children who live closer proximity who call Dynasty home. This ensures accessibility for children and families who need these services the most. Studies show integrating such a facility within a community setting helps strengthen social bonds and creates an environment where young people feel supported and encouraged.

I understand that zoning changes and special use permits can raise concerns, but I speak as a single mother whose biracial child has found invaluable mentorship and guidance at this youth facility and know firsthand the difference it is making in her life. I have had the opportunity to get to know other families who echo similar experiences. Dynasty is not just a sports club for many of us....it is our extended family. As with large families, we come together to be good neighbors. We will be planting flowers in the spring, and we have a mulch committee just formed over the past weekend to allow our 13-year-old team to spearhead for their "give back" community service project. All teams at Dynasty are taught service above self, which is something I have not seen from other youth sports organizations either of my daughters have been affiliated with. Dynasty truly operates in excellence with our kiddos but also as leaders in the community by demonstrating a commitment to responsible management, safety, and community

engagement. They have outlined plans to maintain a secure and well-maintained environment that aligns with the character and values of the neighborhood.

I urge you to approve the special permit request for this youth facility, as it will provide critical services that benefit not only young individuals but also the entire community. Please consider the long-term advantages of investing in our youth and fostering a supportive environment where they can thrive.

Thank you for your time and consideration. I appreciate your dedication to making the community a better place for everyone.

Warm Regards,

Kristene Canady
VP Business Development NAM
913.568.5555
kristene.canady@signify.com

To whom it may concern,

We have two daughters who play for Dynasty and there are not enough words to express how this sport/organization has helped shape their lives. The lessons they have learned are invaluable as the sport has taught them so many things to prepare them for life outside of the gym. Their dreams are to play in college and this club has and will continue to do anything they can to help them achieve these goals. It is a special group of coaches and mentors that work so hard for these kids/young adults. Confidence, responsibility, being a good teammate, advocating for yourself, learning how to be a leader, learning to be resilient, and how the power of hard work can change your life. This organization has given my daughters all of these things as well as providing an amazing place for them to do what they LOVE. It would alter our lives if they were no longer able to call Dynasty home.

We are asking for the Unified Government to extend their Special Use Permit as it will have a massive impact on hundreds of kids and young adults who have worked so hard to not only become great players but also great people. It is a special place that has changed so many lives.

Thank you for your consideration.

Sincerely,
Brigid & Mark Reisch

Dear Unified Government,

My husband and I support Dynasty Club Volleyball. We are requesting the Unified Government to extend their Special Use Permit.
Dynasty has had a huge impact to our family. Some of the best coaches, staff, families, and athletes utilize this facility.
My oldest daughter, Eva Tarlos, plays for Webster University in St. Louis. She was awarded freshman of year in the SLIAC conference! This athletic achievement would not have been possible without our Dynasty family.
This sport of volleyball is also shared with my daughter Julia Tarlos. She has aspirations to continue to play in some form in college, whether it be for the school or a club. She currently plays on Dynasty 17 Gold. If she is not afforded a collegiate opportunity, the life lessons she had learned are invaluable.
Please consider offering Dynasty an extension. Allow them to continue to build a wonderful community that shares the love of a volleyball.

Wendy Miller- Tarlos

Hello,

I am writing to express my support for Dynasty Volleyball Club and to respectfully request the extension of our Special Use Permit. As a parent of two athletes involved with the club, I can speak firsthand to the profound impact this organization has had on my children's lives and the community at large.

The sport of volleyball has played a transformative role in my daughters' development, not only in terms of athleticism but also in building valuable life skills such as teamwork, leadership, and resilience. Dynasty Volleyball Club has created an environment that fosters both personal and athletic growth, providing my children and many others with the opportunity to excel at a competitive level while maintaining a strong sense of community.

The club is more than just a team to my daughters—it is a source of motivation, discipline, and pride. The friendships and experiences gained through participation have been integral to their emotional and social development. The positive impact the club has had extends beyond just my children, as it enriches the lives of many other young people who are benefiting from its programs.

Extending the Special Use Permit would ensure that Dynasty Volleyball Club can continue to provide this invaluable experience to countless athletes and families. I kindly ask you to consider the lasting impact the club has on the youth in our community and support this request for an extension.

Thank you for your time and consideration.

Sincerely,
Sarah Gibbs

To Whom It May Concern,

Our daughter currently plays volleyball at Dynasty and we are asking you to consider extending the Special Use Permit to allow Dynasty to continue club activities at their facility.

After playing for another local club for three years, our daughter made the switch to Dynasty two years ago. Due to the size of the club and the facility, she has mentioned several times how much it feels more like a family to her. The training she has received at Dynasty is superior and she has grown tremendously as a player in these past two years. Volleyball provides her with so many opportunities on and off the court and has taught her so much about resilience and the impact she can have as a leader.

Having a daughter involved in club volleyball for the past five years has been incredibly rewarding for her and for our family. The relationships and friendships she has made over the course of that time now extend to numerous high schools and clubs in the Kansas City area. The bonds we have formed with other families continue to be some of our favorite friendships.

Dynasty is not just a club, it is a family. The players are not just volleyball players but members of an organization where they are learning to serve the community and become leaders on and off the court.

Once again, we are asking you to consider extending Dynasty's Special Use Permit so that the club is able to continue providing an environment where young athletes thrive.

Sincerely,
Ashley & Dan Maximuk

LETTERS OF SUPPORT – NEWLY ADDED MARCH 21, 2025

To Whom It May Concern,

My spouse and I are writing to express our strong support of the Dynasty Volleyball Academy in Kansas City, KS. Our 12-year old daughter, Kate, plays for the club and the staff and coaches have been (and continue to be) a tremendously positivity impact on her growth and maturity as a young woman and a volleyball athlete. The instruction she receives from the coaches and staff is important in her growth as an athlete - and the lessons learned in practices and games are much bigger than wins and losses (how to be a good teammate, how to work hard with other young women toward a common goal, how to work with others from different backgrounds, etc.).

It is our understanding that the club's Special Use Permit is being challenged by a few in the community. Revoking this permit would have an adverse effect on scores of young people who train at the academy, and would also reduce the economic impact to the surrounding businesses in KCK and Wyandotte County that are frequented by Dynasty parents.

The Dynasty Volleyball Academy is nationally known as one of the top clubs in the United States - it would be unfortunate if the club was forced to move from Wyandotte County to another county in Kansas or over the state line to Missouri.

We strongly support any effort to extend the Special Use Permit and strongly believe in the club's continued positive contributions to the growth of young people from throughout the Kansas City area.

Thank you for your consideration.

Jacob and Julie Street

LETTERS OF SUPPORT – NEWLY ADDED MARCH 21, 2025

RE: SPECIAL USE PERMIT: KIYAH KENNEDY - DYNASTY 12 BLACK

Kiyah has only been with Dynasty since July 2024; however, the club and the club's family (coaches, teammates and their parents) have already made a huge impact on Kiyah's life. As a new kid on a highly competitive team - she was embraced immediately and has only grown in confidence and skill since then. The impact of sports on the lives of youth cannot be overstated - it is paramount to shaping our young women (and men) into adults who can handle challenges and adversity with the grace our world so much needs right now.

Our family just wants the unified government to know that we are not alone in these thoughts and we are hoping that the government sees the incredible value that Dynasty brings to these children and the surrounding community and that they vote for the extension of the special use permit.

Jarrah R. Kennedy, BS, MSFS, ABC-MB
Forensic DNA expert
Chair-Human Forensic Biology Subcommittee OSAC
(cell) 816-929-5138
(email) jarrahkennedy@gmail.com

From Jamie Bartley…

More than Volleyball

The Oxford dictionary defines Dynasty as "a succession of people from the same family who play a prominent role in business, politics, or another field."

While preparing to share with you today the importance of Dynasty Volleyball club, I found this definition fitting. If you remember anything I share today, remember you're voting on more than volleyball and a building.

At the forefront of what you see is players practicing and learning the game or perhaps even just cars and a parking lot. What goes unnoticed by some is Dynasty is also developing future leaders for our community. Team sports teach kids how to communicate, collaborate, build relationships, and resolve conflict. Kansas City being a growing hub for female sports, including home of WIN for KC and the KC Current, Dynasty volleyball aligns with our greater community's values and instills values in the young female athletes through community service, book study, and discipline.

While the question at hand from the community is whether to extend a special use permit in order to keep us in YOUR community, I politely challenge you to consider us A PART of THE community. While coming and going from practice, our parents and coaches look out for our community. I've witnessed Dads pull cars from snow banked ditches and coaches alert authorities of suspicious individuals loitering the area, keeping the area safe for all. Additionally, when concerns were expressed about traffic, congestion, and parking, coaches, parents and players made accommodations to ensure our presence would not create a burden to others. Schedule adjustments were made to decrease congestion, car pools are utilized, speed is monitored, and one way traffic in and out is encouraged.

As a nurse leader in healthcare in Kansas City, I greatly value the physical and mental health enrichment I've seen in both of my young girls since joining the club. The disciplined practice and determination to compete has changed their developing bodies for the better. The stages and level at which they perform in local, regional, and national tournaments has developed their minds to work through anxiety, build confidence, and rebound from mistakes. It truly is inspiring, and it is in part what gives me the courage to share this with you today. Furthermore, Hoffman et al (2022) studied associations between organized sport participation and mental health in over 11,000 US children, noting team based youth players had fewer mental health difficulties than those with no sport participation potentially combating the mental health crisis in our youth.

As a Dynasty mother in our community, I implore you to see the impact this club and the Dynasty family has on the community.

As a nurse, I beg you to support programs that combat the increasing rates of childhood obesity and the mental health crisis in our youth.

In closing , I sincerely thank the community for building the future young leaders of tomorrow and for developing healthy young athletes.

Subject: Re: Unified Government

At the time she was 11, feeling defeated from a previous tryout/club "they said no"! Now 14…Dynasty has been her only volleyball home.

A place that has provided love, grace, discipline, development and sisterhood. Her passion combined with dynasty's devotion, has developed a strong, confident and elite young lady that has the opportunity to play volleyball at the collegiate level.

Extending the permit allows parents, the comfort of knowing their daughters have a safe place to enjoy the Sport they love! Extending the permit allows the community to be a part of the development of young girls from across Kansas and Missouri.

Sherita Gardenhire

Dear Bryon,

Thank you for the opportunity to share with you, in writing, the impact that Dynasty Volleyball Club has had on our daughter and family. My daughter loves playing volleyball. Club volleyball provides her with an opportunity to remain involved in the sport and to work with great coaches to improve her skills. On our club team, we get the opportunity to expand our volleyball family and play with and compete against players from all over the KC region - not just the girls in our neighborhood and at our school.

My daughter has been involved in club volleyball for eight years, but this is her first year at Dynasty. The family atmosphere at the club is palpable. Everyone greets you with a smile and supports every athlete working to be their best self - both on and off the court.

As a pediatrician, I think it's also important to point out that physical activity, participating in a team and working towards a goal with strong coaching and support contributes to a healthy lifestyle for adolescents. Dynasty provides a supportive environment where young athletes can get great exercise and build meaningful relationships with their peers and caring adult mentors.

Sincerely,

Sara Gardner

To Whom It May Concern,

I am writing to lobby for approval for the Special Use Permit for Dynasty Volleyball Club. While it probably sounds like Dynasty is just a sports venue, it is much more than that to our family.

Dynasty Volleyball Club is a place where our daughter goes to learn values that will shape her as an individual, both now and in the future. She is learning to work as a team, respect herself and her teammates, developing self confidence , as well as taking direction from her coaches. In my eyes, this isn't just a volleyball club. It's a leadership academy.

This volleyball club also gives our daughter a positive way to spend her time. One of the requirements of each team is to give back in the form of a service project. Maybe there are even ways we can work to have some of these projects help the community surrounding the club. The focus at Dynasty isn't just to be a good volleyball player, it's to be a good person first and foremost. This club is shaping the lives of our youth and sending them into the community with the leadership and values we need for the next generation.

My hope is that the Unified Government will continue to allow our kids to be able to play at our current facility. Our commitment is to do our very best to be respectful guests of the community.

Best Regards,

Gina Lindell
Dynasty Parent

To Whom it May concern,

We are graciously asking you to extend the special use permit for Dynasty volleyball. Our daughter has been playing with Dynasty for the past 4 years. Dynasty has been instrumental to her development in volleyball and as a well rounded individual. The coaches go above and beyond and strive to make the athletes better humans in all areas of their life. Our daughter is going to be playing volleyball at USC (University of Southern California) in the fall on a full athletic scholarship. This would not of been possible without Dynasty. We are forever thankful and grateful to Dynasty and will always call them our volleyball home.

Thank you for your attention to this matter.

Warmest,
Brian and Katie Messer

This email is in regards to Dynasty's special use permit. I ask that the Unified Government please renew the permit.

I've been a club volleyball parent for nine years and can attest to the benefits of this organization.

My oldest daughter, Lizzy, is a freshman in college, and many of the virtues she learned playing club volleyball have helped her be successful. She has grit, resilience, and works hard! She perseveres to meet her goals, manages her time well, works well with a team, is involved with her community, and is driven. She is also earning a minor in leadership. Lizzy does not play volleyball in college, but the characteristics she developed playing club volleyball are invaluable and have made a positive impact on her life!

My youngest daughter, Claire, is now playing club volleyball at Dynasty and it's been a great experience. I see some of the same characteristics developing in her.

Please renew Dynasty's special use permit so my daughter and many other children can continue to develop strong character and skills that will help them thrive in life.

Sincerely,
Jenny Choquette

Good Morning,

I wanted to take a couple minutes to thank Dynasty Volleyball for the positive impact the club has on my daughter Ella Cohen. She has been with Dynasty for over three year. During this time, Ella's confidence and self esteem has exponentially grown which we directly link to Dynasty.

The work of the Dynasty is much bigger than the sport of volleyball. The club is built on a foundation of community, resilience, and relentless pursuit of excellence, using volleyball to help kids navigate through life's challenges. Through teamwork, accountability, and unwavering support, they create an environment where athletes thrive, both on and off the court.

We ask the Unified Government to extend Dynasty's special Use Permit so the club can continue to enrich the lives of its athletes and strengthen the community.

Please let me know if you have any questions. Thank you for the time.

Jared Cohen
520-508-4155
jared.cohen2585@gmail.com

I am writing to ask the Unified Government yo extend the Special Use Permit for Dynasty Volleyball.

My name is Rylee Garrett. I am 23 years old and currently a coach at Dynasty Volleyball, but my story there started when I was 10 as a player who hoped she'd be good enough to make a team. When I started playing volleyball, I knew instantly that this was my sport. The rest is history; this club has been a part of my life longer than it hasn't.

I've played with and against some of the most incredible girls I would have never met, many of whom remain some of my closest friends to this day.

Now, as a coach, I strive to give these girls the same support and guidance that my coaches gave me at Dynasty. We don't just train volleyball technique and skills; we also help develop strong character. I would not be the well-rounded, successful young woman I am today without this club.

The best thing about Dynasty is that it's not just about high-level volleyball and winning. Is that a great bonus? Absolutely. But the players winning those titles are also the ones who have honed their character, drive, work ethic, and grit alongside their volleyball skills. That's what Dynasty does.

Not extending this special use permit would hurt far more people than it would ever help. I urge you to consider the lasting impact this club has on young athletes and our community.

RYLEE GARRETT
Field Engineer | Employee-Owner
p. 816.389.8300 c. 816.794.0773 | centric.build
520 W Pennway St, Suite 100, Kansas City, MO 64108

Subject: Strong Support for Dynasty Volleyball's Special Use Permit Extension

March 7, 2024

Dear Unified Government Representative,

I am writing to express my strong support for Dynasty Volleyball and to encourage the extension of their special use permit. Dynasty Volleyball is not just a premier volleyball club—it is a community built on values that foster growth, discipline, and sportsmanship in young athletes. The positive culture cultivated within this organization extends far beyond the court, shaping participants into responsible, dedicated, and engaged community members.

As someone who travels from the east side of Kansas City (Missouri) to participate in Dynasty Volleyball with my daughter, I can personally attest to the impact this club has had on my family and many others. Without Dynasty, I would not have a reason to frequent this community of Turner, yet because of their presence, I find myself regularly visiting local businesses and services. The economic and social benefits that Dynasty brings to the area are undeniable.

At Dynasty Volleyball, they are more than just a club—they are a family. Built on a foundation of resilience, teamwork, and excellence, the program instills in its players a growth mindset, a relentless work ethic, and the ability to overcome challenges both in athletics and in life. Through accountability and support, athletes develop the grit needed to compete at the highest levels, all while embracing the values of leadership, teamwork, and integrity.

Director Bryan Larson's leadership is a driving force behind Dynasty's success. As an experienced educator, his commitment to mentorship and character development is evident in every aspect of the club's operations. Dynasty is not just about developing great volleyball players—it is shaping the future leaders of Kansas. The club instills sportsmanship, teamwork, and a community-first mindset in its athletes, leaving a lasting, positive impact that extends far beyond the court.

I strongly encourage you to support the extension of Dynasty Volleyball's special use permit. Their presence enriches not only the athletes and their families but also the broader local economy and the future of youth sports in Kansas. As someone who travels from Missouri to participate, I only wish we had a program of this caliber in my own backyard.

Thank you for your time and consideration.

Sincerely,

Dr. David MacLean
Assistant Superintendent
District Office / Oak Grove School District -Missouri
dmaclean@ogr6.org

To whom it may concern,
Scarlett is my daughter she is 12 years old; at 12 scarlett is also a half inch away from being 6 foot. As an adult this might be exciting news but as a young pre teen who desires to blend in the difference of height between her friends and peers most day leads to low self esteem. At school everyday she already knows that someone will always call her out for height atleast 1-2 daily. As one peer once called her "a girl in a boys body"
You may ask what this has to do with the volleyball community that dynasty has built?
Scarlett walks into the doors of dynasty 2-3 times a week and knows that when she walks in those doors not one person will ever talk negatively about her height. She knows that her height will always be an advantage in the volleyball world. She has coaches at dynasty and teammates who are constantly building her up. This community has provided her an escape from the outside pressure of blending in. And given her the ability to embrace who she is; but also to be proud of the way god built her.
If you could see her play today you would never recognize the player she was when she first was when she started at dynasty. Because this community has built her up to thrive and grow.
Thank you,
Katelynn Howell

Good Morning Brian -

I'm sending this email to thank you and the entire Dynasty team for all that you do to support volleyball in the Kansas City community. We support Dynasty and would ask that the Unified Government please extend the Special Use Permit needed to continue activities at the current facility.

As parents to 3 daughters, my wife and I believe strongly in the value of team sports for each of our daughters. The Dynasty Volleyball Club is a very important part of this for our daughters. Dynasty fosters an environment and community where our daughters have the opportunity to learn how to be part of a team, develop a strong work ethic, develop accountability, resilience and grit, and gain confidence in who they are. I'm confident these skills and lessons from volleyball will serve them throughout their lives giving them a strong foundation to positively impact others and their communities.

Thanks for all you do, not only for our daughters, but so many others throughout Kansas City.

Kind Regards,
Mike Ashley

Coach Larson,

I am writing to express my strong support for Dynasty's request for the Unified Government to extend the Special Use Permit for the Dynasty Volleyball program.

My daughter, Libby, has been an athlete at Dynasty for four years. She began her journey on the lower-level U13 fives team as an inexperienced player seeking a positive environment to develop her volleyball skills. Thanks to the opportunities provided by Dynasty—including camps, private lessons, and workouts—she has steadily progressed each season. She moved up to the U14-4 team, then the U15-3 team, and now plays for the U16-2 team. Dynasty has given her not only the tools to improve her athletic abilities but also the confidence to push herself and grow.

However, while becoming a stronger athlete was one of our goals for Libby, it has been the least important one in my eyes. Over the past four years, I have seen her develop in ways far beyond the court. Dynasty's coaches have played an invaluable role in shaping her into a confident, determined young woman. At No Limit Fitness, Coach Damontez has helped her cultivate a positive mindset and belief in herself as a powerful female athlete. Coach Simona at Biomotives has taught her the importance of mental and physical self-care. Coaches Tanya, Barb, Johnathon, and Peter (among others) have instilled in her a deep sense of self-confidence and resilience—qualities she will carry with her for life.

Through Dynasty, Libby has learned to be a reliable teammate and a supportive friend. She has learned to overcome challenges, handle disappointment, and push past her perceived limits. As you know, keeping girls involved in sports fosters leadership, resilience, and teamwork—qualities that will benefit them long after their playing days are over. Dynasty is actively shaping the next generation of female leaders, and for that, I am forever grateful.

I strongly support the request to extend the Special Use Permit and deeply appreciate the community's support for the meaningful work happening within this facility.

Best,

Eileen Hotze
Eileen M. Hotze, Ph.D.
Associate Teaching Professor
Department of Undergraduate Biology
University of Kansas
1200 Sunnyside Ave
1006 Haworth Hall
Lawrence, KS 66045
785-864-1642

Bryon,

My daughter, Molly, joined the Dynasty Club last fall. To say that she has enjoyed her experience at Dynasty would be an understatement. Not only has she grown as a volleyball player, but she has learned the importance of teamwork and leadership. She learned how to come together with a group of people she did lot know and become a cohesive unit striving to achieve at the highest level possible.

Dynasty has meant more than just volleyball to Molly. It has become akin to a second family to not only her but our entire family. You are truly doing great work and I would love to see us continue that in our current space.

Thanks,

Tom McGuire
913.420.6093

To Unified Government of Kansas City, KS,

I am writing to express my full support for Dynasty Volleyball Club and to respectfully request an extension of their current special use permit. As a parent of twin daughters who have been involved in club volleyball

for the past six years, I have witnessed firsthand the immense positive impact that club volleyball has had on their personal and athletic development.

Throughout their time in club, volleyball has not only helped my daughters grow athletically, but it has also been an invaluable tool in shaping their character, helping them navigate their teenage years

with greater confidence and maturity. The discipline, teamwork, and resilience they've learned through the sport have played a critical role in their development and have undoubtedly contributed to the individuals

they are today. I truly believe that the environment fostered by Dynasty Volleyball, which emphasizes teamwork and growth, will continue to have a lasting impact as they transition into adulthood. The lessons learned

on the court—perseverance, leadership, and collaboration—are foundational qualities that will serve them well in all areas of life.

In light of this, I kindly request that you consider granting an extension of Dynasty Volleyball's special use permit, allowing them to continue to provide a positive, structured environment for current and future athletes.

I am confident that many other families share the same appreciation for the club's role in shaping young people's lives.

Thank you for considering my request.

Sincerely,
Sara English

Dynasty 17 Blue Family

Bryon,

I'm reaching out regarding discussions about the usage of the Dynasty facility, as I want to express my strong support for this space and the invaluable opportunities it provides to club members and direct impacts to my family., extended family and daughter.

My daughter has been part of Dynasty Volleyball for three years, and our time at this accessible, welcoming, and leadership-focused facility has allowed her to grow in ways far beyond the game. Every time she steps onto the Dynasty courts, she is not only developing as an athlete but also learning resilience, leadership, and the value of hard work—skills that will serve her for a lifetime. Dynasty's leadership, coaching staff, and players cultivate determined individuals who learn to push through adversity, handle pressure with confidence, and work toward their goals with unwavering dedication.

More than anything, Dynasty has taught her the power of leadership and perseverance. She has learned to support her teammates, rise to challenges, and embrace setbacks as opportunities for growth. These lessons extend into all aspects of her life, and I can say with certainty that Dynasty has played a critical role in shaping her into the strong, driven young woman she is becoming.

Beyond the personal impact, the location of the facility is also essential to our family. As parents who are frequently out of town for work travel, having this accessible training space ensures that our support system—sisters, grandparents, and friends—can step in to help our daughter stay committed to her training. This convenience is not just a matter of preference; it's what allows her to continue pursuing her passion at the highest level at her favorite place to dig in. Additionally, because of Dynasty's location, leadership, and the incredible opportunities it provides, we have introduced other family members and friends to the club. In doing so, we've seen these invaluable life skills—resilience, leadership, and perseverance—extend beyond our daughter, positively impacting those closest to us.

Dynasty members and players would also like to further engage with the local community to strengthen our relationship and show our gratitude—whether through volunteer efforts, neighborhood cleanups, or other initiatives as expressed by the need of the community.

Our family is incredibly thankful for the impact Dynasty has had on our daughter, niece, and multiple generations of our family and the time it allows us to celebrate the sport of volleyball together. We look forward to many more years of growth, competition, and community at Dynasty and supporting those community members that allow us these opportunities.

With gratitute,

The Beins Family

TAMMY BEINS | VP SALES
Email: tammyb@boggbag.com
Phone: (913)744-8682
Customer Service Ph: (866) BOGGBAG

Dear Board of County Commissioners,

I hope this message finds you well. I am writing in support of Dynasty Volleyball Club in their request for an extension of the Special Use Permit that allows the club to continue its activities at the current facility.

As a vital part of the community, the club provides an excellent opportunity for young athletes to develop their skills, foster teamwork, and stay engaged in a positive, active environment. The current facility has been instrumental in the success and growth of the club, and an extension of the permit would ensure that these opportunities continue for all involved.

This is our first year at this club and we have had nothing but a 100% positive experience in every aspect that we have been a part of. We are beyond grateful to be a part of this volleyball family.

I strongly encourage you to consider granting this extension, as it would not only support the club but also contribute to the overall wellbeing and development of the community. Should you need any additional information or have any questions, please feel free to reach out to me.

Thank you for your time and consideration.

Sincerely,
Ashley Irwin
ashleyairwin@hotmail.com
Parent of 14U player

To whom it may concern,

My name is Meagan Morris. My daughter Vivian Morris has played with her Dynasty Volleyball family for 4 years now. Starting when she was only 9 years old. Through the coaches, facility and teammates, she has found her true passion. At only 13 years old, she had committed herself to the sport of volleyball. She sacrifices her free time, weekends, time with her friends and family to train, be coached and play volleyball. Dynasty has given her a sense of purpose. Her commitment comes from all the wonderful coaches, staff and teammates at Dynasty.

Everyone there has shaped so many players, parents and their community. Please extend the special use permit. We need Dynasty!

Thank you,
Meagan Morris

Dear Planning Commission,

My name is Theresa Garrett, and I am a proud resident of Wyandotte County. I am writing to express my strong support for the extension of Dynasty Volleyball's special use permit.

Dynasty Volleyball is more than just a club; it is a vital part of our community. It has built a reputation for excellence, not only in competition but in the character and confidence it instills in young women. Through dedication and mentorship, Dynasty has provided countless athletes with the skills, discipline, and values that prepare them for success both on and off the court.

On a personal level, I have seen the profound impact of Dynasty firsthand. My daughter, Rylee Garrett, grew up playing there, and the lessons she learned shaped her into the strong, driven woman she is today. Now, as a coach at Dynasty, she is giving back—helping to guide and inspire the next generation of athletes just as she once was.
The potential non-renewal of Dynasty Volleyball's special use permit would have far-reaching consequences, disrupting the lives of hundreds of families and young athletes who rely on it for growth, mentorship, and opportunity. The club provides a safe and structured environment where kids develop not only as athletes but as leaders and members of our community.

Dynasty has also proven to be a respectful and responsible neighbor. They have listened to concerns, made thoughtful improvements, and contributed to the overall well-being of the area. Their presence enhances our community, bringing families together, supporting, and reinforcing the values we want to see in Wyandotte County.

I urge you to continue Dynasty Volleyball's special use permit, ensuring that this program can continue its invaluable work. The positive impact they have on our young athletes and our community as a whole cannot be overstated.

Thank you for your time and consideration.

Sincerely,
Theresa Garrett
13001 Meadow Lane
Kansas City, Kansas 66109
913-669-4375

March 10, 2025

City of Kansas City, Kansas – Planning and Board of Zoning
701 N. 7th St., Ste 423
Kansas City, KS 66101
(sent via email)

RE: Zoning for Dynasty Volleyball Academy – Town Hall meeting tonight, 3/10/25 at 6:30 PM.

To Whom It May Concern:

I am reaching out to you in strong support of Dynasty Volleyball Academy to continue the use of the building for this incredible volleyball family.

Our daughter, who is now 11 years old, started playing volleyball only a few short years ago through JCPRD. She played only 1 short, 6-week season before the team dissipated due to not having enough girls to continue the team. We looked into options so that she could continue this sport that she fell in love with. She played 2 or 3 more short 6-week seasons with their VIP's (rec) league before one of the coaches asked if we've ever considered club volleyball. At the time, we had not; however, our daughter was exceptionally good at the sport at such a young age and flourished physically and mentally whenever she played. After attending several volleyball camps and training sessions, she was hooked and wanted more.

My husband and I mulled it over in great length and discussed how we would be able to financially afford it as it is a big financial and time commitment. We also had to consider our three younger children and their activities. It didn't take long to figure out how we could make this work. We have worked hard at saving and being able to afford this nearly year-round financial commitment. It is stressful, at times, but we have made it work because it means that much to our daughter.

During her time at Dynasty Volleyball Academy, she has matured rapidly in front of our eyes. She is a very bright child and excels academically but the training they provide, both physically and mentally has catapulted her forward beyond our expectations. She has developed extremely close friendships with girls on her team and even other teams, both younger and older. Being part of such a strong volleyball community within Dynasty has increased her confidence in speaking with adults and even some (safe) strangers and provided her a close-knit, very diverse group of individuals to grow with, trust, and cherish. One of the owners of this organization personally connected her with Skyler Pierce, one of the top recruits in the country who now plays for Nebraska. My daughter has developed a mentorship and friendship with Skyler, and they talk several times a month on how to improve herself, both on and off the court, giving her valuable first-hand experience as her guide. Our daughter has also met a player from the University of Kansas Volleyball team, London Davis, briefly on the courts at KU when we took her to one of the home games in 2024. After the game, she had the confidence to approach her and ask for her autograph and to take a picture with her. Just a few short weeks ago, as our daughter was leaving

the gym after having a lesson, she comes face-to-face with London Davis again, as she's assisting Dynasty with some of their coaching. Because of the introduction to Skyler Pierce and friendship/mentorship she's established with her through Dynasty, she had the confidence to talk to London Davis without any assistance or encouragement from her parents. It was mind-blowing to us as this is not something she would ordinarily do on her own. It is now. All because of Dynasty. Our daughter feels most herself when she is with her Dynasty family and my husband and I admit that we, too, have established some very close friendships with a multitude of families that have been positively affected by this organization…even some that have moved away, and we will forever be grateful for the introduction this organization gave us.

This community that Dynasty has provided goes beyond just a place to play volleyball and a sisterhood & brotherhood (including the new boy's teams that were added) for our girls and boys. Our kids are highly encouraged to have community outreach and volunteer within our community as well. This is an invaluable lesson that is never too early to start, and Dynasty is teaching this right out of the gate.

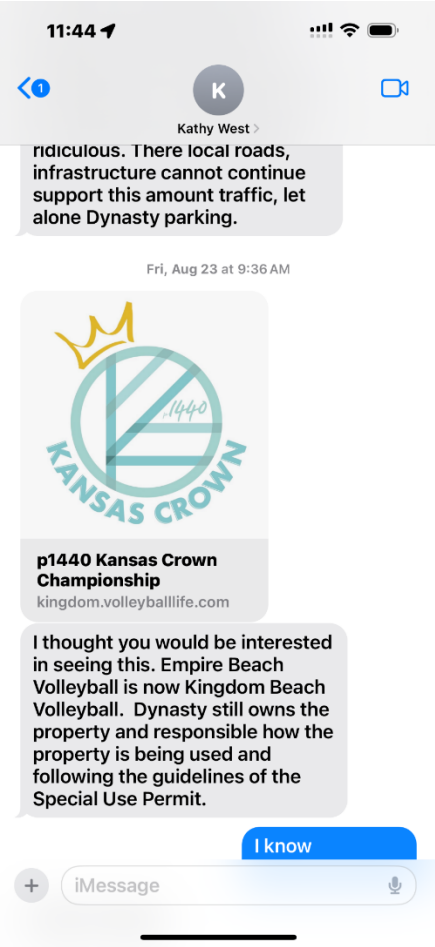
If zoning for Dynasty Volleyball Academy isn't continued, it would not only be devastating to all the kids who attend, but also to the parents and families of these kids as well as the community around us whom have benefited from the encouragement that Dynasty instills in our kids to reach out to them. We can't imagine what this would do to our daughter and how it would affect her mental and physical health. The individuals that run this organization have given so much of their time, energy, and money into helping our children grow and be better human beings to everyone around them. It has taught them discipline, respect, confidence, love, tenacity, determination, strength of mind and body, and so much more. Our family, our daughter, would never be the same if something were to sever these ties.

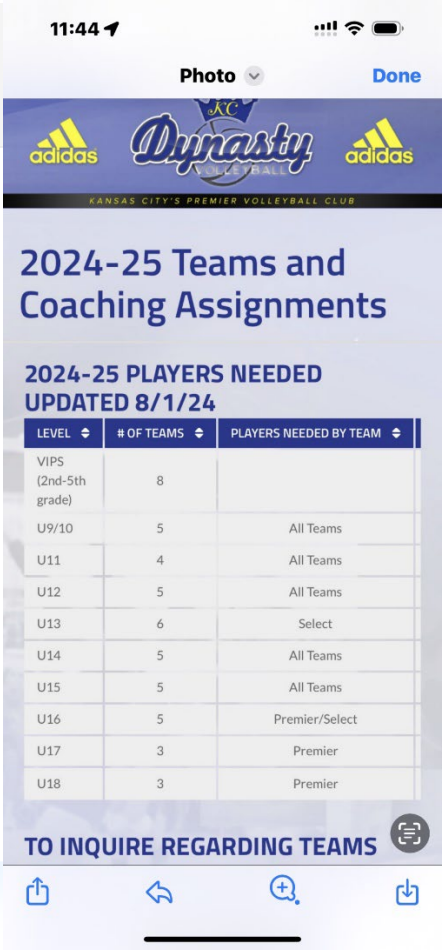
Thank you so much for your time in reading this and for the consideration of the profound impact and outreach that Dynasty Volleyball Academy has. We strongly encourage you to continue the use of this facility for Dynasty Volleyball Academy as it IS the community within our community. We feel this to be a no-brainer when it comes to our children. We all want our kids to have better than what we did from our own childhoods and that "having better" means having Dynasty Volleyball Academy for decades to come.

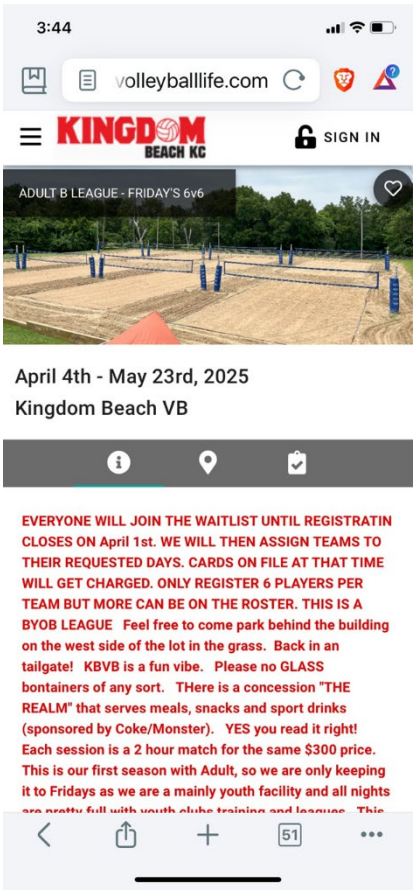
Sincerely,

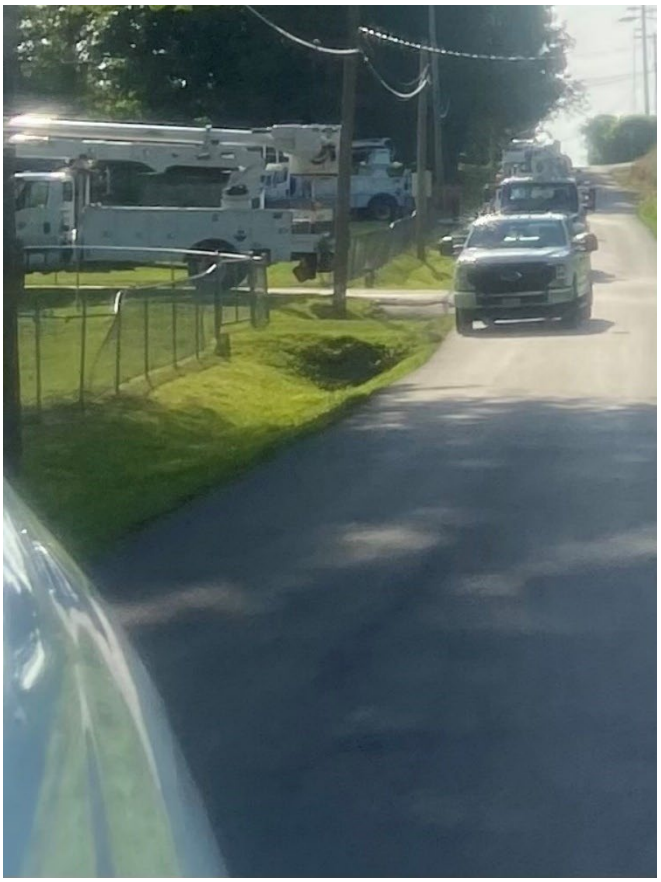
Amy K. Moore
Diontey R. Moore
>Proud parents of an "11 Black" player<

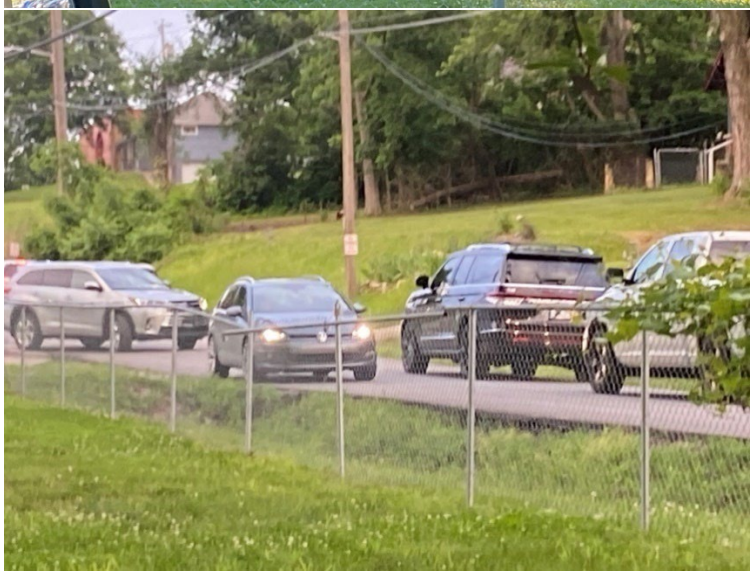
PHOTOS SUBMITTED BY COMMISSIONER JIM ERNST

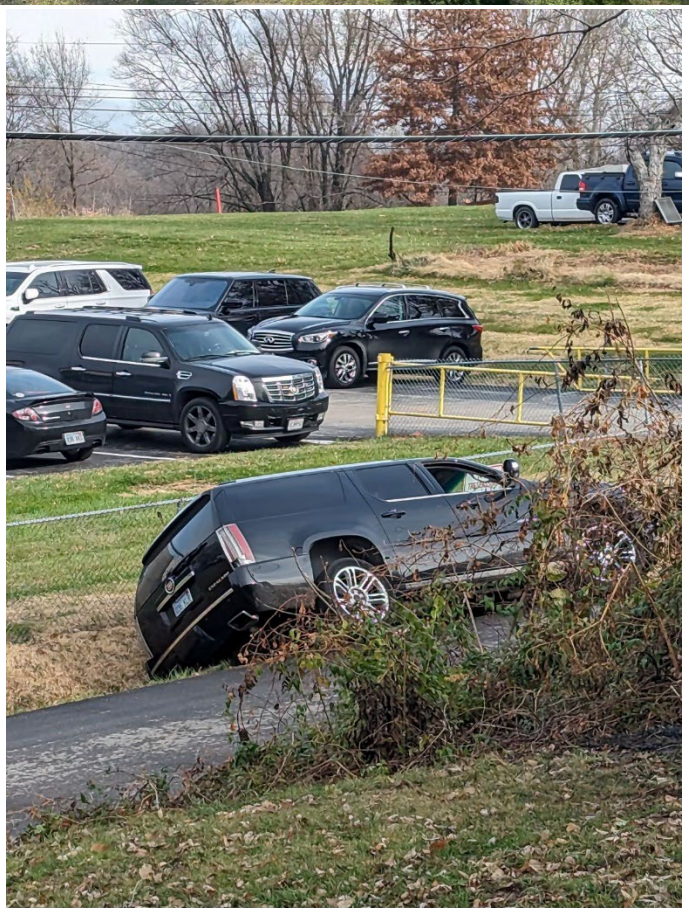

11:44
Kathy West
ridiculous. There local roads, infrastructure cannot continue support this amount traffic, let alone Dynasty parking.
Fri, Aug 23 at 9:36 AM
p1440 Kansas Crown Championship
kingdom.volleyballlife.com
I thought you would be interested in seeing this. Empire Beach Volleyball is now Kingdom Beach Volleyball. Dynasty still owns the property and responsible how the property is being used and following the guidelines of the Special Use Permit.
I know
iMessage


11:44
Photo
Done
Dynasty
KANSAS CITY'S PREMIER VOLLEYBALL CLUB
2024-25 Teams and Coaching Assignments
2024-25 PLAYERS NEEDED UPDATED 8/1/24
LEVEL
OF TEAMS
PLAYERS NEEDED BY TEAM
VIPS (2nd-5th grade) 8
U9/10 5 All Teams
U11 4 All Teams
U12 5 All Teams
U13 6 Select
U14 5 All Teams
U15 5 All Teams
U16 5 Premier/Select
U17 3 Premier
U18 3 Premier
TO INQUIRE REGARDING TEAMS


3:44
volleyballlife.com
KINGDOM BEACH KC
SIGN IN
ADULT B LEAGUE - FRIDAY'S 6v6
April 4th - May 23rd, 2025
Kingdom Beach VB
EVERYONE WILL JOIN THE WAITLIST UNTIL REGISTRATIN CLOSES ON April 1st. WE WILL THEN ASSIGN TEAMS TO THEIR REQUESTED DAYS. CARDS ON FILE AT THAT TIME WILL GET CHARGED. ONLY REGISTER 6 PLAYERS PER TEAM BUT MORE CAN BE ON THE ROSTER. THIS IS A BYOB LEAGUE Feel free to come park behind the building on the west side of the lot in the grass. Back in an tailgate! KBVB is a fun vibe. Please no GLASS bontainers of any sort. THere is a concession "THE REALM" that serves meals, snacks and sport drinks (sponsored by Coke/Monster). YES you read it right! Each session is a 2 hour match for the same $300 price. This is our first season with Adult, so we are only keeping it to Fridays as we are a mainly youth facility and all nights







ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

Melissa Vancrum
913.647.3211
mvancrum@rousepc.com

November 26, 2024

Chairman Carson and City Planning Commissioners
c/o Planning & Urban Design Department
City Hall
701 N 7th St, Suite 423
Kansas City, KS 66101

Re: Request and Reasons for Continuance of SUP Application SP2024-057
Dynasty Holdings, LLC/Dynasty Volleyball Club, 7120 Gibbs Road

Dear Chairman Carson and Planning Commissioners,

Dynasty Holdings, LLC submits this letter to request a continuance of consideration of the Special Use Permit ("SUP") renewal currently scheduled for your meeting on December 9, 2024. Based on the ongoing efforts to respond to neighborhood concerns and ongoing professional traffic engineering analysis of the site, Dynasty requests a continuance to January 13, 2025, to allow necessary time to further mitigation efforts and obtain an appropriate traffic and parking analysis to inform potential additional changes.

As you may recall, this application is for the renewal of a Special Use Permit at 7120 Gibbs Road for continued use of the site as a youth athletic facility. The initial SUP was granted in 2012. At the initial Planning Commission meeting on October 14, traffic, parking and other concerns were raised by facility neighbors. Dynasty has devoted significant time and resources since that meeting to understand and address those concerns, including door-to-door communication efforts with neighbors and a second neighborhood meeting.

In addition, Dynasty is engaging a traffic engineer to evaluate traffic flow to and from the site and to determine the reasonable parking needs to serve the facility. This traffic and parking analysis will help everyone evaluate issues raised by neighbors regarding the impact of the facility.

Granting of a continuance until the January 13 meeting would provide sufficient time for the consultant to complete this evaluation, for staff and neighbors to review the analysis, and to provide it for Planning Commissioner review in advance of the hearing. Timing of this report has been affected due to Holliday Drive construction closing an access point to the site and redirecting traffic, the November start of the volleyball season during which Dynasty has implemented significant scheduling changes to mitigate issues, and the capacity of the traffic engineers to complete the report, given other work and the holidays.

Importantly, we continue to receive feedback from our neighbors about programming changes implemented after the October Planning Commission meeting. That feedback includes information, questions, and communications in our second neighborhood meeting last night (November 25). In coordination with the neighbors at last night's meeting, Dynasty plans to attend an upcoming Morris Neighborhood Watch meeting, scheduled for January 9, to reach the broader neighborhood regarding changes and conditions that will mitigate the impact of the facility on the neighborhood and continue to improve avenues for ongoing communication. This feedback will help all parties to evaluate the effect of recent changes and options for the future.

At last night's meeting, the discussion included our intent to seek a continuance to January 13, for the reasons set forth above and so that Dynasty could meet with the broader neighborhood group on January 9. The neighbors in attendance did not object to the requested continuance.

As background to Dynasty's sincere commitment to address issues heard from neighbors to date, the following is an overview of activities since the October 14 hearing.

Traffic

- traffic engineer engaged to evaluate traffic impact and quantity of parking required.
- extensive programming changes implemented including staggered scheduling of practices, gaps to clear parking before next team arrives, changing days and times of some practices with continued monitoring and adjustment of programming.
- utilization of both gates on Gibbs Road with directional flow – one in and one out.
- evaluating post-road construction implementation of right in and right out from Gibbs Road through designated entrance and exit to minimize impact of traffic flow.
- obtaining signage to direct traffic flow and plan to add pavement markings on site.
- informing players and their families to drive as if they lived in the Gibbs Road neighborhood and adding safe driving commitment to player code of conduct.

Parking

- new signage and parking exterior roped off to further enforce not parking on grass, installed no parking signs along fire lane, (photos attached).
- prepared formal parking plan to manage parking on site and utilizing volunteers to monitor parking and direct/manage traffic, (initial draft attached).
- engaged Uhl Engineering to create preliminary plans for potential additional parking, which will be revised based on traffic analysis after programming changes are implemented (initial concept plan attached).
- targeted communication to encourage carpooling, specific instructions regarding drop off/pick up, discourage parking while picking up players.
- evaluating proposed plans for fencing and landscaping screening to be revised based on parking areas proposed by traffic analysis.

Lighting

- engaged lighting consultant, LightWorks, Inc., to evaluate compliance of exterior lighting for type of fixture and spillage off site.
- discussed specific neighbor concern across Gibbs Road with parking lot light and determined it involved a pre-existing light blocked until a deceased tree was removed about two years ago; modified fixture to shield light from neighbor.

Community Outreach

- door to door visits with neighbors on Gibbs Road in October.
- door to door visits to invite neighbors on Gibbs Road nearby to neighborhood meeting in November.
- second neighborhood meeting held on November 25.
- working to establish regular communication with neighbors to encourage sharing any concerns so concerns can be resolved timely.
- requesting neighbors share descriptions of vehicles for Dynasty to address directly if they witness Dynasty players or parents driving or parking unsafely.
- outreach with local public schools to identify nominations of girls in community who would benefit from participating in winter clinics and offering scholarships.
- initiated outreach to County Commission to further understand issues heard from constituents to ensure all issues are addressed.
- seeking neighbor input on activation of building for community engagement and volunteer opportunities in the community for club players.

Sincerely,

Melissa Vancrum

Attachments

Attachment 1 - No Parking Signs and Barrier to Grass Added

4

Attachment 2 - INITIAL DRAFT - November 2024

Dynasty Volleyball Parking Plan

Practice Schedule

- Evaluate club programming and adjust days, times and amount of practices per day based on capacity of parking lot to manage traffic flow into and out of the facility. Some courts may not be fully utilized for periods as required for management of traffic and parking capacity within existing footprint.
- Stagger practice times so a maximum of three (3) courts change over at a time.
- Minimum time allotted between end of one practice and start of the next to allow parking space to free up for teams arriving. Encourage girls to timely exit to accommodate next group arriving with personnel to facilitate exit and entrance.
- Continue to evaluate and adjust club programming to fine tune parking and traffic flow ongoing at regular intervals.

Communication

- Teams and players encouraged to carpool whenever possible to reduce the number of vehicles. Dynasty teams encouraged to drive like they live in the neighborhood, to use care and not block driveways.
- Subtenant communication enhanced for permit compliance and activities to be restricted to downtime of indoor club to manage parking and traffic of the property.

Parking Restrictions

- No parking on the grass at any time for any reason.
- Signs and barriers added to prevent parking on the grass and in the fire lane.

Traffic Flow Plan

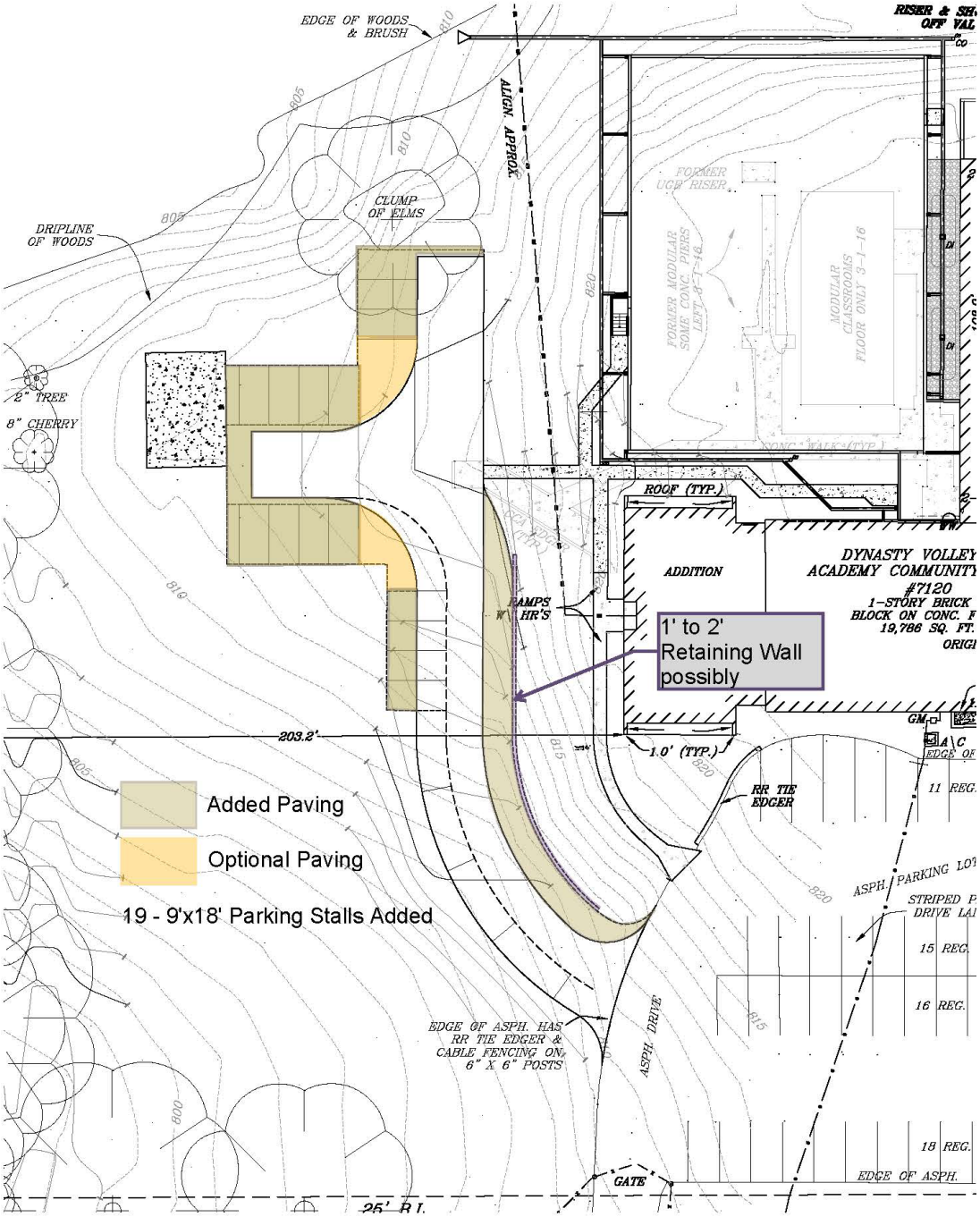
Utilize both gates to parking lot during full operation. Implement one-way traffic flow system to encourage cars to enter through the East Gate turning right in and exit via the West Gate again turning right out Gibbs Road. Utilize a designated drop-off/pick-up zone with personnel to manage line. Discourage parents from parking in spots at pick-up. Personnel to monitor the parking lot and assist in directing traffic in and out during peak times to better manage and modify traffic flow, identify and resolve backups.

Wayfinding/Signage

Signage placed at key points, including the West Gate, drop-off zone, and East Gate to guide traffic. Pavement markings will be added to indicate the direction and flow of traffic permitted within the site. Signage to be added as needed to manage traffic flow.

DRAFT

Attachment 3 - Initial Parking Addition Concept Plan - to be modified per traffic analysis results



ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

Melissa Vancrum
913.647.3211
mvancrum@rousepc.com

December 30, 2024

Via E-Mail Only
Chairman Carson and UG Planning Commissioners
c/o Planning & Urban Design Department
Unified Government City Hall
701 N 7th St, Suite 423
Kansas City, KS 66101

Re: Supplemental Materials for SUP Application SP2024-057
Dynasty Holdings, LLC/Dynasty Volleyball Club, 7120 Gibbs Road

Dear Chairman Carson and Planning Commissioners,

Dynasty Holdings, LLC submits this letter to supplement its application for consideration of the Special Use Permit ("SUP") renewal currently scheduled for your meeting on January 13, 2025. In our ongoing efforts to respond to neighborhood concerns we have obtained and enclosed a professional traffic engineering analysis of the site, including details to inform the sufficiency of parking, and a professional lighting analysis.

This application is for the renewal of a SUP at 7120 Gibbs Road for continued use of the site as a youth athletic facility. The initial SUP was granted in 2012 with a renewal granted in 2014 for ten (10) years and an expansion with construction of a new gymnasium was approved in 2016.

At the initial Planning Commission meeting on October 14, traffic, parking and other concerns were raised by facility neighbors. Dynasty has devoted significant time and resources since that meeting to understand and address those concerns, including door-to-door communication efforts with neighbors and a second neighborhood meeting held November 25th.

Importantly, we have implemented significant programming changes after the October Planning Commission meeting and continue to receive feedback on those changes. Dynasty will attend the upcoming Morris Neighborhood Watch meeting, scheduled for January 9, to reach the

broader neighborhood regarding changes and conditions that will mitigate the impact of the facility on the neighborhood and continue to improve avenues for ongoing communication. The January 9, 2025 meeting was the first meeting scheduled after the December 9 continuance. Feedback from this meeting will help everyone interested in evaluating the effect of recent changes and options for the future.

As background to Dynasty's sincere commitment to address issues heard from neighbors to date, the following is an overview of activities since the October 14 hearing.

Traffic

- Merge Midwest Engineering engaged to evaluate traffic impact and quantity of parking required. See attached report.
- extensive programming changes implemented including staggered scheduling of practices, gaps to clear parking before next team arrives, changing days and times of some practices with continued monitoring and adjustment of programming.
- utilization of both gates on Gibbs Road with directional flow – one in and one out.
- implementation of right in and right out from Gibbs Road through designated entrance and exit to minimize impact of traffic flow.
- obtaining signage to direct traffic flow and plan to add pavement markings on site.
- informing players and their families to drive as if they lived in the Gibbs Road neighborhood and adding safe driving commitment to player code of conduct.
- Initial evaluation of a Holliday Drive entrance feasibility for potential future addition if programming and traffic mitigation measures are insufficient.

Parking

- new signage and parking exterior roped off to further enforce not parking on grass, installed no parking signs along fire lane, (photos attached).
- prepared formal parking plan to manage parking on site and utilizing volunteers to monitor parking and direct/manage traffic, (initial draft attached).
- engaged Uhl Engineering to create preliminary plans for potential additional parking, which will be revised based on traffic analysis after programming changes are implemented (initial concept plan attached).
- targeted communication to encourage carpooling, specific instructions regarding drop off/pick up, discourage parking while picking up players.
- evaluating proposed plans for fencing and landscaping screening to be revised based on parking areas proposed by traffic analysis.

Lighting

- engaged lighting consultant, LightWorks, Inc., to evaluate compliance of exterior lighting for type of fixture and spillage off site. See attached report.
- discussed specific neighbor concern across Gibbs Road with parking lot light and determined it involved a pre-existing light blocked until a deceased tree was removed about two years ago; modified fixture to shield light from neighbor.

Community Outreach

- door to door visits with neighbors on Gibbs Road in October.
- door to door visits to invite neighbors on Gibbs Road nearby to neighborhood meeting in November.
- second neighborhood meeting held on November 25.
- Planned attendance at January 9th Morris Neighborhood Watch meeting to reach additional neighbors for feedback.
- working to establish regular communication with neighbors to encourage sharing any concerns so concerns can be resolved timely.
- requesting neighbors share descriptions of vehicles for Dynasty to address directly if they witness Dynasty players or parents driving or parking unsafely.
- outreach with local public schools to identify nominations of girls in community who would benefit from participating in winter clinics and offering scholarships.
- initiated outreach to County Commission to further understand issues heard from constituents to ensure all issues are addressed.
- seeking neighbor input on activation of building for community engagement and volunteer opportunities in the community for club players.

As you can see, the applicant's team has demonstrated an invigorated commitment to working with the Morris neighborhood in a mutually beneficial manner.

Sincerely,

Melissa Vancrum

Melissa Vancrum

Attachments

Merge Midwest Engineering, LLC
2668 W Catalpa Street
Olathe, KS 66061
913.788.1985

December 30, 2024

Bryon Larson
Club Director
Dynasty Volleyball
7120 Gibbs Road
Kansas City, KS 66106

SUBJECT Traffic Engineering Services
Dynasty Volleyball Site Traffic Analysis
Kansas City, Kansas

Dear Mr. Larson:

As requested, Merge Midwest Engineering, LLC has observed the traffic and club operations associated with the Dynasty Volleyball site located on the north side of Gibbs Road between 73rd Street and 71st Street in Kansas City, Kansas. These observations occurred on Wednesday, December 4, 2024, and Tuesday, December 10, 2024. This study includes a description of the club operations, traffic observations, parking ratios, crash analysis, and improvement considerations.

CLUB OPERATIONS

The Dynasty Volleyball club building includes two gyms, a training and recovery center, and eight outdoor sand volleyball courts. Each gym includes three courts: however, only five teams practice at one time. Practices last from 60 – 120 minutes with a 10-15 minute period between practices to transition to the next team. Teams range in size from nine to twelve players and include two coaches. Team practices typically occur on weeknights. Specialty practices by position occur on the weekends.

The training and recovery center is run by a husband-and-wife team with 90% of their clients being Dynasty Volleyball players. The players typically attend the training and recovery sessions on the same day as their practice.

Eight sand volleyball courts are included on the north side of the building. Teams range in size from two to four players with a majority of the teams being two players. League play occurs on the weeknights with some tournaments occurring on the weekends.

Typical yearly operations are as follows:

- July: Tryouts
- July – October: Preseason (facility about 50% occupied)
- November – March: Season (facility 100% occupied)
- April – June: Postseason/nationals (facility less than 50% occupied)
- April – October: Sand volleyball season

TRAFFIC OBSERVATIONS

Vehicular traffic observations were conducted at the Dynasty Volleyball facility on Wednesday, December 4, 2024, and Tuesday, December 10, 2024, from 5:45 PM to 8:15 PM. Peak drop-off and pick-up activity typically occurred between 5:45 PM – 6:15 PM, 6:45 PM to 7:15 PM, and 7:45 PM – 8:15 PM which corresponded to transition times as practices began and ended. During these observation times, traffic flow and parking utilization was documented.

Traffic Flow: The Dynasty Volleyball facility has two access points onto Gibbs Road. Drivers are encouraged to enter the facility at the east drive and exit the facility at the west drive as shown on ***Figure 1***. There are large ENTER and EXIT signs currently placed at these access points. This encourages counterclockwise traffic flow for smoother operations during player drop-off and pick-up times.

Players are typically dropped off at the main entrance, which is located in the southeast corner of the building. If parents are staying for practice, they park in the parking lot and walk with their player into the building. During the field observations, there was typically a three to four vehicle queue during peak drop-off times at the main building entrance. However, there was one instance during the 12/4/24 observation period where vehicles queued back onto Gibbs Road due to a parent and player having a conversation while dropping off at the main entrance.

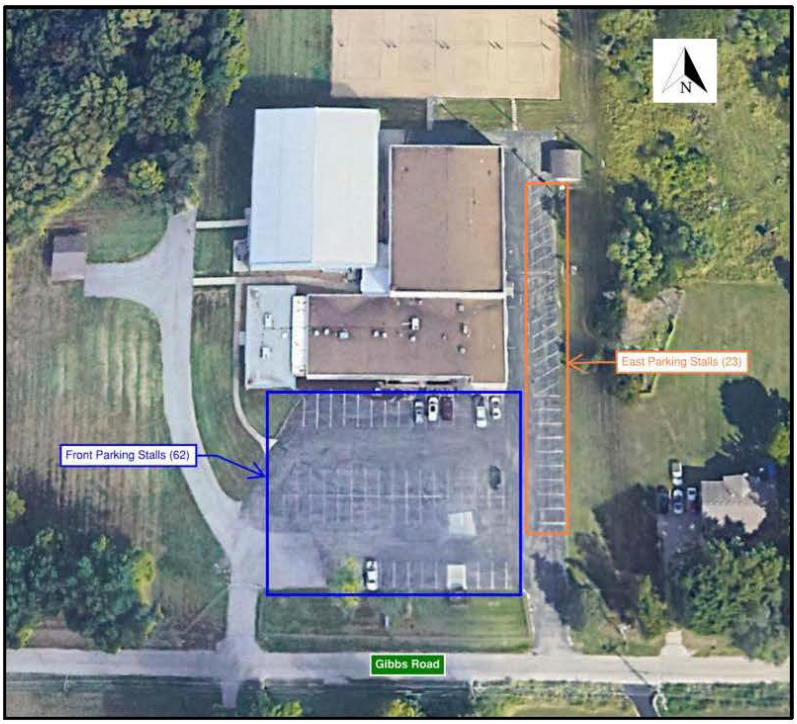
When arriving for pick-up, parents are encouraged to wait for their players on the west side of the building in the pick-up lane. This reduces the amount of parking space turnover during the drop-off/pick-up transition times and provides open parking spaces for parents to utilize if they are staying to watch practice. During the 12/4/24 observations, the pick-up lane was utilized fairly well for pick-up activities; however, during the 12/10/24 observations, this area was underutilized as parents appeared to park in parking spaces in front of the building and go inside to watch the end of practice and pick-up their players. Additionally, there was a period during the 7:45 PM-8:15 PM transition on 12/10/24 where no parking stalls were available in front of the building and drivers were circling the parking lot waiting for a space to become available.

Figure 1: Dynasty Volleyball Facility Layout

Parking Utilization: A parking analysis was completed during the field observations to identify parking demand and utilization at the Dynasty Volleyball facility. A total of 85 parking stalls are currently provided. As shown in ***Figure 2***, 23 parking stalls are on the east side of the building and the remaining 62 parking stalls are in front of the building.

Merge Midwest Engineering, LLC
2668 W Catalpa Street
Olathe, KS 66061
913.788.1985

Figure 2: Parking Stall Map



Parking utilization was determined based on the number of occupied parking stalls every 15-minutes during the field observations. A summary of the paring utilization is provided in ***Table 1***. More detailed tables by parking area are included at the end of this memo. It should be noted that data for how long each vehicle was on site was not collected.

Table 1: Parking Utilization Summary

	# Parking Stalls	5:45 PM	6:00 PM	6:15 PM	6:30 PM	6:45 PM	7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM	8:15 PM
12/4/24 - Wed	85	78%	79%	66%	68%	71%	74%	64%	69%	81%	93%	73%
12/10/24 -Tue	85	74%	82%	67%	68%	71%	72%	78%	84%	96%	85%	66%

Based on the data, the highest utilization of the parking lot occurred between 7:45 PM and 8:15 PM both days. During this time, there were periods where all the parking stalls were occupied in front of the building.

PARKING RATIOS

Dynasty Volleyball provided parking lot occupancy numbers and corresponding building occupancy numbers at various times of the day on different days of the week. This data was used to develop the parking ratio estimates shown below in ***Table 2***. These ratios correspond to the number of people inside the Dynasty Volleyball building and the number of parked vehicles in the parking lot.

Table 2: Dynasty Volleyball Parking Ratios

Day of Week	Building Occupancy/Parked Vehicles	Average Weekday (People/Vehicle)	Average Weekend (People/Vehicle)
Monday	2.45	2.30	
Tuesday	1.85		
Wednesday	1.99		
Thursday	3.44		
Friday	1.78		
Saturday	2.20		2.06
Sunday	1.93		

As shown in the table, on an average weekday each vehicle in the parking lot corresponds to 2.30 people inside the building. Likewise, on the weekend, each vehicle in the parking lot corresponds to 2.06 people inside the building. In the future if the club wishes to add more athletes during the existing practice times, this ratio can be used to estimate the number of additional parking spaces that would be needed to accommodate the associated traffic.

CRASH ANALYSIS

Crash data was requested from the Kansas Department of Transportation (KDOT) for the years 2021 through 2023. During this 3-year period, no crashes were reported along Gibbs Road between S 73rd Street and S 71st Street. Crash data was also requested within 500' of the S 73rd Street & Gibbs Road and S 71st Street & Gibbs Road intersections for the same time period. Similarly, no crashes were reported near these intersections.

Merge Midwest Engineering, LLC
2668 W Catalpa Street
Olathe, KS 66061
913.788.1985

SUMMARY & IMPROVEMENT CONSIDERATIONS

The Dynasty Volleyball Club is located on the north side of Gibbs Road between 73rd Street and 71st Street in Kansas City, Kansas. Traffic and club operations were observed on Wednesday, December 4, 2024, and Tuesday, December 10, 2024, from 5:45 PM – 8:15 PM. Based on these observations there was typically a three to four vehicle queue during peak drop-off times at the main building entrance. There was one instance during the 12/4/24 observation period where vehicles queued back onto Gibbs Road due to a parent and player having a conversation while dropping off. There is a pick-up lane included for parents waiting for their players on the west side of the building. During the 12/4/24 observations, this area was utilized fairly well. During the 12/10/24 observations, this area was underutilized as parents appeared to park in parking spaces in front of the building and go inside to watch the end of practice and pick-up their players. Additionally, there was a period of time during the 12/10/24 observation where no parking stalls were available in front of the building and drivers were circling the parking lot waiting for an available space.

In addition to the observations, parking utilization was recorded every 15-minutes during the field visits. Based on this data, the highest utilization of the parking lot occurs between 7:45 PM and 8:15 PM with nearly all the spaces being occupied.

Dynasty Volleyball provided parking lot occupancy numbers and corresponding building occupancy numbers at various times of the day on different days of the week. Using this data, it was determined that each vehicle parked in the parking lot on an average weekday corresponds to about 2.30 people inside the building. While on the weekend, each vehicle parked in the parking lot corresponds to 2.06 people inside the building. In the future if the club wishes to add more athletes during the existing practice times, this ratio can be used to estimate the number of additional parking spaces that would be needed to accommodate the associated traffic.

Crash data was requested from KDOT for the years 2021 through 2023. During this 3-year period, no crashes were reported along Gibbs Road between S 73rd Street and S 71st Street.

Based on the information above, the following are some improvements to consider for the Dynasty Volleyball site:

- Encourage coaches and staff to park in the spaces on the east side of the parking lot. This will provide more spots in front of the building and prevent parents from pulling in/backing out when vehicles are trying to enter the parking lot from Gibbs Road.
- If vehicle queues continuously back out onto Gibbs Road, work to utilize both the main entrance and side door to drop-off. Vehicles should pull all the way forward

Merge Midwest Engineering, LLC
2668 W Catalpa Street
Olathe, KS 66061
913.788.1985

to the west side to drop-off. This will allow more stacking and hopefully prevent any queues from extending back onto Gibbs Road. Remodeling the entrance on the west side of the building and making it the main entrance would help to encourage the use of this building access.

- Monitor parking occupancy and building occupancy. If needed, further limit the number of practices occurring at the same time to reduce the number of vehicles in the parking lot to better match the parking space supply. If the budget allows, constructing additional parking spaces on the property would be beneficial and help to reduce the amount of congestion during drop-off and pick-up times.

We appreciate the opportunity to serve you on this very important project. Please feel free to contact us if you should have any questions.

Respectfully submitted,

Merge Midwest Engineering, LLC

Michael Hare, P.E., PTOE
Sr. Engineer

Janelle M. Clayton, P.E., PTOE
Manager / Co-Owner

Parking Area Utilizations

Number of occupied parking stalls

	Parking Area	5:45 PM	6:00 PM	6:15 PM	6:30 PM	6:45 PM	7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM	8:15 PM
	East (23)	14	14	17	17	17	16	13	15	16	18	14
12/4/2024 - Wednesday	Front (62)	52	53	39	41	43	47	41	44	53	61	48
	Total (85)	66	67	56	58	60	63	54	59	69	79	62
	East (23)	15	14	15	15	16	16	18	19	20	18	16
12/10/2024 -Tuesday	Front (62)	48	56	42	43	44	45	48	52	62	54	40
	Total (85)	63	70	57	58	60	61	66	71	82	72	56

Parking Utilization

	Parking Area	5:45 PM	6:00 PM	6:15 PM	6:30 PM	6:45 PM	7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM	8:15 PM
	East (23)	61%	61%	74%	74%	74%	70%	57%	65%	70%	78%	61%
12/4/2024 - Wednesday	Front (62)	84%	85%	63%	66%	69%	76%	66%	71%	85%	98%	77%
	Total (85)	78%	79%	66%	68%	71%	74%	64%	69%	81%	93%	73%
	East (23)	65%	61%	65%	65%	70%	70%	78%	83%	87%	78%	70%
12/10/2024 -Tuesday	Front (62)	77%	90%	68%	69%	71%	73%	77%	84%	100%	87%	65%
	Total (85)	74%	82%	67%	68%	71%	72%	78%	84%	96%	85%	66%

LIGHTWORKS INC.
DESIGN+ENGINEERING

December 30, 2024

Brad Willits
Dynasty Volleyball
7120 Gibbs Road
Kansas City, KS 66106

Dear Brad Willits:

This letter represents a summary of our research and site investigation into the illumination of the site at Dynasty Volleyball.

Industry standards for comparison –
Reference documents:
The Illumination Engineering Society (The Lighting Authority)
ANSI/RP-8-22 Recommended Practice: Parking Facilities

Recommended Maintained Illuminance Values for Parking Lots

		Basic	Enhanced Security
Minimum horizontal illuminance	lux	2	5
	fc	0.2	0.5
Uniformity ratio (maximum to minimum)		20:1	15:1
Minimum vertical illuminance	lux	1	2.5
	fc	0.1	0.25

ANSI/IES RP-6-22 Recommended Practice: Lighting Sports and Recreational Areas.
Classification of Play for Dynasty Volleyball courts is Class III – Sports Club Event with spectators per Table 2 Class of Play:

FACILITY	CLASS			
	I	II	III	IV
Professional	X			
College	X	X		
Semi-Professional	X	X		
Sports Clubs	X	X	X	
Amateaur Leagues		X	X	X
High School		X	X	X
Training Facilities			X	X
Elementary School				X
Receational Event				X
Social Event				X

Class I: Facilities with spectator capacity over 5,000
Class II: Facilities with spectator capacity under 5,000
Class III: Facilities with some provision for spectators
Class IV: Facilities with limited or no provision for spectators

Table 2: Class of Play

Illuminance levels –
IESNA recommended illuminance levels and uniformity ratios for Volleyball.

Table A-2. Recommended Illuminance Criteria for *Outdoor* Sports and Recreation Areas

APPLICATION TASK/AREA	Class of Play	Recommended Maintained Illuminance Targets (a,b) — TS = Task Surface: Recommended illuminances are at height of task surface above finished grade or floor													
		Horizontal (E_h)							Vertical (E_v)						
		Target E_h @ Height AFF			CV	Uniformity Ratio			Target E_v @ Height AFF			CV	Uniformity Ratio		
		C A T	Lux @ m	(Fc @ Ft)	Max Avg Min	Max CV	Ratio	Basis	C A T	Lux @ m	(Fc @ Ft)	Max Avg Min	Max CV	Ratio	Basis
Volleyball															
Area of play	III	P	300 @ 0.91	(30 @ 3.0)	Avg	0.25	3:1	Max:Min							
Area of play	IV	O	200 @ 0.91	(20 @ 3.0)	Avg	0.30	4:1	Max:Min							

From RP-6-22, "*A component of obtrusive light is light trespass, sometime called spill light; the encroachment of light, typically across property boundaries, causing annoyance, loss of privacy, or other nuisance. Obtrusive light typically consists of three interrelated elements, each considered separately. The three elements include light trespass, glare, and sky glow.*"

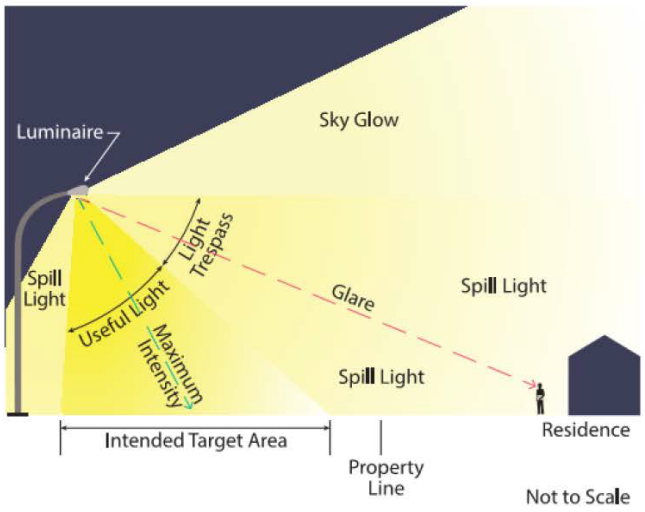


Figure 3-7. Obtrusive light components. (Graphic © Illuminating Engineering Society)

Light trespass is measured in footcandles (fc) and is typically measured and calculated in the vertical plane at the property line. Local jurisdictions commonly have ordinances in place that limit this obtrusive light.

Local standards –
Per Unified Government, Unified Development Ordinances, lighting is mentioned in two sections.
Section 27-673 – Additional Parking Regulations:
Any lights used to illuminate the parking area shall be so arranged, located or screened as to direct light away from any adjoining or abutting residential district.

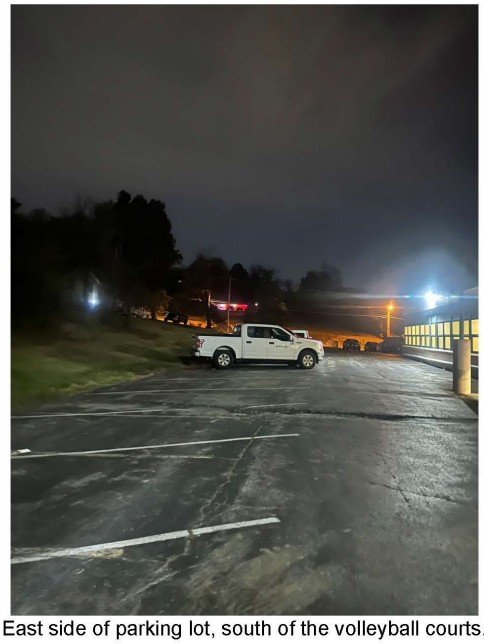
Section 27-699 B 9 General requirements and guidelines:
Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlighting or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property *shall not exceed one foot candle as measured from said property line*.

Site investigation of equipment –
Photos of the installed system:

Front parking lot (south side) looking towards west of site.

West end of building on south, looking to the north-west of site.

Southwest of site looking towards the east end of building.



East side of parking lot, south of the volleyball courts.

East side of volleyball courts.

Northeast side of volleyball courts.

South side of volleyball courts

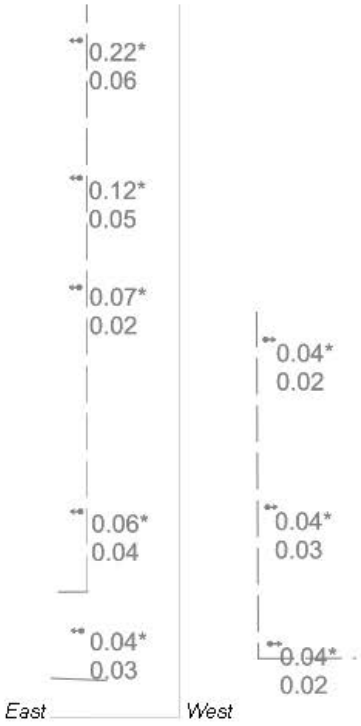
Southeast side of volleyball courts

Site investigation of illumination levels -

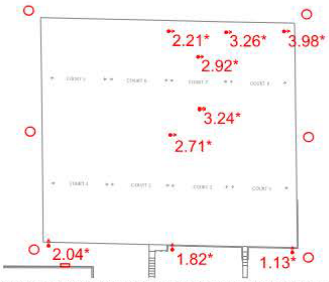
Illuminance readings were taken along the property line and at numerous points within the parking lot as well on the volleyball courts themselves and the areas surrounding the courts.

The footcandle reading report is on the attached page. Please note that the readings indicate two sets of numbers – the numbers with the asterisk are taken vertically at 3'-0" above grade. The numbers without the asterisk are taken horizontally at grade.

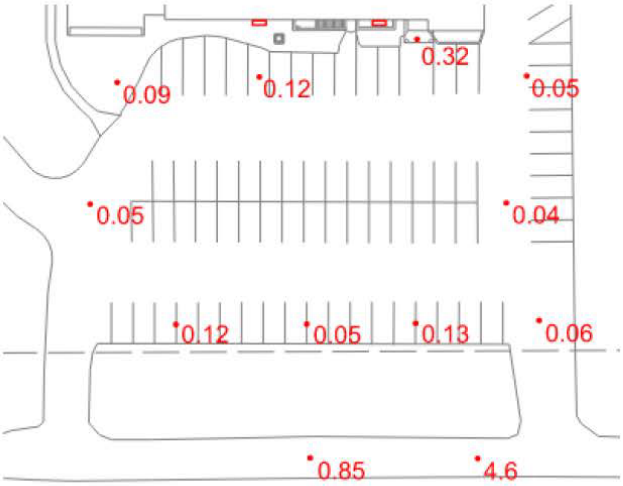
However, the east property line levels and the west property line levels – adjacent to the parking lots - measured vertically at 3'-0" a.f.g. are respectively:



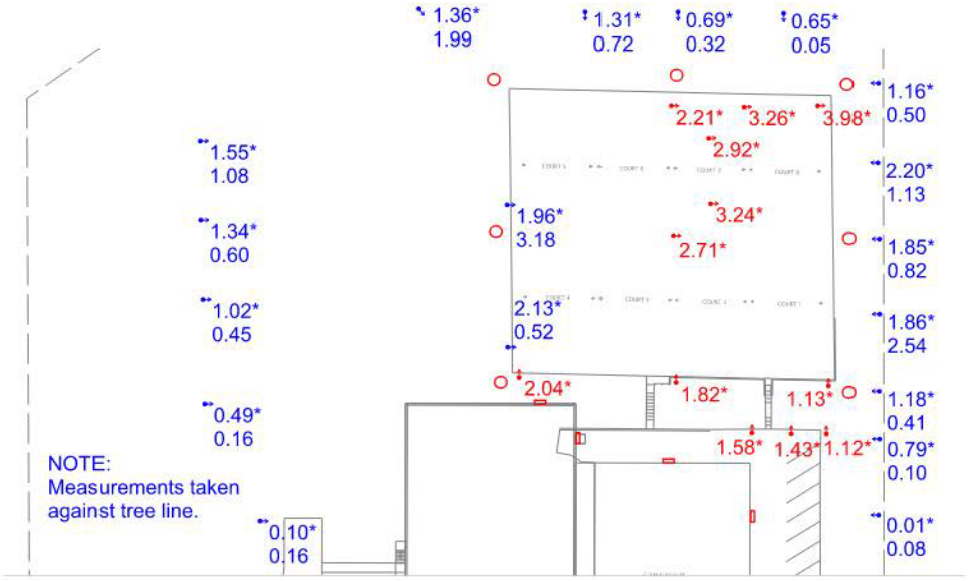
The volleyball court levels are well below minimum recommended levels. The readings are:



The parking lot levels are below the minimum recommended levels. The readings are:



The property line levels on the east of the volleyball courts are above the ordinance requirement. The readings taken to the west and to the north are as close to the property line as the readings could be taken due to dense foliage/tree line. These areas do not appear to be impending on actual occupied residential areas. The readings are:



Summary –

1) The property line illumination levels directly adjacent to residences are well below Unified Government Ordinance 27-699 requirement of **1.0 footcandle (fc) maximum**. **0.22 fc** was the highest level measured on the property line, see attached report.
2) The property line illumination levels directly adjacent to the volleyball courts that are surrounded by tree line are above the Unified Government Ordinance 27-699.
3) The wall mounted lighting that is providing some additional lighting for the parking lots has previously been modified by the owner in good faith to reduce surface brightness which could be perceived as glare. These lights would then become essentially 'hooded' and would be in compliance with Unified Government Ordinance 27-699 and 27-673.
4) The volleyball courts are on the northern end of the site and the length is too great to be contributing to any light trespass along the property lines.
5) The parking lot lighting on the south side of the building and along the east side of the building have levels below recommended minimums.

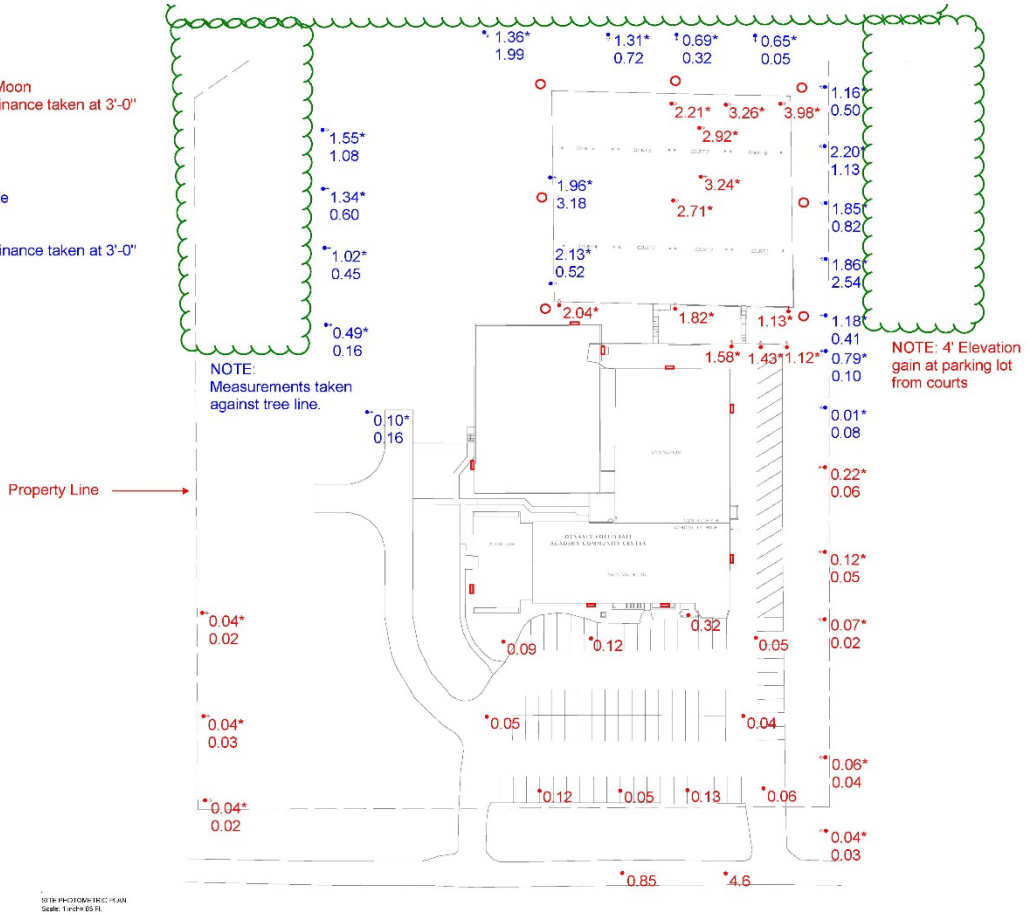
Respectfully submitted,

Kathi S. Vandel, P.E., IESNA
President, LightWorks, Inc.

361B MAIN STREET • WESTON, MISSOURI • 64098
PHONE: 816.640.9948

Light Levels at Grade
11/12/2024 6:15PM-7:30PM
Sunset at 5:08 PM
Overcast Sky with nearly Full Moon
*Asterisk notates Vertical Illuminance taken at 3'-0"
o Notates Existing 30' Poles
▯ Notates Existing Wall Pack

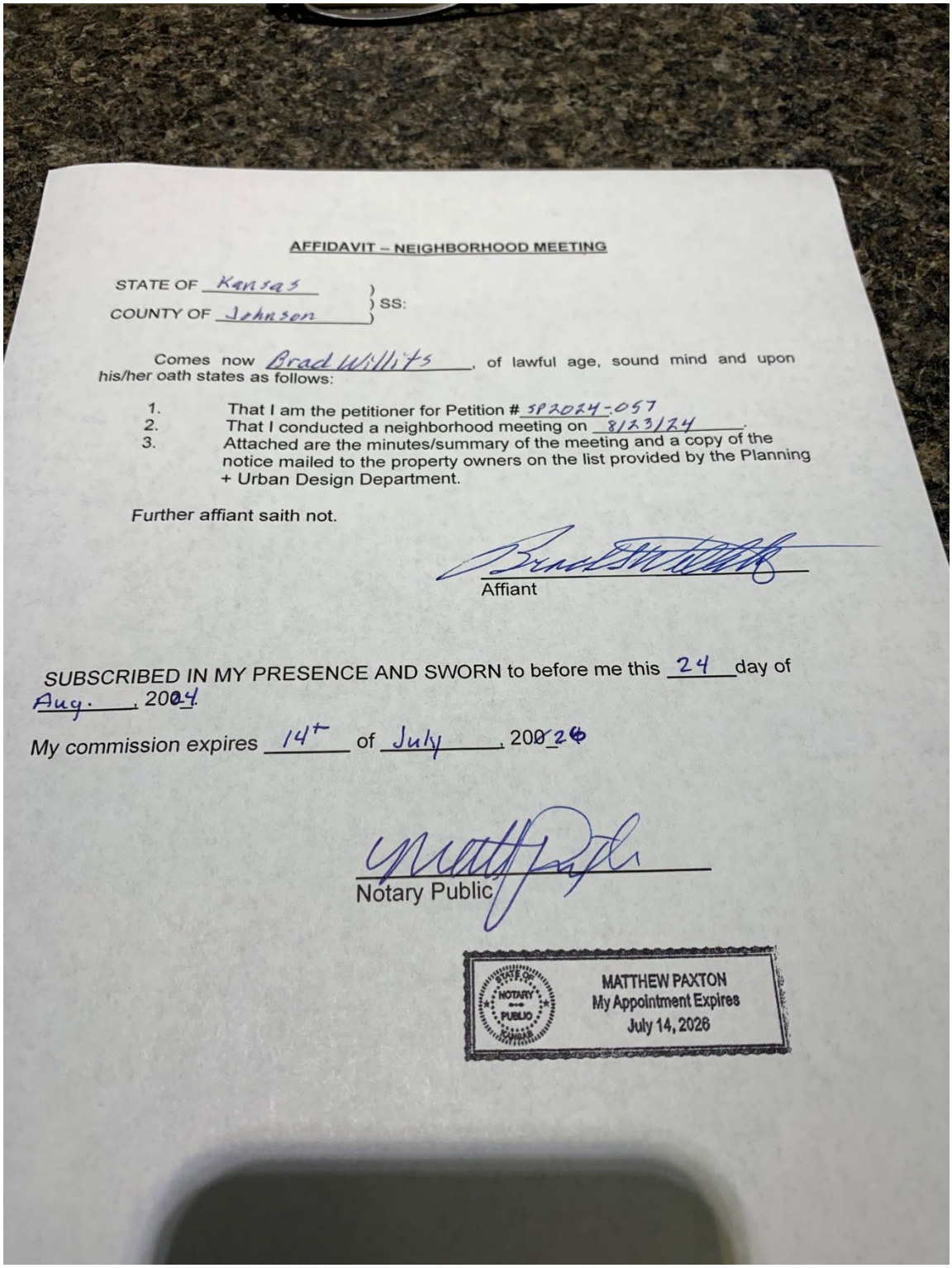
Additional Light Levels at Grade
12/12/2024 8:00PM-8:30PM
Sunset at 4:58 PM
*Asterisk notates Vertical Illuminance taken at 3'-0"



SITE PHOTOMETRIC PLAN
Scale: 1 inch= 65 ft.

DYNASTY VOLLEYBALL
SITE PHOTOMETRICS
NOVEMBER 2024

LIGHTWORKS INC.
DESIGN+ENGINEERING



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Brad Willits, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2024-057
2. That I conducted a neighborhood meeting on 8/23/24.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24 day of Aug., 2024.

My commission expires 14th of July, 2026

Notary Public

STATE OF KANSAS NOTARY PUBLIC
MATTHEW PAXTON
My Appointment Expires
July 14, 2026

DYNASTY NEIGHBORHOOD MEETING SIGN IN SHEET

ORGANIZATION	TIME	EVENT DATE	LOCATION
Dynasty VB	5:00 pm	8/23/2024	

NO	NAME	PHONE	EMAIL	ADDRESS	ORGANIZATION (IF APPLICABLE)
1	Brad Willits	913-645-3427	bswillits14@gmail.com		Owner
2	Bryon Larsen	913-645-5716			Owner
3	Karen Carroll	829-0944			Owner
4	Kathy West			7220 Gibbs Rd	Resident
5	Todd Baker	913-9079844		7141 Gibbs Rd	Resident
6	Dave Bledsoe			7231 Gibbs Rd	Resident
7	Gwen Brustad		gmbrustad@gmail.com	7165 Gibbs Rd	Resident
8	Ken Brustad			7165 Gibbs Rd	Resident
9	James Sheels			7133 Gibbs Rd	Resident
10	Randy VanNess	816-244-9793	Randy.vanness@yahoo.com		Volleyball parent
11	Brad Stuart	913-449-8763	Bstuart1962@gmail.com	7240 Gibbs Rd	Resident
12	Barb Kill	816-804-9868	bkill@kc.rr.com		Turner Community Connection
13					
14					
15					

NEIGHBORHOOD MEETING MATERIALS

Neighborhood Meeting for SUP SP2024-057, held 8-23-24 at 7120 Gibbs Rd.

Brad: Welcome thanks for coming.
Thanks to this facility we benefit a lot of kids here at the club.

Bryon: Club director and some history; I was the coach of ONW high school and started a club. Didn't know what club meant at the time but qualified three teams for nationals. By year three, the club was doing well and ONW was doing well. We looked for a building and a real estate agent who was a parent at the club helped us find Morris Elementary. It had been on the market for many years, but the bank would not lend to a non-profit, so Bryon, Brad, and Karen bought the building. When they first got to the building, it was not in good shape. With the help of many people, we gutted the gym and started in 2012 with the gym redone. We have kids from as far as Manhattan, KS and Columbia, MO and many points in between that play here. In 2016, we got permission to build the new gym. We have helped many girls get scholarships to play in college. Our teams are very successful. We offer academy teams to elite premier teams. We provide good training for all athletes. We scholarship several kids each year. We employ about 100 people among the coaches and other staff members. We work with about 700 athletes throughout the course of the year. Won 7 national championships during our history. We have No Limit Fitness here doing our strength and conditioning and getting great results in sports performance. Sand volleyball is now a college scholarship sport and getting much more popular. Our sand programs for kids is one of the only ones in Kansas City focused just on the kids wanting that high level training. We are excited about what we are doing in Kansas City. We are the top club in Kansas and Missouri and in the top 10 in the nation. We are committed to doing things the right way. We are open to all communication with the neighbors, and we want you to let us know about any concerns or issues so that we can address concerns.

Addison (player):
Bambi talked to me at Okun and recommended I play club. Everyone was very welcoming, and I started here at 11. I went from rec to the number one team in the country thanks to the training here.

Randy (player parent):
My daughter chose to play volleyball. We came here and loved the environment and the training and people. The comradery of the club and the level of training is fantastic. We like the work ethic. Volleyball is big across the country, and this club is strong compared to other clubs in the country. The club touches a lot of people and kids.

Brad Willits:
We are here for the kids. We are not a corporation that puts money first and kids second. We strive to keep fees reasonable. That means there is not a lot of extra money for renovations. We continually try to upgrade the facility, but it takes time.

Bryon: The building is not a profit-center. The three owners are coaches, and we have not taken any profit from the business. We put it all back in to improving the facility.

Questions:
Todd:
Is there a limit to the number of kids you can take in? Sometimes you have too many people here and in the parking lot.
Bryon: Yes, we do try to plan our events with parking in mind. However, some events are open invitations, and we get surprised by the turnout.

Kathy:
What about the lights on the sand volleyball courts?
Brad : We are the only place in Kansas City where kids can play sand volleyball at night. The other locations are bars and only cater to Adults in the evening.
We have installed a timer, so the lights go off at 10:30. Activities are done at 10. The lights will be disconnected from November to April so they will not come on at all.
Kathy: I have seen people here until midnight.
Brad: That should not happen. I will tell Scott who runs the sand to make sure everyone knows to be out of here by 10:30.

Todd
The parking lot light should point down.
They are only 150 watts, I (Brad) did not realize they were a problem. I will redirect them this Wednesday.

Ken
How many clubs are in Kansas City
Bryon: Heart of America is our region; there are hundreds of clubs in the Kansas City region.

Brad Stuart
Driving down the street, the street is not conducive to two cars on the street. People almost get hit in the street. The traffic is heavy at times.
Brad: This is our max. We are not expanding. We are as busy as we will ever get.
Suggestion would you consider making Gibbs Rd a one-way street?
The residents a unanimous NO.

Ken
What about having an entrance on Holiday?
That would be great, and we would be all for that. However, there is just no way for us to afford that unless the city helped us with some community development money or a 10-year tax abatement.

Brad Stuart

What about the speeding on Gibbs
Bryon: We routinely put in our weekly email to the parents to watch their speed on Gibbs. But with it being downhill it is so easy to get to 30 or more before you know it. We are looking to put in a sign right across the exit for them to see before entering Gibbs as a reminder. One other suggestion: would it be OK if we put in a few places on the street a painted reminder to slow down?
The residents would be good with that.

Gwen
Mentioned the vandalism in the neighborhood and asked if we had a problem.
Brad: Yes, we have had several incidents with doors being broken, graffiti, mailbox being smashed and ATV's and 4-wheel drives tearing up our grass and sand courts.
We have 24 cameras, 6 on the exterior, so we do get a picture of most of it, but it is still hard to find the culprits.
We appreciate the neighbors keeping an eye on the place: Phone numbers were exchanged.

Gwen
Brought up the Levi incident for inappropriate contact of a coach with a minor.
Bryon: Explained that has been the only incident and was an incident that did not have physical contact. It was just an exchange of inappropriate pictures and communication. We take the safety of our kids very seriously. We are members of safe sport and all the coaches go through its training. We have cameras in every room and no coach is supposed to be alone with a kid outside the view of the cameras without another adult present. Coaches and kids are not to communicate electronically without including a parent in the correspondence.

Kathy
I lost a bee hive from your spraying for mosquitoes.
Brad: I am terribly sorry. I did not realize there were bee hives in the area. Once you told me about the hives, we stopped the spraying immediately and will not do it again.

Brad Willits asked:
Is the beach noise OK:
All the residents except Kathy said they never heard anything from back there. Kathy says at times it is like being next to a playground.

The group did not have any other questions or comments, and the meeting broke down into small talk.

GIBBS ROAD PROPERTY VALUES 2020-2025

7120 Gibbs Road ($1,643,100) (37% increase in 5 years)

VALUE HISTORY

YEAR	APPRAISED VALUE
2024	$1,537,210
2023	$1,493,820
2022	$1,295,690
2021	$1,202,010
2020	$1,062,480

TAX ROLL

7220 Gibbs Road ($231,100) (57% increase in 5 years)(immediately west)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$213,700	$24,575
2023	$198,600	$22,839
2022	$195,900	$22,529
2021	$147,080	$16,915
2020	$144,690	$16,639

TAX ROLL

7230 Gibbs Road ($336,200) (47% increase in 5 years)(once removed and west border)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$307,170	$35,325
2023	$315,400	$36,271
2022	$275,900	$31,728
2021	$228,400	$26,266
2020	$222,510	$25,588

7160 Gibbs Road ($313,000) (42% increase in 5 years) (immediately east)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$294,600	$33,879
2023	$293,500	$33,753
2022	$259,100	$29,796
2021	$221,140	$25,431
2020	$218,430	$25,120

7150 Gibbs Road ($187,640) (67% increase in 5 years) (once removed and east border)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$178,440	$21,461
2023	$153,960	$18,607
2022	$148,930	$17,927
2021	$112,660	$13,934
2020	$103,330	$12,869

7165 Gibbs Road ($292,010) (3% increase in 5 years; high of $310,600 in 2024) (immediately across Gibbs Road from west entry drive)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$310,600	$35,719
2023	$302,880	$34,832
2022	$242,260	$27,860
2021	$283,500	$32,603
2020	$270,000	$31,050

7145 Gibbs Road ($227,800) (66% increase in 5 years) (immediately across Gibbs Road from east entry drive)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$209,700	$24,116
2023	$181,000	$20,815
2022	$187,300	$21,540
2021	$137,600	$15,824
2020	$134,240	$15,438

7231 Gibbs Road ($274,900) (57% increase in 5 years) (across Gibbs; once removed to west)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$273,700	$31,476
2023	$226,700	$26,071
2022	$201,300	$23,150
2021	$174,560	$20,075
2020	$173,990	$20,009

7135 Gibbs Road ($205,500) (45% increase in 5 years) (across Gibbs; once removed to east)

VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$190,800	$21,942
2023	$182,600	$20,999
2022	$168,400	$19,366
2021	$141,410	$16,263
2020	$140,500	$16,158

TAX ROLL

7133 Gibbs Road ($427,900) (40% increase in 5 years) (across Gibbs; twice removed to east)

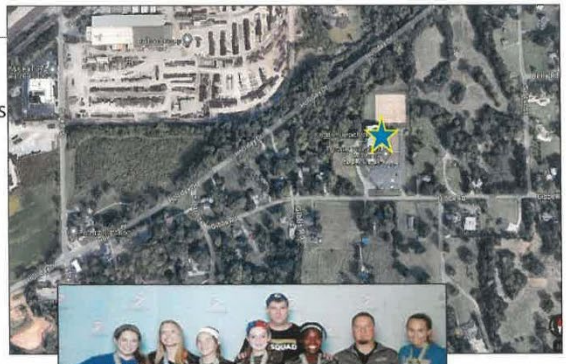
VALUE HISTORY

YEAR	APPRAISED VALUE	ASSESSED VALUE
2024	$371,500	$42,722
2023	$356,800	$41,032
2022	$304,000	$34,960
2021	$305,880	$35,176
2020	$291,310	$33,501

SPECIAL USE PERMIT RENEWAL - SP2024-057
UNIFIED GOVERNMENT PLANNING COMMISSION
MARCH 10, 2025

1

Dynasty Facility and Approval Background

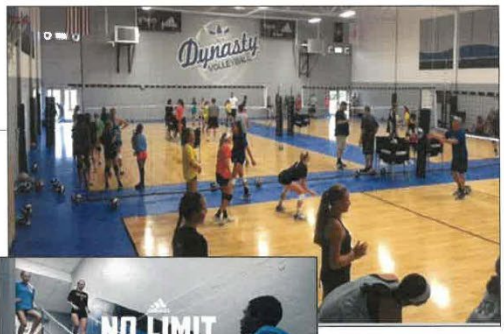


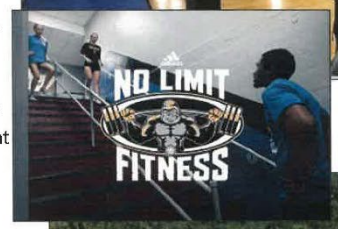
- Address: 7120 Gibbs Road
  - Former Morris Elementary School
  - Not generating tax revenue, vacant for multiple years
- 2012 Purchased by Dynasty Holdings, LLC (coaches and parents at Dynasty Volleyball Club)
  - SUP approved for 2 years for youth athletic facility
  - Baseball fields converted to sand volleyball
- 2014 SUP renewed for 10 years
- 2016 – SUP expansion approved unanimously
  - Replaced modular classrooms with gym for 3 additional indoor courts, total of 6 courts
  - No issues raised by neighbors
- 2024 – SUP renewal application, no expansion of facility footprint proposed, same since 2016

2

Site Activity

1. Indoor Volleyball - Dynasty Volleyball Club
   - Team practices indoors
   - No indoor volleyball tournaments held
   - Events: scrimmage, tryouts, open gyms, camps/clinics
   - Spectators limited to occasional parents waiting for player
2. Athlete Training/Recovery - No Limit Fitness
   - Couple provides training and recovery services to athletes
   - 90% of clients are Dynasty players, mostly on practice night
3. Sand Volleyball – Kingdom Beach
   - 2 girls per team except for 12 and under leagues, which have 4 girls per team
   - 8 courts since start, no expansion proposed, gravel added for sand trucks, not parking
   - Operate in off season of indoor volleyball primarily





3

Request: Special Use Permit Renewal

- ❑ No expansion proposed/limit teams
- ❑ Renewal for 10 years requested
- ❑ October 14th Planning Commission
  - ❑ Neighbor concerns raised at meeting
  - ❑ Requested continuance to evaluate and address concerns
- ❑ Accept staff recommended conditions, with 2 needing further discussion

4

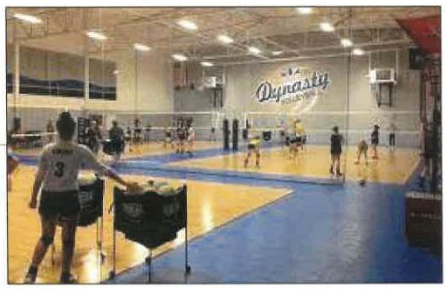
Dynasty Progress

- Neighborhood Communication and Commitments
  - Neighborhood Meeting (August 23, 2024) with follow-up (November 25, 2024)
  - Morris Neighborhood Watch Meeting (February 27, 2025)
  - Personal outreach by walking the neighborhood and visiting with residents nearby
  - Emphasizing direct contact for concerns via e-mail and phone to Bryon Larson
- Outreach to Local Schools
- Communications with UG Staff
  - operational commitments and compliance
- Engaged Professionals for Analysis and Solutions
  - traffic, parking plan
  - exterior lighting
- Implemented Programming Changes and Monitoring
- Planning/Evaluating Future Improvements for Parking/Traffic

Community Outreach

- Letter and emails to neighbors to address concerns, restart communications, collaboration, provide Club director phone number and email address
- Door to door to residences on Gibbs Road in October and November to discuss concerns and invite to share thoughts
- Second neighborhood meeting held November 25 (1st on August 23)
- Attended Morris Neighborhood Watch February 27; well –received, including offer for use of Dynasty facility for future meetings
- Partnership with Turner school volleyball coaches, including scholarship of community youth, volunteering and training coaches
- Cultivating regular neighbor communication to encourage sharing concerns directly for prompt resolution
- Seeking ideas for more community engagement and local volunteer opportunities

Dynasty Commitments



Parking

- At least 19 new spots to be added
- No parking on grass – signs and barrier to enforce
- Add screening between parking and existing residences
- Staff and coaches designated parking area

Traffic Flow

- Utilize both entrances on Gibbs Road
- Monitor and direct traffic flow in/out of parking lot including right in/out at key times
- Promote/incentivize carpooling

Community Service and Communications

- Partnership with local school districts
- Player and coach service projects
- Dynasty donation of use of facilities
  - Morris Neighborhood Watch
  - School fundraiser
- Neighbor direct connection to Bryon

7

Dynasty Commitments

Overall Facility

- Absolutely no alcohol
- Enhanced communication and responsibility of parents/participants to be neighborly; code of conduct additions to enforce
- Play limited to youth and adult coaches

Ongoing Efforts

- Limit number of teams and stagger practices
- Event sign ups to control traffic
- No events beyond capacity of parking
- Continued exploration of potential Holliday Drive entrance (major engineering and financing challenge)

Condition Modification Proposed

- 10 year SUP term – Holliday Drive entrance realistically requires long term SUP for financing
- Permitted to utilize sand volleyball lights once retrofitted for compliance with UG Code
  - Used only as needed between April 1- October 31
  - On at dusk, off no later than 10:00 p.m.

8

Traffic Mitigation and Analysis

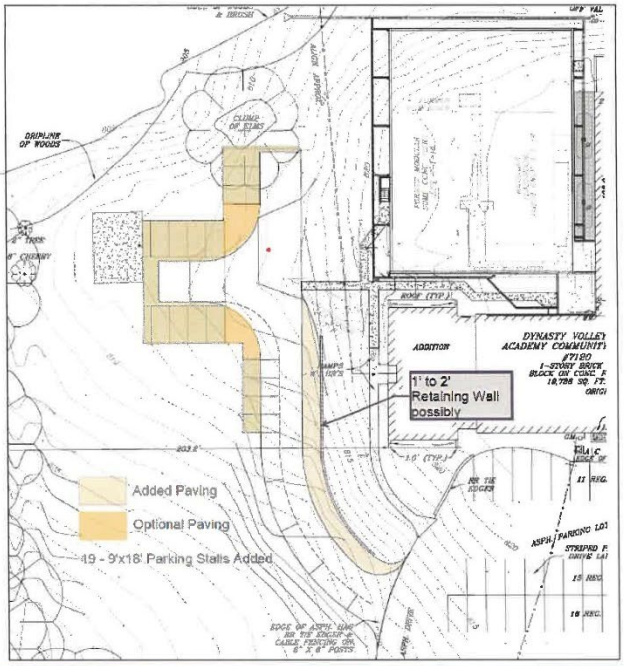
- New programming changes implemented
  - Reduced to 5 teams per practice block on weekday nights, nearly 17% reduction in use
  - Staggered scheduling of practices
  - Gaps increased in schedule to clear parking
  - Modifying days/times of practices
- Traffic engineers conducted traffic analysis with changes implemented
  - Did not identify traffic in excess of available parking
  - Recommended staff and coach parking on east side and encouraging carpooling
  - Confirmed lack of traffic accidents in area
- Utilizing both gates on Gibbs Road and designating in and out gate
- Encouraging right in, right out traffic flow
- Encourage carpooling and for parents and teams to drive like they live in neighborhood
- Signage added and staffing in lot to manage traffic flow, drop off/pick up locations
- Communication to neighbors to provide description of vehicle, driver if witness facility user driving unsafely, littering

Parking Management Improvements

- Programming changes on prior slide
- Installed signage and barrier to prevent parking on grass
- No parking signs added along fire lane
- Formal parking plan created
- Targeted communication to teams and parents
- Engaged engineer for concept plan of additional parking, to be added through Development Review process (at least 19 new stalls)
- Evaluating fencing and landscaping screening based on parking to be added

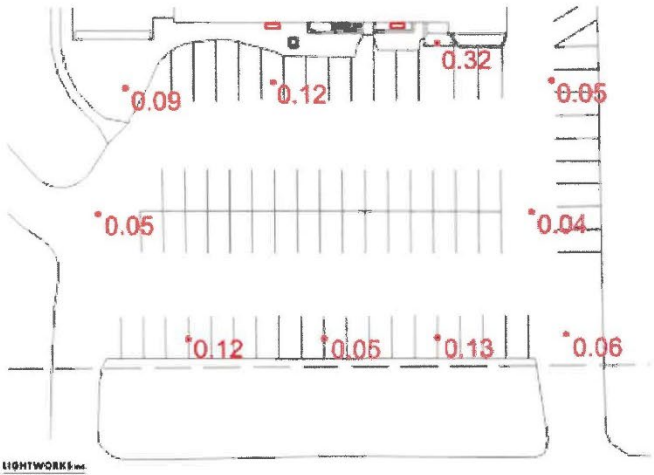
Parking Addition

- Plan to add 19 spaces developed by Uhl Engineering
- To be finalized with number of parking spaces needed based on operational changes
  - programming modifications
  - future event pre-registration to capacity
- Development Plan review process next
  - UG approval for additional parking spaces
  - Evaluation of compliance for stormwater management



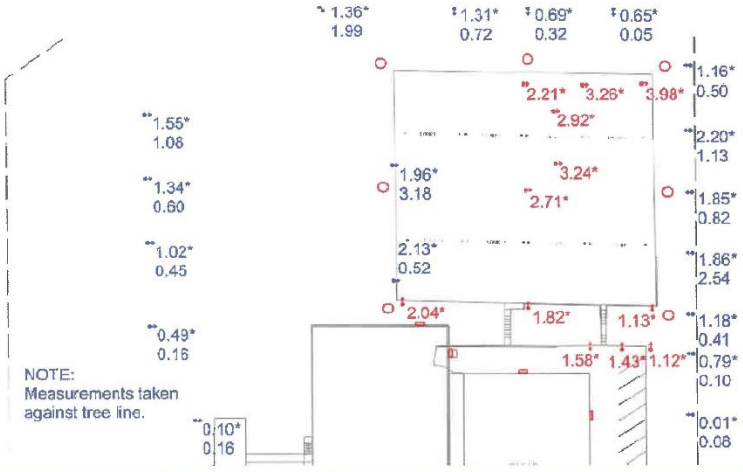
Lighting Evaluation and Mitigation

- Engaged lighting consultant, LightWorks, Inc. to evaluate compliance of lighting
- Confirmed parking lot and building lighting complies with Ordinance
  - August neighbor concern with one light remedied with redirection of light - issue arose when Dynasty removed deceased oak tree
- Determined exterior lighting on sand courts exceeds 1 foot candle limit as measured at residentially zoned property line on east – **lights will not be used until compliance can be demonstrated.**



Photometric Plan

- The light levels on the east property line adjacent to the sand volleyball courts exceed UG ordinance limit of 1 foot candle.
- Readings taken to west and north as close to property line as permitted due to dense tree/foliage but do not appear to be exceeding limits at property line.



Sand Volleyball Lighting – Drone Pictures

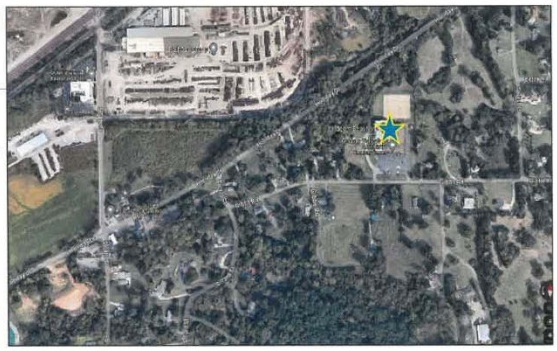
Dynasty Investment in Community

- Substantial Property Taxpayer – misconception of ownership
  - 2024 property tax bill: ~$63,000
  - Property taxes paid total nearly $450,000
  - Property never paid taxes as a school and when
  - empty paid virtually nothing
- Future Morris Neighborhood Watch group meeting space
- Contributions to community
  - $700,000-plus capital investment in new gym
  - Serve Wyandotte County youth and parents
  - Relationship with Turner School District
    - Scholarships, camps, clinics, open gym
  - Relationship with Piper School District
  - Volleyballers in Progress (VIP) program for beginners (grades 2-4)
  - Skills camps open to all
  - Facility used by law enforcement for active shooter training; Fraternal Order of Police sand volleyball event

15

Criteria for Approval

Sec. 27-214 F. 5.



1. The character of the neighborhood.

The athletic facility is consistent with the character of the neighborhood which is a transitional area from industrial uses such as the railroad business and WaterOne facility to single family homes mostly on large lots. By training youth, the facility is similar to the previous elementary school use.

2. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

The use has existed on the site for 12 years, is not proposed for expansion, and will not increase the current amount of vehicular traffic. The streets in the area are narrow and residential in nature. Traffic generated by the use has been reduced by modifications to programming since October and efforts are ongoing to manage traffic flow.

3. Where applicable, hours of operation.

The use is proposed to continue the approved operational hours from 8 a.m. to 10 p.m.

16

Criteria for Approval, Cont.

4. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

The use serves an important role as a youth athletic training facility with an age-appropriate practice environment. The use has operated for the past 12 years as proposed, without significant issues raised by neighbors to Dynasty until 2024. It will not substantially or permanently injure adjoining property.

5. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for nearby property.

Most activities occur indoors which limits impacts. Outdoor volleyball courts are located north of the buildings, closer to Holliday Drive and as far from adjacent residences as possible without removing significant trees. The dense foliage and location of the building in relation to houses also serve to minimize impact of noise and light on neighboring properties. Outdoor lights have been professionally evaluated for compliance with the UDO and modifications will be made to ensure compliance before use.

17

Criteria for Approval, Cont.

6. Whether the proposed use would pollute the air, land or water.

The use will not pollute the air, land or water.

7. Compatibility with existing and proposed land uses in the surrounding area.

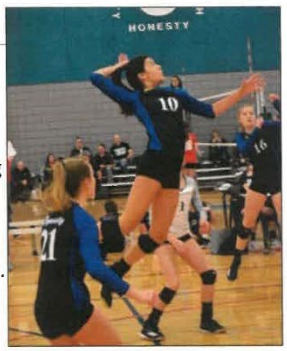
The use is compatible with existing and proposed surrounding residential and industrial uses and has operated in the area since 2012. The hours of operation are from 8:00 a.m. to 10:00 p.m., consistent with its location in a residential area. The impacts of the use are not dissimilar to what would be anticipated from a school or other public use permitted on this site as it is designated on Plan KCK. Neighbor concerns of traffic stem from the design of Gibbs Road but traffic concentration and flow has been addressed recently through programming and operational changes which will continue to be evaluated and modified.

8. Whether the use would damage or destroy an irreplaceable natural resource.

No natural resource would be damaged or destroyed by the proposed use. Any addition of parking per the results of the traffic analysis will be designed and approved by the UG for compliance with stormwater management.

18

Criteria for Approval, Cont.



9. The relative gain to the public health, safety, morals, and welfare as compared to the hardship imposed upon individual landowner or landowners.

The continuation of a youth athletic training facility provides an important service to youth and the community. Continuation of the use on the site with programming changes will not impose a significant hardship on landowners in the vicinity and is similar to most public uses of this facility. The Applicant has made significant changes since October to address traffic concerns and pledges to continue communication with neighbors to promptly identify and respond to future concerns.

10. The applicant's ability to maintain the use in an "as proposed" condition.

No expansion in operation is proposed. The one identified compliance issue of overflow parking on the grass during unexpectedly larger events has been remedied by installation of signage and barriers to parking on the grass and parking lot attendants. Future event attendance will be managed through staggering age groups and requiring pre-registration.

19

Criteria for Approval, Cont.

11. Whether the proposed use would result in overcrowding of land or cause an undue concentration of population.

The use proposed will not overcrowd land or add any density of population. Traffic concerns have been addressed through numerous programming and operational changes since October and additional efforts are underway to establish regular communication with neighbors to encourage collaboration and sharing concerns for prompt resolution and community harmony.

12. In general, commercial and industrial special use permits should not be granted adjacent to residential districts.

The SUP is proposed to continue a youth athletic facility that has operated on the site for the past 12 years, consistent with Plan KCK designation for the property.

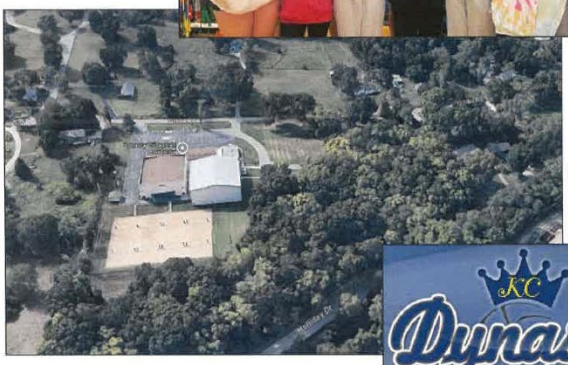
20

Summary

- 12-year history of positive youth activities
- 8 years in current footprint after $700,000 investment
- No expansion proposed
- Prompt response once neighborhood concerns identified and ongoing communication, outreach
- Significant operational changes
  - Reduced number of teams practice times
  - Code of conduct change and emphasis to participants
  - Parking flow and monitoring in place
  - Restrictive signage in place
  - No sand lighting without full code compliance
- Engagement of traffic and lighting consultants
- Continuing and new commitments
- Accept additional conditions
  - No alcohol (already the rule)
  - Add parking (at least 19 stalls)
  - Add buffering screening as appropriate
  - Control registration to eliminate over-capacity large events

21

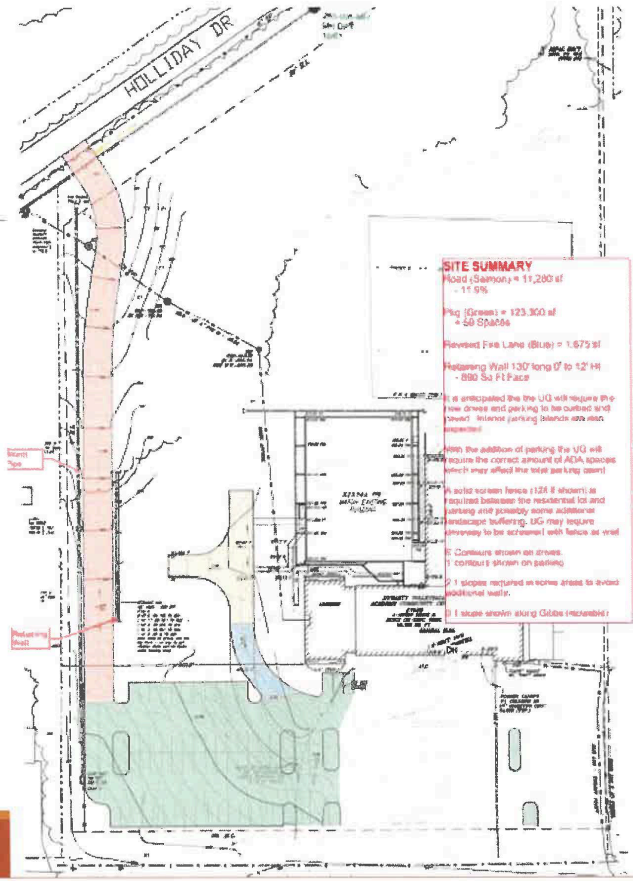
Thank You/Questions?



22

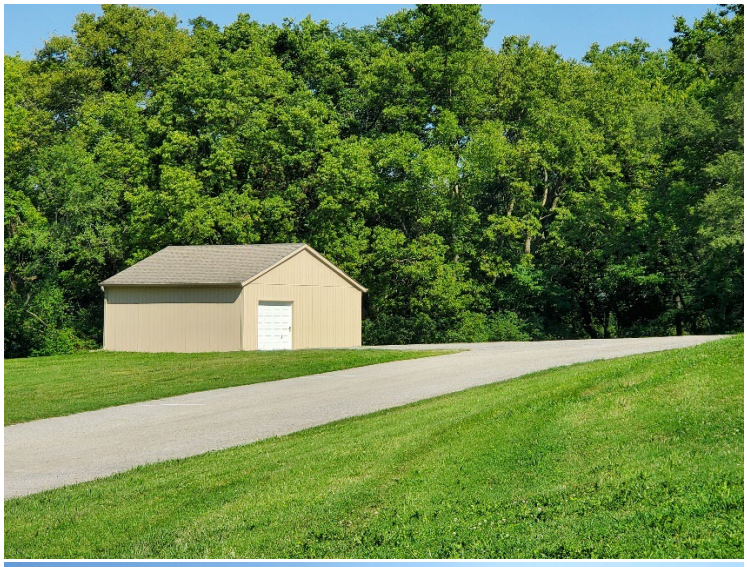
Future Concept Plan

- Holliday Drive entrance continues to be evaluated for potential in future
- Uhl Engineering created a preliminary concept plan shown
- Significant distance, grade and tree cover issues involved
- Currently implementing programming, traffic flow and parking changes to address neighbor traffic concerns within existing entrances
- Parallel evaluation of feasibility and financing options for alternative entrance



SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024



SITE VISIT PHOTOS, TAKEN BY STAFF – DATED AUGUST 16, 2024

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 27, 2025

Re: **Special Use Permit Petition SP2025-003**

GENERAL INFORMATION

Applicant Information:
Henry Calhoun, Jr.
Property Owner
11525 Parkview Avenue
Kansas City, Kansas 66109

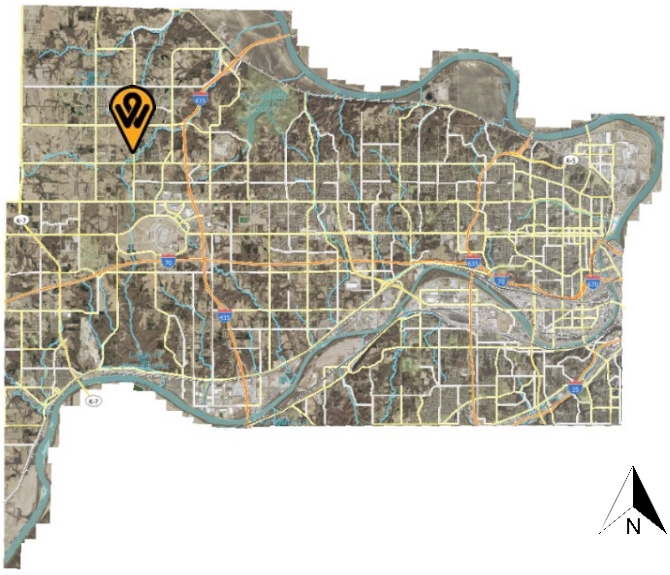
Subject Property:
11525 Parkview Avenue
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of Special Use Permit (Temporary Use of Land for Commercial Purposes) to operate a landscaping business at a single-family residence.

Commission Districts:
At-Large Commissioner District #1: Melissa Bynum
District #5 Commissioner: Michael (Mike) Kane

Existing Zoning District(s):
R-1 (WYCO) Single Family District

Plan Area:
Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	**R-1 (WYCO) Large Lot Single Family Residential District**	**Single-family home**
South	**R-1 (WYCO) Large Lot Single Family Residential District**	**Single-family home**
East	**R-1 (WYCO) Large Lot Single Family Residential District**	**Single-family home**
West	**R-1 (WYCO) Large Lot Single Family Residential District**	**Single-family home**

Total Tract Size: 1.00 Acre

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Suburban Residential, which allows for single-family detached homes primarily three (3) to four (4) units per acre.

Major Street Plan: The goDotte County-Wide Mobility Strategy designates North 115th Street as a Major Collector and Parkview Avenue as a Local Street.

Parking Requirement: 1992 Piper Annex Zoning – Article V, Section 5.B.1. Two (2) spaces per dwelling unit, plus two (2) spaces for any accessory house occupation or principal agriculture use. Two (2) off-street parking spaces are required. The Applicant is providing four (4) off-street parking spaces.

Landscaping Requirement: 1992 Piper Annex Zoning – Article V, Section 7.J. All areas not covered by buildings or paved area shall be landscaped and such landscaping shall be maintained continuously. The Applicant has 8 trees in the side yard.

Advertisement: The Wyandotte Echo – February 20, 2025
Letters to Property Owners – February 21, 2025

Public Hearing(s): March 10, 2025 and March 27, 2025

Public Support:	There were three (3) people present at the March 10, 2025, City Planning Commission meeting.
Public Opposition:	There were three (3) people present at the March 10, 2025, City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Henry Calhoun, Jr., is requesting a Special Use Permit to operate a landscaping business (Temporary Use of Land for Commercial Purposes) at 11525 Parkview Avenue.

City Ordinance Requirements: 27-592 through 27-606 and 27-214 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – CMP24-3417 – Compliant for operating a commercial mowing snow removal business from the residence.

Outstanding or Related Permit and Cases:

1. 2024 – RES24-0622 – Residential Permit – 900 square foot detached garage.
2. 2023 – PLM23-0427 – Electrical Permit – Running gas line from meter to pool.
3. 2022 – POOL22-0016 – Pool-Spa Permit – Installing 800 square foot swimming pool.
4. 2016 – 16380-0116 – Electrical Permit – 200-amp service, wiring, devices and fixtures.
5. 2016 – 16385-00590 – Mechanical Permit – A/C and furnace.
6. 2016 – 16390-00545 – Plumbing Permit – Gas.
7. 2016 – 16382-0077 – Driveway Permit – New residential driveway.
8. 2016 – 16300-00395 – Residential Permit – New single-family home.

Previous Planning Actions:

1. 2006 – Preliminary and Final Plat for Honey Creek Estates for 7 lots.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood, Census Block Group 0448032. The neighborhood consists of one (1) acre size single-family lots, as the parcel is within Honey Creek Estates. This area of Piper and North 115th Street primarily is comprised of large lot single-family homes. While the subdivision is on Parkview Avenue, a Local Street, the primary thoroughfare is North 115th Street, which is classified as a Major Collector that extends from Parallel Parkway to Polfer Road.

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.***

   The zoning and uses are set out above. The subject property is surrounded by R-1 (WYCO) Large Lot Single Family Residential District parcels. The proposed use, which is commercial in nature is not compatible with nearby uses because there are no Special Use Permits, non-Home Occupations operating in the subdivision. Furthermore, Special Use Permits that are not Home Occupations are against the Covenants, Conditions and Restrictions, unless agreed upon by the HOA.

3. ***The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?***

   The proposed use is not suitable for the subject property because the proposed use is a commercial use operating in residential district. The removal of restrictions will detrimentally affect nearby property, even if only temporarily while this business is operating because the type of commercial business is prohibited in the subdivision and the presence of employees parking their vehicles on the premises is also against the subdivision covenants.

4. ***The length of time the property has remained vacant as zoned.***

   The property is not vacant. There is a single-family home that is occupied by the Applicant.

5. ***The degree of conformance of the proposed use to the Comprehensive Plan.***

   Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan, which designates this property as Suburban Residential and allows single-family detached dwellings. The proposed use does not conform to the Prairie Delaware Piper Area Plan designation because Suburban Residential anticipates single-family homes, not commercial activity operating within a single-family home or on the premises.

6. ***Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.***

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Parkview Avenue, a Local Street, to accommodate it if managed properly.

7. ***Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.***

   The proposed use is not reasonably necessary for the convenience and welfare of the public because as described in the Honey Creek CCRs, commercial businesses that require a Special Use Permit are required to obtain HOA approval.

   The proposed use will affect the use, quality, or marketability of nearby property as uses that are noxious and detract from the neighborhood are not permitted in the neighborhood.

8. ***Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.***

   A commercial landscaping and snow removal business is expected to occur in durations or intensities to create issues with nearby properties, specifically noise, vibration and illumination. These are not expected to create problems for nearby property, however, if all materials and equipment are stored within the detached accessory garage, and loading and unloading of materials occur within the enclosed detached garage. Illumination may still be an issue in the early morning or late evening hours with employee vehicles' headlights being on when entering and exiting the property.

9. ***Whether the proposed use will pollute the air, land or water.***

   The proposed use will not pollute the air, land or water if the chemicals and materials stored in the detached garage, although the Applicant has not provided details if there are indeed chemicals used for the landscaping and/or snow removal business.

   Furthermore, there is a drainage easement on the west side of the property for the subdivision and any runoff from the property flows into that easement, which could pollute the land and water.

10. ***Whether the use would damage or destroy an irreplaceable natural resource.***

The proposed use could potentially damage or destroy an irreplaceable natural resource, specifically any water that is collected in the drainage easement on the west side of the property for the subdivision.

11. The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.

There is no tangible gain to the public health, safety and welfare as the landscape and snow removal business will be a service for those that are contracted to use the business. If denied, the property owner may not use the property for storing landscaping and snow removal materials and equipment, however, they can still operate the business as Home Occupation without the vehicles, equipment and materials stored in the garage. A Home Occupation business license is only for administrative functions of a business within the residence.

12. The applicant's ability to maintain the use in an "as proposed" condition.

The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

13. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use could potentially result in the overcrowding of land because of an excess of work and employee vehicles parked in the driveway and adjacent right-of-way, managing storage of equipment and materials on the premises, which can become an eyesore and problematic for adjacent property owners. If managed properly, however, equipment and material storage should not be a major concern. Undue concentrations of population are not expected to be a concern because there will not be any additional people living in the residence.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at Hope Chapel (2205 North 102nd Street) on February 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Special Use Permit violates CCRs
Number of Employees
Number of Vehicles
Equipment, Material and Chemical storage

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 1 to recommend **APPROVAL** of Special Use Permit application **SP2025-003**, **for two (2) years**, subject to:

1. **The keeping of equipment, materials, etc. associated with the landscaping and snow removal business is considered a Temporary Use of Land for Commercial Purposes. A Special Use Permit – Temporary Use of Land for Commercial Purposes may only be approved for a maximum of two (2) years and cannot be renewed. After such time, a permanent solution must be found in a C-3 Commercial District or higher for storage of equipment and materials;**
2. **For two (2) years, the 900 square foot detached garage can store three (3) mowers, snowplow blade, weed eaters and leaf blowers. When this Special Use Permit expires, the equipment shall be relocated to a property where such storage is permitted;**
3. **No chemicals are permitted to be kept in the garage associated with the landscape and snow removal business;**
4. **No (future) employees are permitted to park their vehicles on the public right-of-way (Parkview Avenue);**
5. **If approved, occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
9. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
12. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to store equipment, materials and facilitate parking employee parking;**
13. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
14. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Honey Creek Estates CCRs
Applicant Response Letter
Neighborhood Meeting Documents
Letter from the Honey Creek Estates HOA Chairperson
Building Elevations
Site Photographs
Protest Petition – Added March 21, 2025
Letters of Opposition – Added March 21, 2025

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 10, 2025 Approval	March 27, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-003** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-003,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 10, 2025, City Planning Commission Minutes:

Hearing starts at 3:48:39:

SPECIAL USE PERMIT APPLICATION SP2025-003 – HENRY CALHOUN–
SYNOPSIS: Home Occupation Special Use Permit to operate a landscaping business at 11525 Parkview Avenue. *Detailed Outline of Requested Action:* The applicant, Henry Calhoun, Jr., is requesting a Special Use Permit to operate a landscaping business (Temporary Use of Land for Commercial Purposes) at 11525 Parkview Avenue.

The following items were included as part of the record for this case:
1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo; and,
7. The Notices to property owners.

Director Hand asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- Henry Calhoun Jr, applicant, 11525 Parkview Avenue, Kansas City, Kansas 66109
- Chuck Colbert, 11530 Parkview Avenue, Kansas City, Kansas 66109
- Eileen Colbert, 11530 Parkview Avenue, Kansas City, Kansas 66109
- Jamar Calhoun, 12722 Sloan Avenue, Kansas City, Kansas 66109

The Planning Commission directed questions to the applicant.

Present in Opposition:

- Colleen Revell, 2918 North 114th Terrace, Kansas City, Kansas 66109
- Matt Revell, 11511 Parkview Avenue, Kansas City, Kansas 66109
- Scottie Kleypas, 3200 North 115th Street, Kansas City, Kansas 66109

Staff Recommendation starts at 4:21:17: Planning Director Hand stated that this request is for a temporary use of land for commercial purposes on a residential property. The property is located in the Prairie Delaware Piper Area Plan. Before this meeting, staff had not received any letters in support, but has received letters in opposition. There is a Notice of Violation for business operating on a residential property which prompted this Special Use Permit.

The Planning Commission directed questions to Director Hand.

Motion/Vote starts at 4:32:13:

On motion by Mr. Ernst, seconded by Ms. Armstrong, the Planning Commission voted as follows to **recommend APPROVAL SP2025-003 for two (2) years:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**No**
Easterwood	**Aye**
Ernst	**Aye**
Jones	**Aye**
Miller	**Not Present**
Mohler	**Aye**
Schwartz	**Not Present**

Motion to recommend APPROVAL Passed: 7 to 1
Subject to:

1. **The keeping of equipment, materials, etc. associated with the landscaping and snow removal business is considered a Temporary Use of Land for Commercial Purposes. A Special Use Permit – Temporary Use of Land for Commercial Purposes may only be approved for a maximum of two (2) years and cannot be renewed. After such time, a permanent solution must be found in a C-3 Commercial District or higher for storage of equipment and materials;**
2. **For two (2) years, the 900 square foot detached garage can store three (3) mowers, snowplow blade, weed eaters and leaf blowers. When this Special Use Permit expires, the equipment shall be relocated to a property where such storage is permitted;**
3. **No chemicals are permitted to be kept in the garage associated with the landscape and snow removal business;**
4. **No (future) employees are permitted to park their vehicles on the public right-of-way (Parkview Avenue);**
5. **If approved, occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater**

Quality, Streets, and Retaining Walls, or other requirements as applicable;

9. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
10. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
11. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
12. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Temporary Use of Land for Commercial or Industrial Purposes shall not be approved for more than two (2) years, which means this Special Use Permit cannot be renewed for consecutive renewals. A zoning district, C-3/CP-3 Commercial District or higher must be sought elsewhere to store equipment, materials and facilitate parking employee parking;**
13. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
14. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

PARKVIEW
115TH
114TH
LEAVENWORTH
Planned Suburban
Residential District
N

DECLARATION OF RESTRICTIONS OF HONEY CREEK ESTATES

THIS DECLARATION, made on this 25 day of August, 2006 by Brenda R. Willis,

(hereinafter referred to as "Owner").

ARTICLE 1
STATEMENT OF INTENT

Owner owns the real estate commonly known as Honey Creek Estates in Wyandotte County, Kansas, as more specifically identified on Exhibit "A" attached to this Declaration. Owner desires to provide for the preservation of values in the development of said property for residential purposes and for the maintenance of facilities, and therefore, desires to subject to the real estate to covenants, restrictions, easements, charges and liens hereinafter set forth which are for the benefit of said property. In connection with the maintenance of certain portions of said real estate, it is the intent and desire of Owner to incorporate the Honey Creek Estates Homes Association as a not-for-profit corporation, which Association shall have powers of maintaining and administering the common properties and facilities and enforcing the covenants and restrictions and collecting and disbursing assessments and charges.

THEREFORE, Owner hereby declares that the subject real estate be held, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens herinafter set forth, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit to each owner thereof.

ARTICLE II
DEFINITIONS

For the purposes of these Restrictions, the following words shall be defined as follows:

A. "Association" shall mean and refer to the Honey Creek Estates Homes Association Inc., a Kansas not-for-profit corporation.

B. "The Properties" shall mean and refer to all such existing properties as are subject to this Declaration and any addition to the residential community known as Honey Creek Estates which Owner may in its discretion include.

C. "Common Properties" shall mean and refer to all open spaces, and frontage on certain lots of Honey Creek Estates to be held in the name of Owner or its successor, the Association, and dedicated to the

common use and enjoyment of all the lot owners and residents of the properties.

D. "Lot" shall mean and refer to any separately owned parcel as may be shown by and recorded subdivision plat of the properties, with the exception of Common Properties as heretofore defined.

E. "Dwelling" shall mean and refer to any portion of a building situated upon the properties designed and intended for use and occupancy as a residence by a single family.

F. "Lot Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot situated upon the properties. The foregoing does include persons or entities who hold interest in any Lot merely as security for the performance of an obligation, unless such person or entity has acquired title pursuant to foreclosure or upon proceeding instead of foreclosure.

G. "Owner" shall mean and and refer to BRENDA R. WILLIS and it successors and assigns.

H. "Authorized Person" shall mean Owner may, at its option, delegate all or any part of the function of architectural control to a person authorized to act on behalf of Owner. If such delegation is made, architectural control shall be the function and obligation of the Authorized Person. Any such delegation by Owner all or part of its architectural control function shall not be effective unless done in writing and signed by the Owner.

I. "Front Property Line" shall mean the property line of any Lot abutting the right-of-way of any street.

J. "Outbuilding" shall mean an enclosed, covered structure not directly attached to the residence to which it is appurtenant.

ARTICLE III
USE OF LOTS

Section 1

Only one single-family dwelling may be constructed upon any Lot conveyed for residential purposes.

No boats, trucks, trailers, buses, campers, or recreational vehicles, tractors or mowers shall be parked on the driveway, front, side or back yards, for a period of more than two (2) weeks at a time; or if the same becomes an annoyance or nuisance to the neighborhood. No radio, television, or any other type of transmitting or receiving antennae may be erected or maintained outside of or on top of any residence on any of

the Lots without the prior written consent of Owner. No windmills or wind driven electrical generating systems of any type may be erected or maintained outside of or on solar or sun energy systems of any type may be erected or maintained outside of or on top of any residence on any of the Lots without prior written consent of Owner. Small satellite dishes may be approved by Owner, Authorized Person or the Association if such authority has been delegated.

Section 2

Setback Lines

No part of any residence, except as hereinafter provided, may be erected or maintained on any of the Lots nearer to the front street or the side street than is the front building line or the side building line shown on the final plat of Honey Creek Estates in which such residence is located, as such final plat is recorded in the office of the Register of Deeds of Wyandotte County, Kansas. The final plat is recorded in said office at Book ____ of Plats, at Page ____. Provided, however, that Owner shall have and does hereby reserve the right with the consent in writing of the record owner of the fee simple title to any such Lot, to change any building line that is shown on said plat on any such Lot or Lots, so long as the change conforms to such front, rear and side setback lines as are contained in the Municipal Building Code for the Unified Government of Wyandotte County, Kansas, as the same is now enforced or may hereafter be amended.

Section 3

Dwelling Site

Any residence one story in height erected on any of said Lots shall contain a minimum of 1,800 square feet of enclosed floor area; any split level residence shall contain a minimum of 2,000 square feet of enclosed floor area; any one and one-half (1 ½) story or two story residence shall contain a minimum of 2,200 square feet of enclosed floor area which at least 1,300 square feet shall be on the first floor. The words "enclosed floor area" as used herein shall mean and include in all cases area on the first and second floor of the residence enclosed and finished for all-year occupancy computed on outside measurement of the residence, and shall not mean or include any area in basement, garage, porch or attic finished or unfinished. No residence erected on any of said Lots shall be more than two stories in height, unless consented to in writing by Owner. Owner shall have and hereby reserves the right to reduce the floor area requirement set forth above, provided the total reduction of any one residence may not exceed twenty percent (20%) of such minimum floor area requirement for such residence.

No basement garages shall be constructed in the front of the residences. No carports shall be allowed.

Section 4

Approval of Plans

No residence or outbuilding may be erected on the above-described property unless and until the plans, elevations, locations and grade thereof have been submitted to

(1) advertising board on each Lot or tract as sold and conveyed, which advertising board shall not be more than (7) square feet in size and may be used for the sale exclusive purpose of advertising for sale or lease the Lot or tract upon which is erected.

Section 12

Trash and Nuisances

No trash, garbage, ashes, junk, junk cars or other refuse or debris shall be thrown, dumped, or placed on any Lot, on the streets, or the Common Properties, or be permitted to accumulate or remain on any Lot. Weeds, grass and vegetation shall be kept seasonably mowed and dead or unsightly growth removed. Any lot owner who does not comply with these provisions shall, after notice from Owner or the Association, be subject to special assessment for the cost of lot maintenance which assessment shall be a lien upon the lot as provided in the Article VI of this Declaration.

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including mechanical work on automotive or other equipment of any kind. It is understood that Owner shall retain the right to keep and maintain such materials and equipment it deems to be reasonably necessary to further development of this property owned by Owner.

Section 13

Miscellaneous Provisions

a. Garage Doors: All doors on garages located on the Lots hereby restricted shall be kept closed, except when opened for the purpose of parking or removal therefrom of motor vehicle.

b. Exterior clotheslines and poles: No exterior clothesline or poles may be erected or maintained on any of the Lots hereby restricted.

c. Exterior Christmas Lights and/or Decorations: No exterior Christmas lights and /or decorations may be erected or maintained on any of the Lots hereby restricted, except during a sixty (60) day period beginning November 15 of each calendar year.

d. Garage, Porch or Basement Sales: No garage, porch or basement sales may be conducted on any of the Lots hereby restricted without the prior consent in writing of Owner or the Board of Directors of the Association, in the event that Owner has delegated such authority to the Board of Directors. No more than Two (2) garage, porch or basement sales per year shall be allowed.

e. Dogs Running at Large: Dogs shall be confined. No dogs shall be allowed to run at large on the Property hereby restricted.

f. Exterior Basketball Goals: No exterior basketball goals shall be erected on any of the Lots hereby restricted, without prior consent in writing by Owner or the Association,

in the event that Owner has delegated such authority to the Association. No portable basketball goals shall be permitted.

g. Swimming Pools: No above ground swimming pools may be constructed. All in-ground swimming pool plans must be submitted and approved by Owner, Authorized Person and or the Association, in the event that Owner has delegated such authority to the Association.

h. Greenhouses: No greenhouses may be constructed or maintained on any of the Lots hereby restricted.

i. Air Conditioners: No air conditioning apparatus or unsightly projection shall be attached or affixed to the front of the residence

j. Light: No bright light (Mercury Vapor or Sodium) shall be placed on the exterior of any structure or constructed separately without the written consent of the Owner or the Association, in the event that Owner has delegated such authority to the Association.

Section 14:

Utilities

All utilities from Owner's source into building sites shall be underground. Owner reserves the right to locate, erect, construct, maintain and use or authorize the location, erection, construction, maintenance and use of drains, sanitary and storm sewers, gas and water mains and lines, electric and telephone lines and other utilities, and to give or grant right-of-ways or easements therefore over and upon any part of said land described herein.

Section 15

Home Occupations

No business or occupation shall be conducted upon or managed from any dwelling in the Properties, except as allowed by ordinances of the City of Kansas City, Kansas, as home occupations. Any business or occupation for which a special use permit is required, or which is otherwise not allowed as a home occupation by ordinances of the City of Kansas City, Kansas shall not be conducted or managed from any dwelling in the Properties without the prior written consent of Owner.

Section 16

Landscape Easement

All portions of the Properties reserved, set aside or granted as a landscape easement or license, as indicated by mark, symbols or legend on any plat of land contained with in the Properties and filed with the office of the Register of Deeds of Wyandotte County, Kansas, shall be interpreted as the grant by Owner of an easement or license on, over and across any land so indicated to the Honey Creek Estates Homeowners Association. Said easement or license shall give the Association the right to enter upon, over and across any land on which such an easement or license is granted,

02/23/2025

SP2025-003 Special Use Permit Additional Information requested:

FACTORS TO BE CONSIDERED

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by R-1 (WYCO) Large Lot Single Family Residential District parcels. The proposed use, which is commercial in nature is not compatible with nearby uses because there are no Special Use Permits, non-Home Occupations operating in the subdivision. Furthermore, Special Use Permits that are not Home Occupations are against the Covenants, Conditions and Restrictions, which is denoted in the Attachments.

On November 17, 2024, the Honey Creek Homeowners Association (HOA) met and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2. The Honey Creek Homeowners Association states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?

The proposed use is not suitable for the subject property because the proposed use is a commercial use operating in residential district. The removal of restrictions will detrimentally affect nearby property, even if only temporarily while this business is operating because the type of commercial business is prohibited in the subdivision, and the presence of employees parking their vehicles on the premises is also against the subdivision covenants.

There are NO employees, therefore there will not be any additional traffic.

5. The degree of conformance of the proposed use to the Comprehensive Plan. Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan, which designates this property as Suburban Residential and allows single-family detached dwellings. The proposed use does not conform to the Prairie Delaware Piper Area Plan designation because Suburban Residential anticipates single-family homes, not commercial activity operating within a single-family home or on the premises.

There will NOT be any commercial activity occurring on the premises except clerical/secretary duties by Henry Calhoun, Jr and his wife, Debbra Calhoun. Requesting to store equipment in garage.

6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it. SP2025-003 March 10, 2025. The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Parkview Avenue, a Local Street, to accommodate it if managed properly.

There will not be any increasing vehicular traffic. There are no employees, and no customers will be on the premises. The business activity is conducted off-site, and this is a one-man business with a few contracts to keep him physically active during retirement.

7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property. The proposed use is not reasonably necessary for the convenience and welfare of the public because as described in the Honey Creek CCRs, commercial businesses that require a Special Use Permit are not permitted to operate in the subdivision. The proposed use will affect the use, quality, or marketability of nearby property as uses that are noxious and detract from the neighborhood are not permitted in the neighborhood.

All equipment will be housed in the garage, nothing outside of the garage.

8. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property. A

commercial landscaping and snow removal business is expected to occur in durations or intensities to create issues with nearby properties, specifically noise, vibration and illumination. These are not expected to create problems for nearby property, however, if all materials and equipment are stored within the detached accessory garage and loading and unloading of materials occur within the enclosed detached garage. Illumination may still be an issue in the early morning or late evening hours with employee vehicles' headlights being on when entering and exiting the property.

Henry will proceed in the manner he has done for 20 years at his previous address with NO noise complaints. The trailer will be already loaded with the equipment before being parked the day prior in the garage. The trailer will be ready in the morning; he will just pull out of the garage and leave the premises. There will not be any equipment starting in the morning.

9. Whether the proposed use will pollute the air, land or water. The proposed use will not pollute the air, land or water if the chemicals and materials stored in the detached garage, although the Applicant has not provided details if there are indeed chemicals used for the landscaping and/or snow removal business. Furthermore, there is a drainage easement on the west side of the property for the subdivision and any runoff from the property flows into that easement, which could pollute the land and water.

There will not be any chemicals stored in the garage. Henry provides grass-cutting/maintenance only. No landscaping materials or weed-killer chemicals are stored.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use could potentially damage or destroy an irreplaceable natural resource, specifically any water that is collected in the drainage easement on the west side of the property for the subdivision.

There will not be any chemicals stored in the garage. Henry provides grass-cutting/maintenance only. No landscaping materials or weed-killer chemicals are stored. All equipment/machinery will be stored in the garage. Trees will be planted after garage is built.

13. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population. The proposed use could potentially result in the overcrowding of land because of an excess of work and employee vehicles parked in the driveway and adjacent right-of-way, managing storage of equipment and materials on the premises, which can become an eyesore and problematic for adjacent property owners. If managed properly, however, equipment and material storage should not be a major concern. Undue concentrations of population are not expected to be a concern because there will not be any additional people living in the residence.

There are no employees. Therefore, there will not be any additional vehicles parked on the premises. All equipment will be stored in the garage, therefore not an eyesore for adjacent property owners.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. In reviewing the Honey Creek Estates Covenants, Conditions and Restrictions, the proposed Special Use Permit violates the subdivision's CCRs. Staff cannot proceed with this application knowing that the use violates the subdivision's restrictions.

On November 17, 2024, the Honey Creek Homeowners Association (HOA) met and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2. The Honey Creek Homeowners Association states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

2. In order to proceed with the application, new (amended) CCRs for the subdivision must be recorded with the Register of Deeds, which allows a commercial business to operate on a designated lot within the subdivision.

On November 17, 2024, the Honey Creek Homeowners Association (HOA) met and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2. The Honey Creek Homeowners Association states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

HOA has been notified of this and will address this concern.

3. The keeping of equipment, materials, etc. associated with the landscaping and snow removal business is considered a Temporary Use of Land for Commercial Purposes. A Special Use Permit – Temporary Use of Land for Commercial/Industrial Purposes may only be approved for a maximum of two (2) years and cannot be renewed. After such time, a permanent solution must be found in a C-3 Commercial District or higher for storage of equipment and materials.

Ok, this will be properly followed.

4. A business license for office use of a business is allowed, but no storage of

equipment or materials would be allowed.

This special use permit requests to store mowers and snowplows in the garage, which HOA has voted and approved.

5. What equipment and materials will be stored within the 900 square foot garage?

Requesting to store inside of the garage: 3 mowers, 1 snowplow (attaches to Ford F150), weed eaters and leave blowers. Nothing will be outside of the garage.

6. Are there any chemicals stored on the premises? If so, what are they?

NONE

7. How many employees do you have for the mowing and/or snow removal

business? **NONE**

Mr. Calhoun's son will occasionally assist when needed.

02/23/2025

SP2025-003 Special Use Permit Additional Information requested:

FACTORS TO BE CONSIDERED

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them. In general, commercial and industrial Special Use Permits should not be granted adjacent to residential districts.

The zoning and uses are set out above. The subject property is surrounded by R-1 (WYCO) Large Lot Single Family Residential District parcels. The proposed use, which is commercial in nature is not compatible with nearby uses because there are no Special Use Permits, non-Home Occupations operating in the subdivision. Furthermore, Special Use Permits that are not Home Occupations are against the Covenants, Conditions and Restrictions, which is denoted in the Attachments.

On November 17, 2024, the Honey Creek Homeowners Association (HOA) met and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2. The Honey Creek Homeowners Association states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

3. The suitability of the property for the uses to which it has been restricted. Will the removal of restrictions, including those for hours of operation (where applicable), detrimentally affect nearby property?

The proposed use is not suitable for the subject property because the proposed use is a commercial use operating in residential district. The removal of restrictions will detrimentally affect nearby property, even if only temporarily while this business is operating because the type of commercial business is prohibited in the subdivision, and the presence of employees parking their vehicles on the premises is also against the subdivision covenants.

There are NO employees, therefore there will not be any additional traffic.

NEIGHBORHOOD MEETING – IN PERSON

PROJECT:	SP2025-003-11525 Parkview Ave	**MEETING DATE:**	February 22nd, 2025
APPLICANT:	Henry Calhoun, Jr	**LOCATION:**	Hope Chapel – Kansas City, KS

NAME	PHONE	ADDRESS	EMAIL
COLBERT	913-683-9849	11530 PARKVIEW AVE KC, KS	CHOKCHIPMINT@OUTLOOK.COM
MATTABBY Ravell	913-991-8692	11511 PARKVIEW AVE	MRAVELLC81@gmail.com
Scottie S Kleypas	816-309-6825	3200 N 115th KC KS 66109	scottie@Kleypas-kw.com
Jarmar & Erica Calhoun	816) 803-6690		

Meeting Minutes

Application Number: Special Use Permit Petition SP2025-003

Date: Saturday, February 22, 2025, at 3 pm

Location: Hope Chapel 2205 N. 102d Street, Kansas City, Kansas 66109

Meeting called to order at: 3:00 pm by Henry Calhoun, Jr

Names of people in attendance: Henry & Debbra Calhoun, Jarmar & Erica Calhoun, Charles (Chuck) & Aileen Colbert, Matt & Abby Raveill, Scottie Kleypas.

The meeting began with Henry Calhoun stating that he had been licensed by UGWCO to conduct his lawn care and snow removal business from his former R1 residence at 6401 Freeman Ave., Kansas City, KS 66102, for almost 20 years without a single complaint to his knowledge.

Henry stated that he and his wife moved to 11525 Parkview Ave., Kansas City, KS 66109, to be closer to their children in the Piper area, with the expectation that he would be able to continue his lawn care and snow removal business from the new location. Prior to purchasing the house at 11525 Parkview Ave., Henry was told verbally and in writing that there was no HOA for this new residence. Once Henry determined there was an HOA, Henry made every attempt to comply with the HOA Declaration and Bylaws, as well as with UGWYCO requirements. Henry further stated that his business was a one-man business with no employees although his son, Jarmar Calhoun, would occasionally help him if his workload became too much.

Mr. Calhoun next asked questions or comments from the attendees, beginning with the Raveill's.

1. **Was Mr. Calhoun's son, Jarmar Calhoun, a part of his business?** Mr. Calhoun reiterated that his son was not a part of his business. His son has his own licensed lawn care and snow removal business, and his son's equipment is stored elsewhere and would not be stored at 11525 Parkview Ave. He again stated that, on occasion, his son might help him out if his workload became too much.
2. **What equipment would be stored in the new garage/building at 11525 Parkview Ave. once it was built, and if the Special Use Permit was approved?** Mr. Calhoun stated the following equipment would be stored at the residence: one John Deere riding mower, two John Deere stand-behind mowers, one snow blade for his pick-up truck, both of his pick-up trucks, and various pieces of hand-held lawn care equipment such as edgers and leaf blowers. At some point in the discussion, Mr. Calhoun stated he would not be starting machines at the residence in the early morning prior to departing for the day's work. No mulch or chemicals will be stored on the premises. He also stated that only routine maintenance on the equipment would be performed off site. Repairs and routine maintenance to equipment and mowers are done by the supplier by warranty or mechanic in Tonganoxie, Kansas.

3. **How close to the Raveill's property line would the new building and driveway be located?** Mr. Calhoun stated that he had already received the approved building permit for the new garage. It included guttering/drainage to the south of the garage and not towards the Raveill's property. The building itself, as well as the driveway apron immediately in front of the building, will be 25' from the Raveill's west property line, and the east edge of the driveway itself will be 40 feet from their west property line. The physical plans were reviewed by the Raveill's at the meeting.
4. **What type of exterior lighting would the garage have?** Mr. Calhoun stated there would only be exterior lighting on the north and west sides of the garage and that the motion sensor lighting would be angled downward, not outward.
5. **What type of landscaping would be placed on the east side of the garage?** Mr. Calhoun said there would be landscaping and that he would work with the Raveill's to obtain the best possible result for both the Raveill's and the Calhoun's. Chuck Colbert stated that, in his opinion, the Green Giant Arborvitae was one of the fastest-growing shrubs/trees that would provide the type of landscaping desired in order to provide the greatest degree of privacy to both parties.

Mr. Calhoun next asked if anyone else had any questions, and Scottie Kleypas said she did. (NOTE: Most of Scottie Kleypas' comments were complaints that had absolutely nothing to do with the Special Use Permit Petition. Only comments pertinent to the Special Use Permit Petition are included below).

1. Mrs. Kleypas stated that the headlights from any vehicles leaving the garage would shine directly into her windows. Chuck Colbert stated that the Calhoun's current driveway is directly across from his bedroom/study, which he usually occupies from 6am onward, and that none of the Calhoun vehicles headlights, including the two trucks/snowplow, caused any problem during hours of darkness. Abbey Raveill noted that the Colbert house sits well above the street level and that was why there was no problem. (NOTE: What Mrs. Raveill did not note is that the Kleypas' first floor level is at least as high above street level as the Colbert's first floor level.)
2. Mrs. Kleypass noted that Mr. Calhoun's two trucks made too much noise. This was echoed by the Raveill's, who noted that the truck(s) woke up their inside dogs. Mr. Calhoun's son stated neither of the trucks had a diesel engine, which would definitely be noisier. Chuck Colbert said that during the period since the Calhoun's moved into 11525 Parkview Ave, he and his wife had had ample opportunity to view and listen to the two trucks and business equipment on a daily basis (since they are both retired and usually home all day and awake from 5 am to 10 pm daily). He said the vehicles and equipment made no unusually loud or obnoxious noise whatsoever.
3. Mrs. Kleypas said that she was against this petition and that she would fight it to the end no matter what anyone says or does.
4. Mrs. Kleypas was asked on a couple of occasions if she had any questions or if he could clarify any concerns, she stated no.

Mr. Calhoun next asked if anyone else had any questions or comments. Chuck Colbert said that it should be noted that the Honey Creek Home Owners Association (HOA) met on Nov 17, 2024, and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2. The Honey Creek Home Owners Association states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

Meeting adjourned at: 4:07 PM by Henry Calhoun, Jr

Minutes taken by: Erica Calhoun

02/06/2025 at 806pm

Theresa Cummings with Colbert Family Living Trust, 11530 Leavenworth Rd., Kansas City, Kansas (913) 486-3014, called to clarify the special use permit's purpose.

Henry informed her that it is requesting to store mowing equipment and a detachable snowplow in the garage for business.

Theresa Cummings stated she approves and has no concerns.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Henry Calhoun Jr, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-003.
2. That I conducted a neighborhood meeting on Feb 27, 2025.
3. The notice to nearby property owners was sent on Feb 3, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Henry Calhoun Jr.
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24 day of Feb, 2025.

My commission expires 8/31 of 8/31, 2028.

LAURYN BARON
Notary Public-State of Kansas
My Appt. Expires 8/31/28

Notary Public

LETTER FROM THE HONEY CREEK ESTATES HOA CHAIRPERSON

February 24, 2025

To Whom It May Concern:

Reference Special Permit Petition SP025-003, a Home Occupation Special Use Permit to operate a lawn maintenance and snow removal business from 11525 Parkview Avenue.

The Honey Creek Estates Home Owners Association Declaration of Restrictions (Attachment 1) clearly lays out the process by which a Special Use Permit for a business or occupation in the Properties may be obtained. The Declaration states the following:

Article III, Section 15. Home Occupations of the Declaration of Restrictions of Honey Creek Estates states: "No business or occupation shall be conducted upon or managed from any dwelling in the Properties, except as allowed by ordinances of the City of Kansas City, Kansas, as home occupations. Any business or occupation for which a special use permit is required, or which is otherwise not allowed as a home occupation by ordinances of the City of Kansas City, Kansas shall not be conducted or managed from any dwelling in the Properties **without the prior written consent of the owner."** (emphasis added).

The Honey Creek Home Owners Association (HOA) met on Nov 17, 2024 and approved (subject to UGWYCO approval) the Special Use Permit Petition with a majority vote of 4-2 (Attachment 2). The Honey Creek Home Owners Association Declaration states "Each act or decision done or made by a majority of the Members present at a meeting at which a quorum is present shall be regarded as the act of the Association."

It should also be noted that in 2020, a Special Use Permit was approved by UGWYCO for the Dumovich Family (who were then members of the HOA) to operate a business from 11552 Parkview Ave., KCK.

Respectfully,

Aileen Colbert

Chairperson, Honey Creek Home Owners Association

HONEY CREEK ESTATES HOMEOWNERS' ASSOCIATION, INCORPORATED

Meeting Minutes, November 17, 2024

1. The Honey Creek Estates HOA special meeting was held at 1 pm at the Calhoun residence, 11525 Parkview Ave, Kansas City, KS 66109. The meeting was called to discuss and vote on three issues.
   a. The proposed outbuilding plan submitted by the Calhoun's.
   b. A Unified Government Special Use Permit for the Calhoun's lawn care business.
   c. Change the HOA annual meeting to warmer months which allows the meeting to be held outdoors.

2. The following persons were present in person or by proxy:
   a. Mark Kleypas, Lot 1
   b. Aileen/Chuck Colbert, Lot 2/3
   c. Erica Monaco (by proxy to Chuck Colbert), Lot 4
   d. Sara Blair, Lot 5
   e. Henry/Debbra Calhoun, Lot 6
   f. Matt/Abby Raveill, Lot 7

3. Chuck Colbert began the meeting. He asked if anyone wished to put their name forward to fill the vacant position of Chairperson of the HOA.
   a. Mark Kleypas stated, IF the members voted to dissolve the HOA, he would be willing to serve as the Chairperson to oversee the dissolution. This necessitated an unplanned vote whether or not to dissolve the HOA. Those voting in favor of dissolving the HOA were Kleypas, Raveill, and Monaco. Those opposed to dissolving the HOA were Blair, Calhoun and Colbert. With no majority vote, the HOA remains in effect.
   b. Aileen Colbert was the only other person to put a name forward to serve as Chairperson. She was unanimously elected.

4. Aileen took the floor, introduced herself, and set guidelines to govern the conduct of the meeting.
   a. Announce an issue for discussion.
   b. Call each household by name and allow them to comment on the issue. No one would be allowed to interrupt while a household member was speaking.
   c. At the conclusion of all discussion, vote on the issue.
   d. Aileen stated that a summary of each household's comments and the subsequent vote would be in the minutes. The minutes will be emailed to each household member for review. After all reviews have been completed, the chairperson will make any required changes, sign, and email the final minutes to each household member. Aileen reminded everyone that an HOA approval of any issue does not constitute Unified Government approval.

Additionally, a homeowner is still required to obtain all necessary approvals, permits and licenses.

5. **ISSUE #1**: Discuss and vote on the proposed outbuilding plan submitted by the Calhoun's. Approval is also required by the Unified Government. Aileen then called on each household for comment.
   a. Calhoun Household. Henry Calhoun stated they were told in writing by both the Pruitt's (previous owners) and the title company prior to purchasing the home there was no HOA. After they verified that there was an HOA, they were trying to adhere to the HOA as they understood it by placing the building to the rear line of the house. He stated that the Common Areas and underground utilities precluded siting the building elsewhere on the property. At their previous address they always tried to be good neighbors and had never had a single complaint about the lawn care business nor did he anticipate any issues here. He is merely trying to provide for his family just as he had been licensed to do by KCK/UGWYCO for the past almost 20 years.
   b. Raveill Household. Both Matt and Abby Raveill commented about different aspects of the proposal:
      1) Per their discussion with UGWYCO officials, a Special Use Permit is required to operate the lawn care business from their residence. Aileen asked this aspect be deferred until Issue #2.
      2) The proposed second driveway from his proposed out building to Parkview Ave exceeded UGWYCO allowances.
      3) The building plans did not adequately address site elevations and drainage away from the Raveill property/swimming pool. Their estimates showed if drainage was not addressed properly, their swimming pool could fill with rain water in as little as 56 minutes. NOTE: At this time, Matt Raveill and Henry Calhoun went to the adjacent room and looked at a blowup of the proposed building plan away from the other meeting members. Per Mr. Raveill, he told Mr. Calhoun the plans lacked a grading plan and the site plan showed the old larger 4 car garage. Mr. Calhoun stated that the plans were not the plans submitted to the UG for permit review. Mr. Raveill requested to see the current plans submitted for review and was told it would be too difficult for Mr. Calhoun to provide even PDFs of the submitted plans.
      4) Growth of the lawn care business would adversely affect the culture of the neighborhood. This includes, but is not limited to, parking, traffic, and personnel who do not live here disturbing the reasonable expectation to privacy at the time they bought their home.
      5) Exterior building materials and lighting were also mentioned. Mr. Calhoun replied that the outbuilding materials, including roofing, would mirror the home.
      6) Mrs. Raveill asked about if changes needed to be made to the current plan since the UG had already commented on the driveway limitations. Would the new plan need to be reviewed again by the HOA? The group

agreed if significant changes were made, another HOA vote would be needed.

c. Kleypas Household. Mark Kleypas stated that the Unified Government must approve the proposal.
d. Blair Household. Sara Blair reiterated the driveway also required UGWYCO approval.
e. Colbert Household.
   1) Chuck Colbert stated that residential house/building plans do not normally show land elevation, degrees of slope and/or building drainage. He cited the Colbert new home plans as an example. However, he noted that the Calhoun plans did show a driveway and foundation slope away from the Raveill's house. (At this point, Mr. Calhoun and Matt Raveill looked at the blow-up of the building blueprints.) Mr. Calhoun stated they would do whatever is necessary to ensure positive drainage away from the Raveill's house and pool.
   2) Chuck stated that the Colbert household looked directly upon the Kleypas 2-story outbuilding from all East and North facing windows and doors. They found the Kleypas outbuilding complemented their home. From this viewpoint, the Colbert's had no objections to the Calhoun's proposed outbuilding.
   3) Chuck stated that Dan Lynch, the owner of Lynch Real Estate, who originally marketed all the lots in Honey Creek Estates, had recently visited the Colbert's. Mr. Lynch subsequently stated that he felt the Calhoun proposal would not detract from Honey Creek Estates property values and felt that the building plan could enhance property values.
f. After all discussion was completed, the proposal was put to a vote. Four were in favor (Blair, Calhoun, Colbert, Monaco) and two were opposed (Kleypas and Raveill). The outbuilding proposal request, as submitted, is approved by the HOA.

6. **ISSUE #2**: Discuss and vote on HOA approval of a request for the Calhoun's lawn care business to operate from 11525 Parkview Ave, KCK, under a Special Use Permit should UGWYCO require and approve such a permit. Aileen then called on each household for comment.
   a. Calhoun Household. Henry Calhoun again stated his business was a one-person operation. His son, who owns a separate lawn care business, sometimes helps him out. Business is only conducted FROM the premises, not AT the premises, when vehicles and/or equipment are taken out or returned to the outbuilding. This equipment would include his lawn mowers, 2 trailers and 2 pick-up trucks. A snow blade is for use in winter on his larger pick-up truck.
   b. Raveill Household. Both Matt and Abby Raveill reiterated their concerns about the scope and size of the business. They compared it to another lawn care business approximately ¼ mile south on N.115th.
   c. Kleypas Household. Mark Kleypas concurred with the Raveill comments.

d. Blair Household. Sara Blair reiterated the Special Use Permit also required UGWYCO approval.

e. Colbert Household. Chuck Colbert stated that the lawn care business located outside our cul de sac was not our HOA concern. There are very specific UGWYCO restrictions for a business conducted at or from a R1 residence. If Mr. Calhoun violates those restrictions, households in our HOA could complain to the appropriate UGWYCO agency. To the best of his knowledge, Mr. Calhoun had been licensed by KCK/UGWYCO for almost 20 years to operate from his former R1 residence without a Special Use Permit. As required by the UGWYCO licensing office, he has submitted a change of address notice. The issue of requiring a new license and/or Special Use Permit was still under review by UGWYCO. At this point, Mr. Raveill stated that the recently applied for business license was denied by the UG.

f. The proposal was put to a vote. Four were in favor (Blair, Calhoun, Colbert, Monaco) and two were opposed (Kleypas and Raveill). The request for the Calhoun's lawn care business to operate from 11525 Parkview Ave, KCK, under a Special Use Permit, should UGWYCO require and approve such a permit, is approved by the Honey Creek Estates HOA.

7. **ISSUE #3 –** Change the HOA Annual Meeting to a warmer month which allows the meeting to be held outdoors. No one elected to discuss. All are in favor. The issue is approved.

8. The meeting concluded and members departed.

Aileen Colbert
HOA Chairman
November 21, 2024

BUILDING ELEVATIONS

COWBELL
CALHOUN - ADDITION
HENRY CALHOUN
11525 PARKVIEW AVENUE, KANSAS CITY, KANSAS, 66109
PERMIT SET
GENERAL NOTES - FOUNDATION
FOUNDATION PLAN NOTES
1 FOUNDATION PLAN
2 SLAB PIER PAD DETAIL
3 GARAGE WALL-SLAB SECTION
4 S-GARAGE SLAB CONNECTION
5 FOUNDATION WALL JUMP DETAIL
6 S-TYP. DEAD-MAN SECTION
7 S-SUSPENDED PORCH SLAB
8 TYP. COLUMN - POST W/ CAP & BASE
9 S-POST BASE DETAIL
PIER SCHEDULE

COWBELL

CALHOUN - ADDITION

HENRY CALHOUN

PERMIT SET

GENERAL NOTES

APA

APA Wall Bracing Calculator Project Report

BRACING PLAN

A110

CONSTRUCTION DOCUMENTS

SITE PHOTOGRAPHS

City Limits (line)
SP2025-003_clipped
PROTESTING
N
Y
streets_ln
Parcel Polygons - with Attributes
Map
Red: Band_1
Green: Band_2
Blue: Band_3
Protesting Area:
1.635 Acres
Non-Protesting Area:
3.997 Acres
Properties within 200 feet:
5.633 Acres
Percentage of Protesting Area:
29.03%
Protest Petition is VALID
PARKVIEW
11STH
Protest Petition for SP2025-003
0
0.02
0.04
0.09 Miles
UNIFIED GOVERNMENT • Wyandotte County • Kansas City, Kansas

CLERK'S OFFICE
2025 MAR 14 11:53

Acknowledgement and Verification

(Please carefully read the verification statement before signing)

STATE OF KANSAS)
) SS
COUNTY OF WYANDOTTE)

I, ABBY RAVELL (Name), 11511 PARKVIEW AVE KC KS 66109 (Address)

being first duly sworn, under oath, depose and state that I have read and examined the foregoing Protest Petition, the Protest Petition Guidelines provided by the Unified Government of Wyandotte County/Kansas City, Kansas, and the signatures and addresses placed on the Protest Petition, and further state that the signatures and legal description and/or addresses thereon are genuine, that I personally know all of the signers of this sheet of the Protest Petition to be the persons whose names are signed to the Petition and that I personally witnessed their signature, that I am one of the signers of the Protest Petition and own property within the statutory area of notification related to the area for which a REZONING/SPECIAL USE PERMIT (Circle One) is sought, and that

3

to the best of my knowledge the signers of the Protest Petition are owners of land located within the statutory area of notification for this REZONING/SPECIAL USE PERMIT (Circle One) application. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT (Circle One) is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT (Circle One) is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a REZONING/SPECIAL USE PERMIT (Circle One) is sought.

(Signature)

Subscribed and sworn to before me this 14th day of March 2025, by Abby Ravell, who is personally known to me to be the same person whose name is subscribed to in the foregoing instrument.

Notary Public Lauren Cusick

LAUREN CUSICK
Notary Public-State of Kansas
My Appt. Expires 03/13/28

My Commission Expires: 03/13/28

4

Petitioner's Contact Information

The Protest Petition process frequently requires dialouge between Unified Government Staff and the petitioner. In order to facilitate this dialouge, please provide the following contact information:

Name ABBY RAVEILL Phone Number 913.991.8695

Address 11511 Parkview Ave KC, KS 66109 E-mail abby.raveill@gmail.com

5

Protest Petition

Protest Petition Against Rezoning or Special Use Permit No. SP2025-003

We, the undersigned property owners, do hereby protest the above referenced application at the following address: 11525 PARKVIEW AVE KC, KS 66109

We, the undersigned, realize that this petition of protest must be submitted to the Office of the Unified Government Clerk within fourteen (14) days from the date of the conclusion of the Planning Commission public hearing regarding this rezoning or special use permit (SUP) application. Further, we realize that this Petition is in opposition to the rezoning or SUP application and our signatures cannot be removed after filing unless certain lawful actions are taken to remove the Protest Petition. This Petition may be filed pursuant to the laws of Kansas, K.S.A. 12-757; and of the Unified Government of Wyandotte County/Kansas City, Kansas Sec 27-1049(d) and shall be subject to the rules contained therein.

We, the undersigned, are owners of real property located within the statutory area of notification related to the area for which a rezoning or SUP is sought, whereby, our signatures shall hereafter be verified by one of the signers of the Protest Petition as true and correct signatures in order for this Protest Petition to be valid. The statutory area of notification includes the real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought; or, if the area is adjacent to unincorporated property, the incorporated real property located within two hundred (200) feet of the boundaries of the area for which a rezoning or SUP is sought and the unincorporated property within one thousand (1,000) feet of the boundaries of the area for which a rezoning or SUP is sought.

Petition Number:

Legal Signature of Property Owner (All owners of property must sign)	Printed Name of Property Owner (Please take care to print legibly)	Property Description (Address and/or lot and block number)	Date
	ABBY RAVEILL	11511 PARKVIEW AVE KC, KS 66109	3/13/25
	MATTHEW S RAVEILL	11511 PARKVIEW AVE KC, KS 66109	3/13/25
	Scottie S. Kleypas	3200 N 115th St KC KS 66109	3/13/25
	Mark L. Kleypas	3200 N 115th St, KC KS 66109	3/13/25

Toy, Byron

From: PlanningInfo
Sent: Monday, March 10, 2025 3:52 PM
To: Toy, Byron; Hand, Gunnar
Subject: FW: Special Permit Petition SP2025-003 - Opposition
Attachments: Calhoun Ex 1.jpg; Calhoun Ex 2.jpg; Calhoun Ex 3.jpg

Kallie McLaughlin 913.573.5762
Planner kdmclaughlin@wycokck.org
Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

Sending me a file, building permit, revision, or application? Please copy EDR@wycokck.org

NOTE: All Board of Zoning Appeals, City Planning Commission, and Landmarks Commission hearings will be heard virtually with in-person availability in the City Hall lobby (701 North 7th Street, Kansas City, KS 66101). All meetings with Planning and Urban Design staff will continue to prioritize virtual meetings.

Our goal is to serve you with excellence! Please click the following link and take a moment to complete this short customer service survey to help us better help you: Planning & Urban Design Department Feedback Form (openforms.com)

From: Scottie Kleypas <scottie@kleypas-law.com>
Sent: Monday, March 10, 2025 3:45 PM
To: PlanningInfo <Planninginfo@wycokck.org>
Subject: Special Permit Petition SP2025-003 - Opposition

You don't often get email from scottie@kleypas-law.com. Learn why this is important

I am writing on behalf of myself and my husband who live at 3200 N 115th St. Kansas City, Kansas 66109. We live across the street from 11525 Parkview Ave., Kansas City, Kansas 66109. The south side of our house faces the location of the current operating business. Mr. Calhoun has been operating this business since he moved into the residential lot in July 2024. The cul-de-sac hosts a *school bus stop* which carries its own special precious foot traffic . A commercial business so close to this bus stop seems to be at odds with the character of the neighborhood. Also, many neighbors from the surrounding area enjoy coming to the circle to ride bikes, take walks and engage in other activities where there is less chance of vehicle traffic. Further, there is a common area next to the Calhoun's for the use and enjoyment of all of neighbors in the cul-de-sac. These special features do not appear in the report or application and should bear on the special accommodation for one resident.

We oppose the special use permit as we are directly and adversely affected by the increased traffic, noise, and the damage to our yard. We have also been awaken at 3 a.m. by the snow plow. When I asked about the snow plow's hours of operation at the neighborhood meeting, and the damage that was caused to my yard, I was met with the response from Mr. Calhoun that "We will run this snow plow 24 hours 7 days a week". Oddly enough,

1

Tracking ID: 2193

Report to
Planning & Zoning / Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff Jeffrey Conway, Assistant Counsel icaudillo@wycokck.org, jconway@wycokck.org x5010, x5075	Administrator's Office

AGENDA ITEM #9.1.

RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE

BACKGROUND

A resolution to authorize the County Administrator to calculate certain new revenue for the purposes of recommending budgetary options to retire existing debt to the Board of Commissioners.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

unknown

LEGAL CONSIDERATIONS

ATTACHMENTS

Resolution for 10% to debt reduction (5)

Approved by Administrator to add to agenda.

RESOLUTION NO. R-_____

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE FOR THE PURPOSES OF RECOMMENDING BUDGETARY OPTIONS TO RETIRE EXISTING DEBT TO THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS

WHEREAS, it is the desire of the Board of Commissioners to empower the County Administrator to identify any new general fund revenue attributable to new residential and commercial buildings and to recommend corresponding budgetary options intended to reduce existing debt for the Unified Government.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. (a) On and after the effective date of this resolution, the County Administrator shall be authorized to calculate an amount that is at least ten percent of any new revenue received in the city and county general funds, respectively, during the prior budget year. The County Administrator, in addition to the normal budget process of retiring existing debt, will also recommend to the Board of Commissioners any corresponding budgetary options for the ten percent as described above, to assist in retiring existing debt for the city or county, respectively, as part of the annual budget adoption process.

(b) For purposes of this resolution, "any new revenue" means certain general fund revenue derived solely from ad valorem taxes from new residential and commercial buildings.

Section 2. Effective Date. This resolution shall take effect and be in full force from and after its passage and approval, and publication in the official newspaper.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____ 2025.

_____

Tyrone A. Garner, Mayor/CEO

Attest:

_____

Unified Government Clerk

Approved as to Form:

_____

Unified Government Acting Chief Counsel

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

March 19, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **STONY POINT MEADOWS**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **STONY POINT MEADOWS** located at State Avenue and N 86th Street and being developed by SOBEK LLC.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw
Digitally signed by Troy Shaw
Date: 2025.03.19 15:00:04-05'00'

Troy Shaw, P.E.
County Engineer

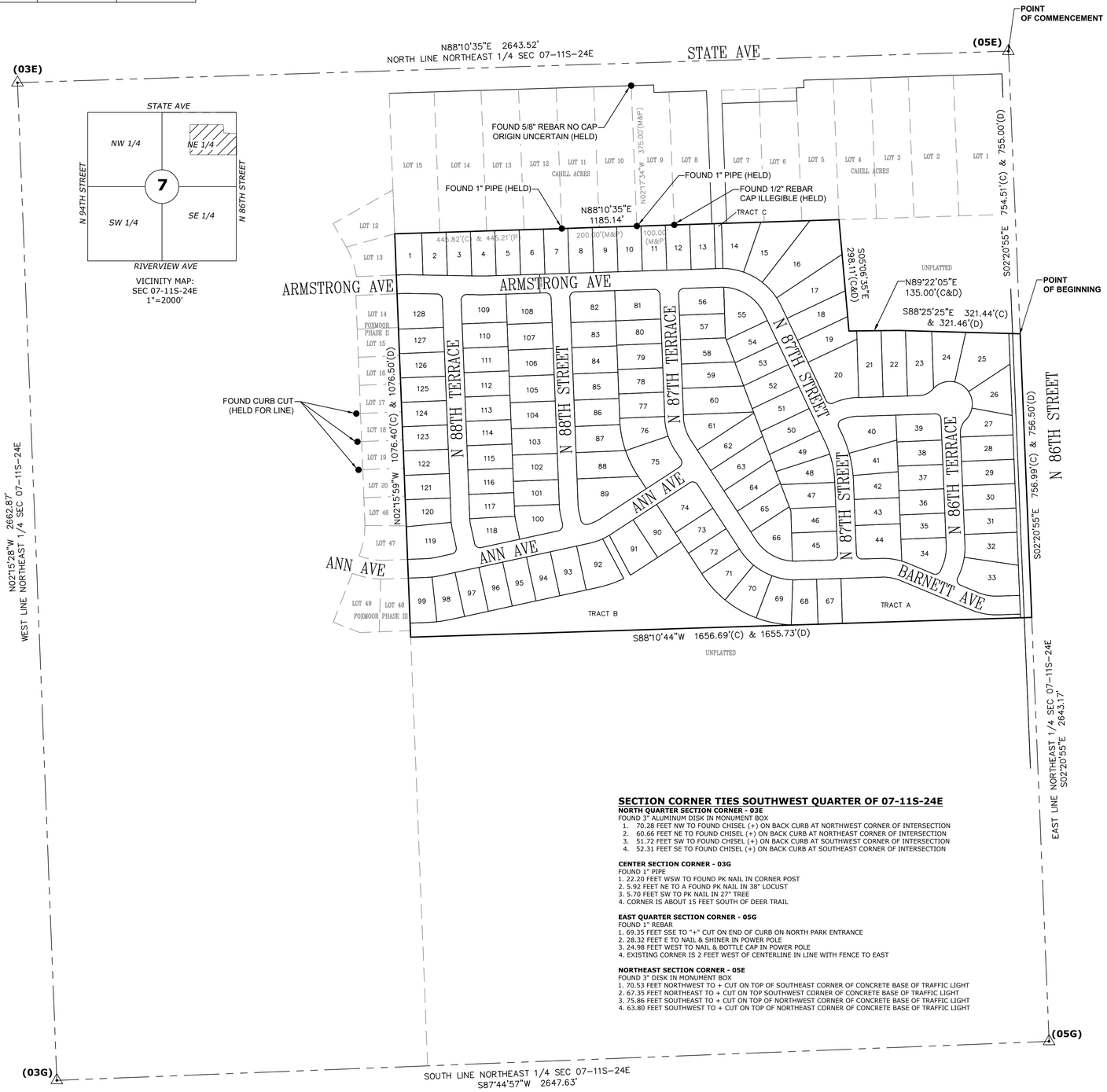
Attachments

STONY POINT MEADOWS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

PLAT SUMMARY
EXISTING ZONING R-1 / PROPOSED ZONING R-1
EXISTING LAND USE: VACANT LOT / AGRICULTURAL
TOTAL BOUNDARY AREA: 37.66 ACRES
REQUIRED SETBACKS: FRONT / CORNER SIDE: 25 FEET / SIDE: 7 FEET / REAR: 30 FEET

AREA TABLE		
OPEN SPACE/TRACTS	3 TRACTS	3.03 ACRES
LOTS	128 LOTS	27.43 ACRES
RIGHT OF WAY	-	7.20 ACRES



SECTION CORNER TIES SOUTHWEST QUARTER OF 07-11S-24E

NORTH QUARTER SECTION CORNER - 03E
FOUND 3" ALUMINUM DISK IN MONUMENT BOX
1. 70.28 FEET NW TO FOUND CHISEL (+) ON BACK CURB AT NORTHWEST CORNER OF INTERSECTION
2. 60.66 FEET NE TO FOUND CHISEL (+) ON BACK CURB AT NORTHEAST CORNER OF INTERSECTION
3. 51.72 FEET SW TO FOUND CHISEL (+) ON BACK CURB AT SOUTHWEST CORNER OF INTERSECTION
4. 52.31 FEET SE TO FOUND CHISEL (+) ON BACK CURB AT SOUTHEAST CORNER OF INTERSECTION

CENTER SECTION CORNER - 03G
FOUND 1" PIPE
1. 22.20 FEET WSW TO FOUND PK NAIL IN CORNER POST
2. 5.92 FEET NE TO A FOUND PK NAIL IN 38" LOCUST
3. 5.70 FEET SW TO PK NAIL IN 27" TREE
4. CORNER IS ABOUT 15 FEET SOUTH OF DEER TRAIL

EAST QUARTER SECTION CORNER - 05G
FOUND 1" REBAR
1. 69.35 FEET SSE TO "+" CUT ON END OF CURB ON NORTH PARK ENTRANCE
2. 28.32 FEET E TO NAIL & SHINER IN POWER POLE
3. 24.98 FEET WEST TO NAIL & BOTTLE CAP IN POWER POLE
4. EXISTING CORNER IS 2 FEET WEST OF CENTERLINE IN LINE WITH FENCE TO EAST

NORTHEAST SECTION CORNER - 05E
FOUND 3" DISK IN MONUMENT BOX
1. 70.53 FEET NORTHWEST TO + CUT ON TOP OF SOUTHEAST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT
2. 67.35 FEET NORTHEAST TO + CUT ON TOP SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT
3. 75.86 FEET SOUTHEAST TO + CUT ON TOP OF NORTHWEST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT
4. 63.80 FEET SOUTHWEST TO + CUT ON TOP OF NORTHEAST CORNER OF CONCRETE BASE OF TRAFFIC LIGHT

DESCRIPTION

PER DEED 2020R-10677
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION SEVEN (7), TOWNSHIP ELEVEN (11), RANGE TWENTY-FOUR (24), IN WYANDOTTE COUNTY, KANSAS INCLUDING ALL OF LOTS 5,6, AND 7 IN CAHILL ACRES, A SUBDIVISION IN SAID WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FIVE (5) CAHILL ACRES, SAID POINT BEING 60.0 FEET SOUTH OF THE NORTH LINE AND 470.0 FEET WEST OF THE EAST LINE OF SAID SECTION SEVEN (7); THENCE SOUTH 0 DEGREES 30' 45" EAST ALONG THE EAST LINE OF SAID LOT FIVE (5), 375.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH 3 DEGREES 16'25" EAST 298.11 FEET; THENCE SOUTH 88 DEGREES 47'45" EAST, 135.0 FEET; THENCE SOUTH 86 DEGREES 35' 15" EAST 321.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION SEVEN (7), WHICH IS 755.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION SEVEN (7) THENCE SOUTH 0 DEGREES 30' 45" EAST ALONG THE EAST LINE OF SAID SECTION 7, 756.5 FEET; THENCE DUE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION SEVEN (7). 1655.73 FEET TO A POINT IN THE WEST LINE OF THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE WEST ON HALF (1/2) OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 0 DEGREES 29' 05" WEST ALONG THE WEST LINE OF SAID HALF, HALF, QUARTER SECTION, 1076.50 FEET TO THE SOUTHWEST CORNER OF LOT FIFTEEN (15) IN SAID CAHILL ACRES; THENCE DUE EAST ALONG THE SOUTH LINE OF LOTS FIFTEEN (15) TO EIGHT (8) INCLUSIVE, 885.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT SEVEN (7), CAHILL ACRES; THENCE NORTH 0 DEGREES 30' 45" WEST ALONG THE WEST LINE OF SAID LOT SEVEN (7) 355.0 FEET TO THE NORTHWEST CORNER OF SAID LOT SEVEN (7); THENCE DUE EAST ALONG THE NORTH LINE OF LOTS SEVEN, SIX, AND FIVE 220.1 FEET; THENCE DUE NORTH ALONG THE WEST LINE OF SAID LOT 5, 20.0 FEET; THENCE DUE EAST ALONG THE NORTH LINE OF SAID LOT FIVE (5) 79.9 FEET TO THE NORTHEAST CORNER OF LOT FIVE (5) AND THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 40.0 ACRES MORE OR LESS

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, IN THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT PLS 1730 DATED NOVEMBER 25, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°20'55" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 754.51 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°20'55" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 756.99 FEET; THENCE SOUTH 88°10'44" WEST, A DISTANCE OF 1656.69 FEET; THENCE NORTH 02°15'59" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF FOXMOOR PHASE III AND FOXMOOR PHASE II, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, A DISTANCE OF 1076.40 FEET TO THE SOUTHWEST CORNER OF LOT 15 CAHILL ACRES, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 88°10'35" EAST, ALONG THE SOUTH LINE OF SAID CAHILL ACRES, A DISTANCE OF 1185.14 FEET TO THE SOUTHEAST CORNER OF LOT 5 SAID CAHILL ACRES; THENCE SOUTH 05°06'35" EAST, A DISTANCE OF 298.11 FEET; THENCE NORTH 89°22'05" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 88°25'25" EAST, A DISTANCE OF 321.44 FEET TO THE POINT OF BEGINNING. CONTAINING 1640550.01 SQFT OR 37.66 ACRES MORE OR LESS

DEDICATION:

*THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**STONY POINT MEADOWS**"*

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
*I, undersigned owner of **STONY POINT MEADOWS** have set our hands this _____ day of _____,2025.*

SOBEK, LLC, MANAGING MEMBER, STEVE SOBEK
ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS___ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME SOBEK, LLC, MANAGING MEMBER, STEVE SOBEK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING. AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____

My Commission Expires:_____

*THIS PLAT OF **STONY POINT MEADOWS** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION*

DATED THIS _____ DAY OF _____, 2025
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, SECRETARY
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2025.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS_____ DAY OF _____, 2025.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)
)SS
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

KS ENG COA: #3315
KS SUR COA: # 363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 1 OF 5

LEGEND

- ◬ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E LANDSCAPE EASEMENT
- L/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24349040
4. REFERENCED SURVEY
   -FOXMOOR PHASE II FINAL PLAT
   -FOXMOOR PHASE III FINAL PLAT
   -CAHILL ACRES FINAL PLAT
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0131E & 20209C0132D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 27148815.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
8. TITLE COMMITMENT: FILE: KS-ANTA-LV-5638 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
9. THE HOMEOWNER'S ASSOCIATION OR "HOA", ESTABLISHED WITH THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE AND RE-ESTABLISHMENT OF VEGETATION IN TRACT B IN THE EVENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, NEEDS TO COMPLETE CONSTRUCTION AND/OR MAINTENANCE ON THE EXISTING SANITARY SEWER LINE LOCATED WITHIN SAID TRACT B.
10. FRONT PROPERTY CORNERS TO BE OFFSET WITH CURB CUTS ALONG STREET CURBS. REAR PROPERTY CORNERS FOR INTERIOR LOTS TO BE SET WITH 1/2" X 24" REBAR WITH CAP ALC KS CLS 363. FRONT AND REAR PROPERTY CORNERS TO BE SET AFTER COMPLETION OF ROADS AND CONSTRUCTION GRADING.

LINE & CURVE TABLE

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.54	12.43	150.00
C2	41.84	11.99	200.00
C3	173.92	66.43	150.00
C4	120.66	23.04	300.00
C5	61.70	23.57	150.00
C6	54.66	89.48	35.00
C7	65.21	24.91	150.00
C8	63.83	24.38	150.00
C9	63.83	24.38	150.00
C10	153.61	58.67	150.00
C11	80.85	30.88	150.00
C12	26.18	10.00	150.00
C13	54.67	20.88	150.00
C14	26.18	10.00	150.00
C15	26.18	10.00	150.00

This is to certify on this 22ND day of JULY, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT — PLS 1730

JOB NO:24-160

SCALE

150 75 0 150
SCALE IN FEET

SEC-TWN-RNG
07-11S-24E

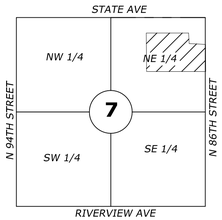
PREPARED FOR
SOBEK, LLC
ADDRESS:
912 N 86TH ST
KANSAS CITY, KS 66112

DATE
DECEMBER 23, 2024

2/5/2025 7:49 PM AUSTI
CAD FILE : S:\Atlas Land Consulting\2024\24-160 Sobek 912 N 86th KCK\Survey\Final Plat.dwg

STONY POINT MEADOWS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION
7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN
THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



VICINITY MAP:
SEC 07-11S-24E
1"=2000'

ALC

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 2 OF 5

LEGEND

- ◬ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E LANDSCAPE EASEMENT
- L/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24349040
4. REFERENCED SURVEY
   -FOXMOOR PHASE II FINAL PLAT
   -FOXMOOR PHASE III FINAL PLAT
   -CAHILL ACRES FINAL PLAT
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0131E & 20209C0132D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 27148815.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
8. TITLE COMMITMENT: FILE: KS-ANTA-LV-5638 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
9. THE HOMEOWNER'S ASSOCIATION OR "HOA", ESTABLISHED WITH THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE AND RE-ESTABLISHMENT OF VEGETATION IN TRACT B IN THE EVENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, NEEDS TO COMPLETE CONSTRUCTION AND/OR MAINTENANCE ON THE EXISTING SANITARY SEWER LINE LOCATED WITHIN SAID TRACT B.
10. FRONT PROPERTY CORNERS TO BE OFFSET WITH CURB CUTS ALONG STREET CURBS. REAR PROPERTY CORNERS FOR INTERIOR LOTS TO BE SET WITH 1/2" X 24" REBAR WITH CAP ALC KS CLS 363. FRONT AND REAR PROPERTY CORNERS TO BE SET AFTER COMPLETION OF ROADS AND CONSTRUCTION GRADING.

LINE & CURVE TABLE

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.54	12.43	150.00
C2	41.84	11.99	200.00
C3	173.92	66.43	150.00
C4	120.66	23.04	300.00
C5	61.70	23.57	150.00
C6	54.66	89.48	35.00
C7	65.21	24.91	150.00
C8	63.83	24.38	150.00
C9	63.83	24.38	150.00
C10	153.61	58.67	150.00
C11	80.85	30.88	150.00
C12	26.18	10.00	150.00
C13	54.67	20.88	150.00
C14	26.18	10.00	150.00
C15	26.18	10.00	150.00

This is to certify on this 22ND day of JULY, 2024 this field survey was completed on the ground as shown, under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

1730 KANSAS PROFESSIONAL SURVEYOR

ANDREA N WEISHAUBT *PLS 1730*

JOB NO:24-160

SCALE

40 20 0 40
SCALE IN FEET

SEC-TWN-RNG

07-11S-24E

PREPARED FOR

SOBEK, LLC
ADDRESS:
912 N 86TH ST
KANSAS CITY, KS 66112

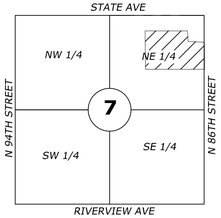
DATE

DECEMBER 23, 2024

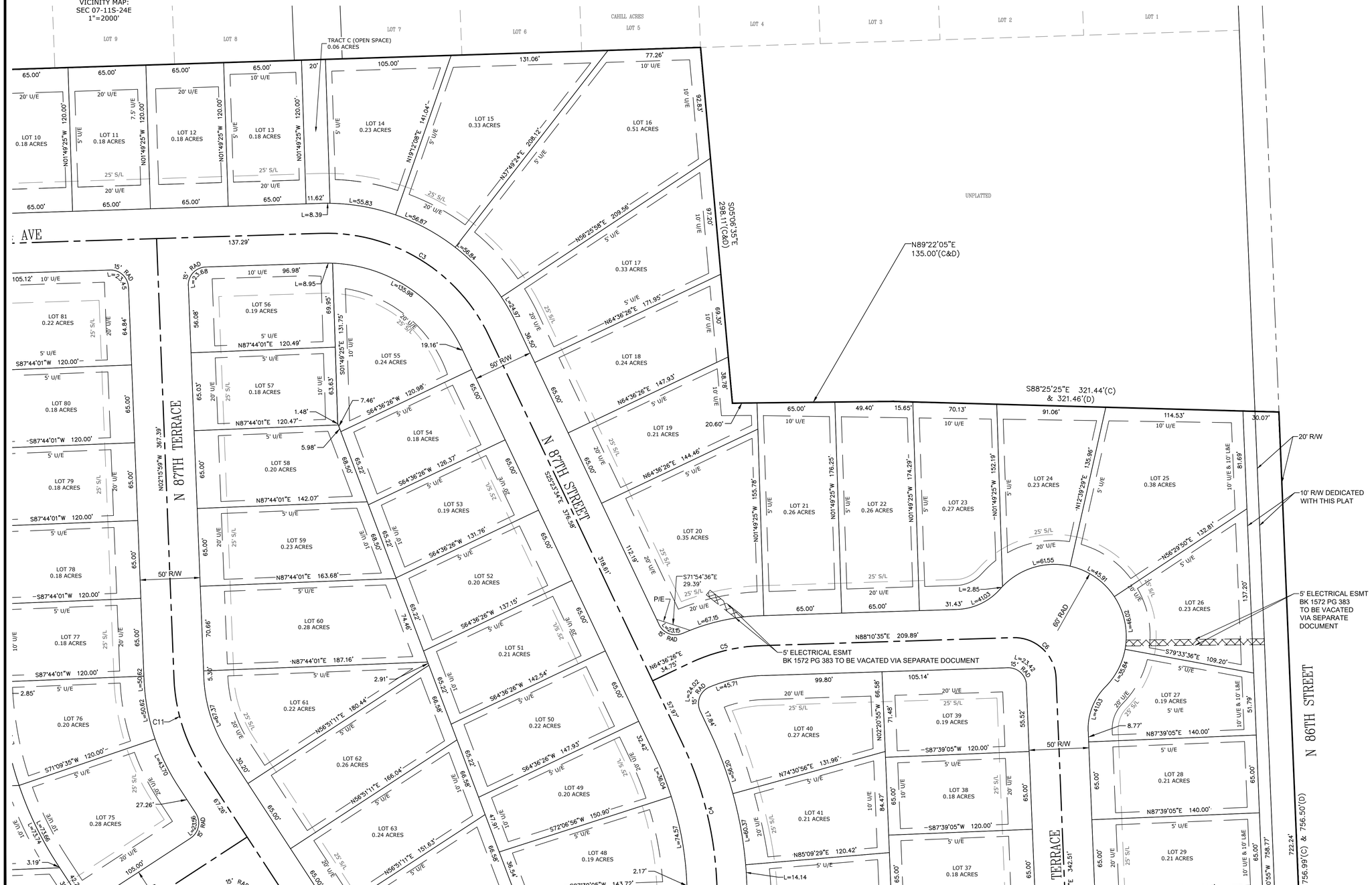
2/5/2025 7:49 PM AUSTI
CAD FILE : S:\Atlas Land Consulting\2024\24-160 Sobek 912 N 86th KCK\Survey\Final Plat.dwg

STONY POINT MEADOWS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



VICINITY MAP:
SEC 07-11S-24E
1"=2000'



LEGEND

- ◬ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E LANDSCAPE EASEMENT
- L/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24349040
4. REFERENCED SURVEY
   -FOXMOOR PHASE II FINAL PLAT
   -FOXMOOR PHASE III FINAL PLAT
   -CAHILL ACRES FINAL PLAT
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0131E & 20209C0132D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 27148815.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
8. TITLE COMMITMENT: FILE: KS-ANTA-LV-5638 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
9. THE HOMEOWNER'S ASSOCIATION OR "HOA", ESTABLISHED WITH THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE AND RE-ESTABLISHMENT OF VEGETATION IN TRACT B IN THE EVENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, NEEDS TO COMPLETE CONSTRUCTION AND/OR MAINTENANCE ON THE EXISTING SANITARY SEWER LINE LOCATED WITHIN SAID TRACT B.
10. FRONT PROPERTY CORNERS TO BE OFFSET WITH CURB CUTS ALONG STREET CURBS. REAR PROPERTY CORNERS FOR INTERIOR LOTS TO BE SET WITH 1/2" X 24" REBAR WITH CAP ALC KS CLS 363. FRONT AND REAR PROPERTY CORNERS TO BE SET AFTER COMPLETION OF ROADS AND CONSTRUCTION GRADING.

LINE & CURVE TABLE

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.54	12.43	150.00
C2	41.84	11.99	200.00
C3	173.92	66.43	150.00
C4	120.66	23.04	300.00
C5	61.70	23.57	150.00
C6	54.66	89.48	35.00
C7	65.21	24.91	150.00
C8	63.83	24.38	150.00
C9	63.83	24.38	150.00
C10	153.61	58.67	150.00
C11	80.85	30.88	150.00
C12	26.18	10.00	150.00
C13	54.67	20.88	150.00
C14	26.18	10.00	150.00
C15	26.18	10.00	150.00

This is to certify on this 22ND day of JULY, 2024 this field survey was completed on the ground as shown under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

1730 KANSAS PROFESSIONAL SURVEYOR

ANDREA N WEISHAUBT PLS 1730

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 3 OF 5

JOB NO:24-160

SCALE

40 20 0 40
SCALE IN FEET

SEC-TWN-RNG

07-11S-24E

PREPARED FOR

SOBEK, LLC
ADDRESS:
912 N 86TH ST
KANSAS CITY, KS 66112

DATE

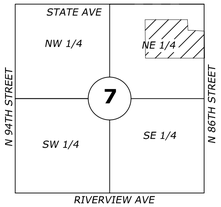
DECEMBER 23, 2024

2/5/2025 7:49 PM AUSTI

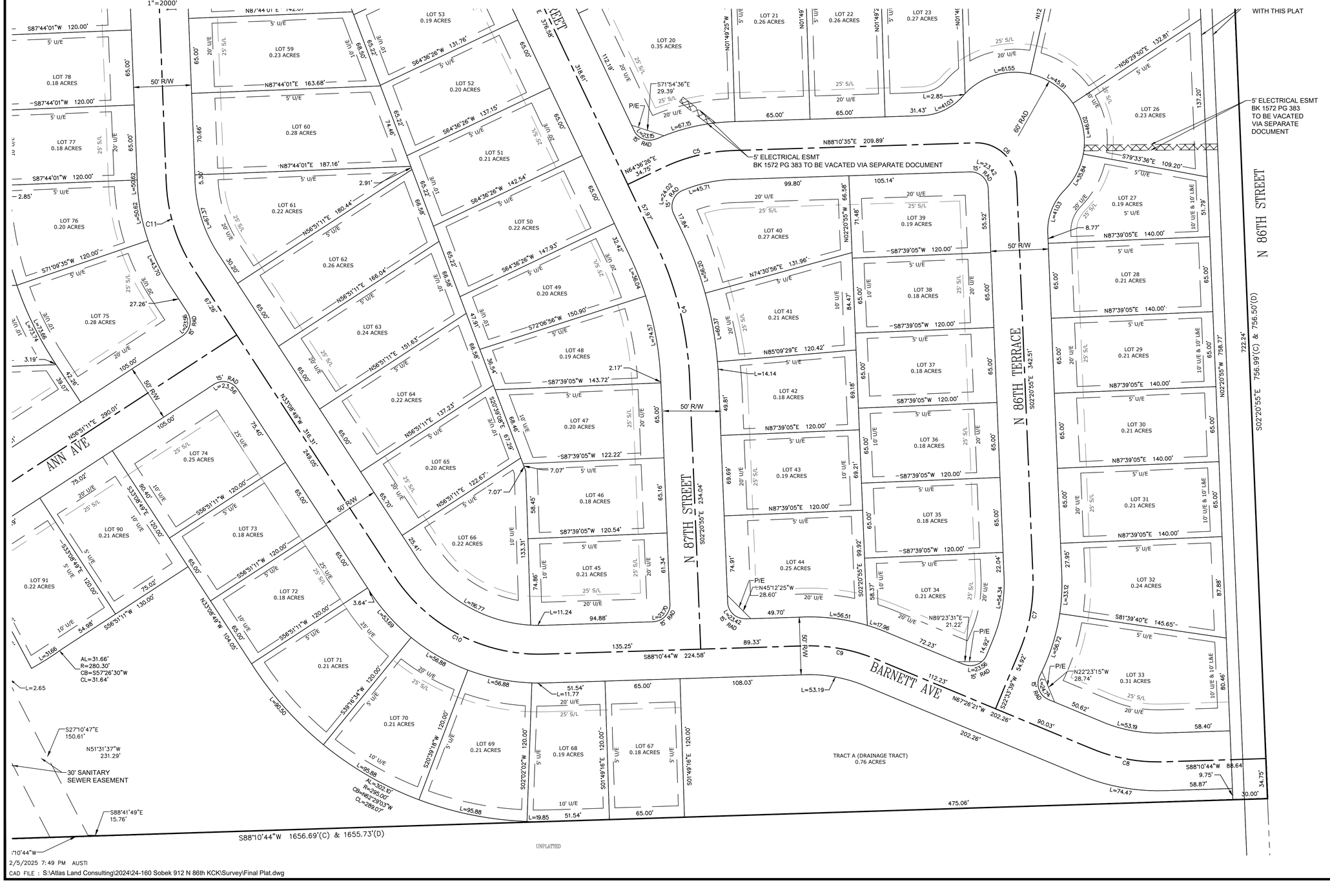
CAD FILE : S:\Atlas Land Consulting\2024\24-160 Sobek 912 N 86th KCK\Survey\Final Plat.dwg

STONY POINT MEADOWS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



VICINITY MAP:
SEC 07-11S-24E
1"=2000'



2/5/2025 7:49 PM AUSTI

CAD FILE : S:\Atlas Land Consulting\2024\24-160 Sobek 912 N 86th KCK\Survey\Final Plat.dwg

KS ENG COA: #3315
KS SUR COA: # 363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 4 OF 5

LEGEND

- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E LANDSCAPE EASEMENT
- L/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24349040
4. REFERENCED SURVEY
   - -FOXMOOR PHASE II FINAL PLAT
   - -FOXMOOR PHASE III FINAL PLAT
   - -CAHILL ACRES FINAL PLAT
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0131E & 20209C0132D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 27148815.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
8. TITLE COMMITMENT: FILE: KS-ANTA-LV-5638 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
9. THE HOMEOWNER'S ASSOCIATION OR "HOA", ESTABLISHED WITH THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE AND RE-ESTABLISHMENT OF VEGETATION IN TRACT B IN THE EVENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, NEEDS TO COMPLETE CONSTRUCTION AND/OR MAINTENANCE ON THE EXISTING SANITARY SEWER LINE LOCATED WITHIN SAID TRACT B.
10. FRONT PROPERTY CORNERS TO BE OFFSET WITH CURB CUTS ALONG STREET CURBS. REAR PROPERTY CORNERS FOR INTERIOR LOTS TO BE SET WITH 1/2" X 24" REBAR WITH CAP ALC KS CLS 363. FRONT AND REAR PROPERTY CORNERS TO BE SET AFTER COMPLETION OF ROADS AND CONSTRUCTION GRADING.

LINE & CURVE TABLE

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.54	12.43	150.00
C2	41.84	11.99	200.00
C3	173.92	66.43	150.00
C4	120.66	23.04	300.00
C5	61.70	23.57	150.00
C6	54.66	89.48	35.00
C7	65.21	24.91	150.00
C8	63.83	24.38	150.00
C9	63.83	24.38	150.00
C10	153.61	58.67	150.00
C11	80.85	30.88	150.00
C12	26.18	10.00	150.00
C13	54.67	20.88	150.00
C14	26.18	10.00	150.00
C15	26.18	10.00	150.00

This is to certify on this 22ND day of JULY, 2024 this field survey was completed on the ground by myself, under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT — PLS 1730

JOB NO:24-160

SCALE

40 20 0 40
SCALE IN FEET

SEC-TWN-RNG
07-11S-24E

PREPARED FOR

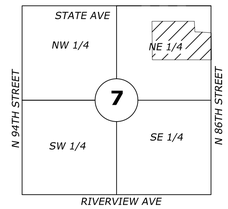
SOBEK, LLC
ADDRESS:
912 N 86TH ST
KANSAS CITY, KS 66112

DATE

DECEMBER 23, 2024

STONY POINT MEADOWS

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



VICINITY MAP:
SEC 07-11S-24E
1"=2000'

KS ENG COA: #3315
KS SUR COA: # 363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT 5 OF 5

LEGEND

- ⚠ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- S/L SETBACK LINE
- U/E LANDSCAPE EASEMENT
- L/E UTILITY EASEMENT
- P/E PEDESTRIAN EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24349040
4. REFERENCED SURVEY
   -FOXMOOR PHASE II FINAL PLAT
   -FOXMOOR PHASE III FINAL PLAT
   -CAHILL ACRES FINAL PLAT
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0131E & 20209C0132D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
6. CLOSURE PRECISION: 1 PART IN 27148815.000
7. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
8. TITLE COMMITMENT: FILE: KS-ANTA-LV-5638 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
9. THE HOMEOWNER'S ASSOCIATION OR "HOA", ESTABLISHED WITH THIS PLAT, IS RESPONSIBLE FOR THE MAINTENANCE AND RE-ESTABLISHMENT OF VEGETATION IN TRACT B IN THE EVENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, NEEDS TO COMPLETE CONSTRUCTION AND/OR MAINTENANCE ON THE EXISTING SANITARY SEWER LINE LOCATED WITHIN SAID TRACT B.
10. FRONT PROPERTY CORNERS TO BE OFFSET WITH CURB CUTS ALONG STREET CURBS. REAR PROPERTY CORNERS FOR INTERIOR LOTS TO BE SET WITH 1/2" X 24" REBAR WITH CAP ALC KS CLS 363. FRONT AND REAR PROPERTY CORNERS TO BE SET AFTER COMPLETION OF ROADS AND CONSTRUCTION GRADING.

LINE & CURVE TABLE

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.54	12.43	150.00
C2	41.84	11.99	200.00
C3	173.92	66.43	150.00
C4	120.66	23.04	300.00
C5	61.70	23.57	150.00
C6	54.66	89.48	35.00
C7	65.21	24.91	150.00
C8	63.83	24.38	150.00
C9	63.83	24.38	150.00
C10	153.61	58.67	150.00
C11	80.85	30.88	150.00
C12	26.18	10.00	150.00
C13	54.67	20.88	150.00
C14	26.18	10.00	150.00
C15	26.18	10.00	150.00

This is to certify on this 22ND day of JULY, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISSTAUDT — PLS 1730

JOB NO:24-160

SCALE

40 20 0 40
SCALE IN FEET

SEC-TWN-RNG
07-11S-24E

PREPARED FOR

SOBEK, LLC
ADDRESS:
912 N 86TH ST
KANSAS CITY, KS 66112

DATE

DECEMBER 23, 2024

2/5/2025 7:49 PM AUSTI
CAD FILE : S:\Atlas Land Consulting\2024\24-160 Sobek 912 N 86th KCK\Survey\Final Plat.dwg

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

March 19, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **BECHLER FARMS**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **BECHLER FARMS** located at 68TH Street and Woodend Avenue and being developed by Tabor Bechler

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

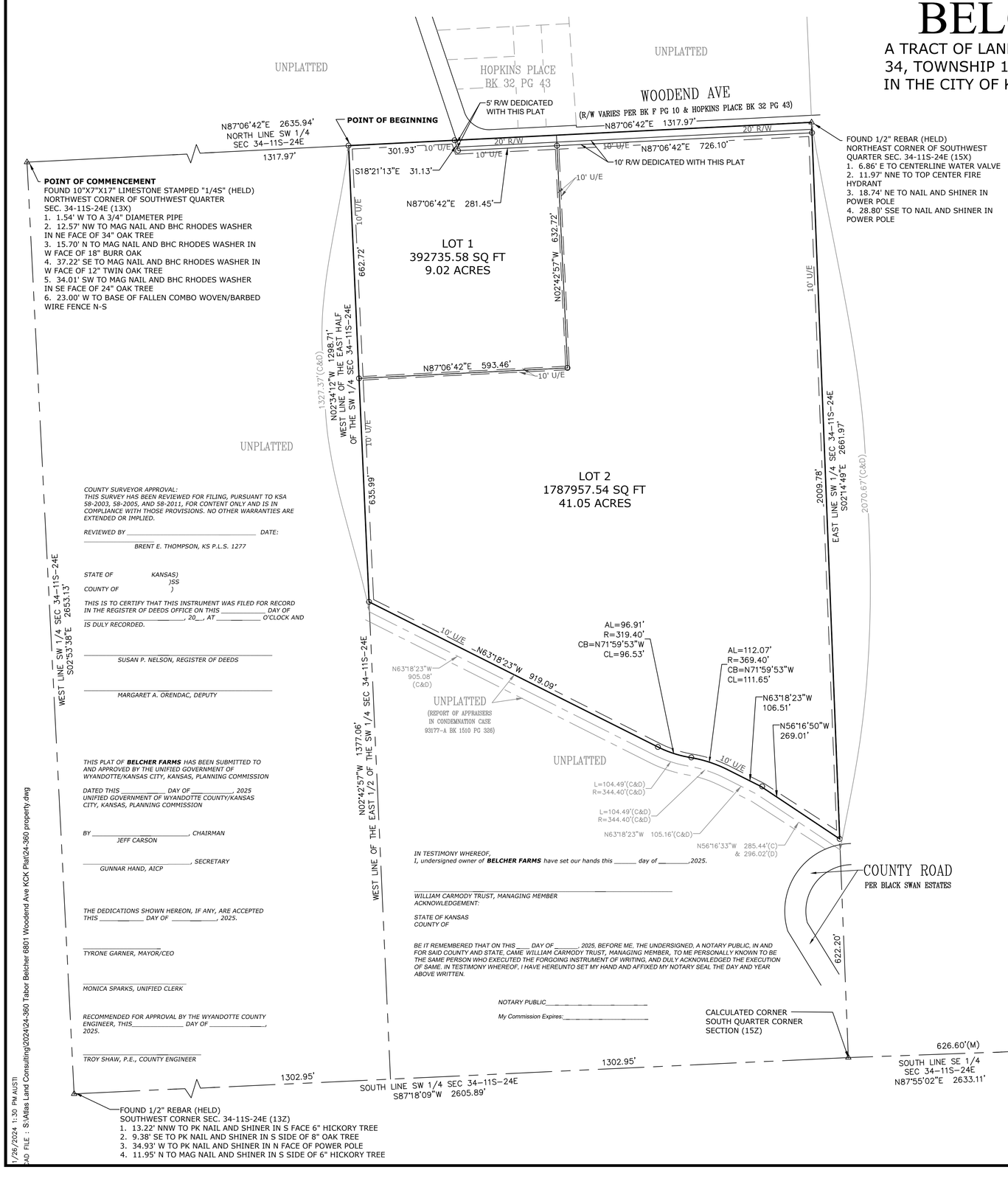
Troy Shaw
Digitally signed by Troy Shaw
Date: 2025.03.19 15:01:12-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

BELCHER FARMS

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 24 EAST, OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



FOUND 1/2" REBAR (HELD)
NORTHEAST CORNER OF SOUTHWEST QUARTER SEC. 34-11S-24E (15X)
1. 6.86' E TO CENTERLINE WATER VALVE
2. 11.97' NNE TO TOP CENTER FIRE HYDRANT
3. 18.74' NE TO NAIL AND SHINER IN POWER POLE
4. 28.80' SSE TO NAIL AND SHINER IN POWER POLE

POINT OF COMMENCEMENT
FOUND 10"X7"X17" LIMESTONE STAMPED "1/4S" (HELD)
NORTHWEST CORNER OF SOUTHWEST QUARTER
SEC. 34-11S-24E (13X)
1. 1.54' W TO A 3/4" DIAMETER PIPE
2. 12.57' NW TO MAG NAIL AND BHC RHODES WASHER IN NE FACE OF 34" OAK TREE
3. 15.70' N TO MAG NAIL AND BHC RHODES WASHER IN W FACE OF 18" BURR OAK
4. 37.22' SE TO MAG NAIL AND BHC RHODES WASHER IN W FACE OF 12" TWIN OAK TREE
5. 34.01' SW TO MAG NAIL AND BHC RHODES WASHER IN SE FACE OF 24" OAK TREE
6. 23.00' W TO BASE OF FALLEN COMBO WOVEN/BARBED WIRE FENCE N-S

FOUND 1/2" REBAR (HELD)
SOUTHWEST CORNER SEC. 34-11S-24E (13Z)
1. 13.22' NNW TO PK NAIL AND SHINER IN S FACE 6" HICKORY TREE
2. 9.38' SE TO PK NAIL AND SHINER IN S SIDE OF 8" OAK TREE
3. 34.93' W TO PK NAIL AND SHINER IN N FACE OF POWER POLE
4. 11.95' N TO MAG NAIL AND SHINER IN S SIDE OF 6" HICKORY TREE

FOUND 1/2" REBAR AT CL COUNTY LINE RD AND 63RD STREET (HELD)
SOUTHEAST CORNER SEC. 34-11S-24E (17Z)
1. 32.20' NE TO PK NAIL AND BOTTLE CAP IN W FACE POWER POLE
2. 33.20' SE TO NAIL AND BOTTLE CAP IN SW FACE POWER POLE
3. 46.70' SW TO NAIL AND LS-533 WASHER IN SE FACE POWER POLE
4. 33.30' NW TO MAG NAIL AND WASHER IN E FACE POWER POLE

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE:

BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)
)SS
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____, DAY OF _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

*THIS PLAT OF **BELCHER FARMS** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION*

DATED THIS _____ DAY OF _____, 2025
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, SECRETARY
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2025.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS_____ DAY OF _____, 2025.

TROY SHAW, P.E., COUNTY ENGINEER

IN TESTIMONY WHEREOF,
*I, undersigned owner of **BELCHER FARMS** have set our hands this _____ day of _____,2025.*

WILLIAM CARMODY TRUST, MANAGING MEMBER
ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS___ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM CARMODY TRUST, MANAGING MEMBER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____
My Commission Expires:_____

DESCRIPTION

PER DEED 2013R-01226
A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE NORTH ON THE EAST LINE OF SAID 1/4 SECTION 50 RODS, THENCE DUE WEST TO A POINT 50 RODS NORTH OF THE SOUTHWEST CORNER OF SAID EAST ½ OF THE SOUTHWEST ¼ OF SAID SECTION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND TO THE POINT OF BEGINNING; ALSO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE COUNTY OF WYANDOTTE, AND STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 110 POLES OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4, ESSENTIALLY COMPROMISING ALL OF THE SAID EAST ½ OF THE SOUTHWEST 1/4. CONTAINING 80 ACRES MORE OR LESS.
LESS THE FIVE (5) EXCEPTED TRACTS, AS FOLLOWS:

FIRST EXCEPTED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST 664.00 FEET; THENCE DEFLECTING 90 DEGREES, 29 MINUTES TO THE RIGHT, A DISTANCE OF 164.30 FEET; THENCE DEFLECTING 102 DEGREES TO THE RIGHT, A DISTANCE OF 440 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 205.00 FEET A DISTANCE OF 186.05 FEET; THENCE ALONG A CURVE TOT HE LEFT WITH A RADIUS OF 64.34 FEET, A DISTANCE OF 96.57 FEET; THENCE NORTHWESTERLY AND TANGENT TO THE LAST MENTIONED CURVE, A DISTANCE OF 65.00 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 25.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 67.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, 238.50 FEET NORTH OF THE POINT OF BEGINNING. CONTAINING 1.76 ACRES, MORE OR LESS.

SECOND EXCEPTED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE THEREOF, 238.50 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE DEFLECTING TO THE LEFT 64 DEGREES, 33 MINUTES, 10 SECONDS FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 67.00 FEET; THENCE DEFLECTING RIGHT FROM THE LAST DESCRIBED COURSE, 35 DEGREES, 26 MINUTES, 13 SECONDS, A DISTANCE OF 151.63 FEET; THENCE DEFLECTING TOT HE RIGHT FROM THE LAST DESCRIBED COURSE, 40 DEGREES, 08 MINUTES, 57 SECONDS, A DISTANCE OF 120.00 FEET; THENCE DEFLECTING TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 51 DEGREES, 54 MINUTES, A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST OF SAID 1/4 SECTION; THENCE SOUTH ALONG SAID EAST LINE, 335.92 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 0.71 ACRES, MORE OR LESS.

THIRD EXCEPTED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 00 DEGREES, 47 MINUTES, 04 SECONDS WEST, SAID COURSE BEING PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 404.92 FEET; THENCE NORTH 81 DEGREES, 03 MINUTES, 12 SECONDS EAST, 236.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 155.50 FEET, FOR A DISTANCE OF 175.00 FEET; THENCE SOUTH 34 DEGREES, 25 MINUTES, 18 SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 103.62 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 310.37 FEET, A DISTANCE OF 245.67 FEET; THENCE SOUTH 79 DEGREES, 46 MINUTES, 26 SECONDS EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 16.56 FEET; THENCE SOUTH 00 DEGREES, 18 MINUTES, 04 SECONDS EAST, 158.18 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34, SAID POINT BEING 664.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES, 12 MINUTES, 56 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.02 FEET, TO THE POINT OF BEGINNING. CONTAINING 5.33 ACRES, MORE OR LESS.

FOURTH EXCEPTED TRACT:

THAT PART TAKEN BY CONDEMNATION IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS, BY CAUSE OF ACTION NO. 93177-A.

FIFTH EXCEPTED TRACT:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 24 EAST; THENCE SOUTH 89 DEGREES, 12 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 659.64 FEET; THENCE NORTH 00 DEGREES, 18 MINUTES, 04 SECONDS WEST, A DISTANCE OF 164.3 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED, SAID POINT ALSO BEING ON THE CENTERLINE OF DEDICATED COUNTY LINE ROAD AS RECORDED IN WYANDOTTE COUNTY ROAD RECORD BOOK "H" AT PAGE 565; THENCE SOUTH 78 DEGREES, 18 MINUTES, 04 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 440.00 FEET, THENCE EASTERLY ALONG SAID CENTERLINE A DISTANCE OF 186.05 FEET ALONG A CURVE CONCAVE TO THE NORTH AND TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 205.00 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 96.57 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4.34 FEET; THENCE NORTH 36 DEGREES, 17 MINUTES, 51 SECONDS WEST, ALONG SAID CENTERLINE AND TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.00 FEET; THENCE NORTH 53 DEGREES, 42 MINUTES, 09 SECONDS EAST, DEPARTING FROM SAID CENTERLINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BLACK SWAN DRIVE, SAID POINT BEING 18.00 FEET AT RIGHT ANGLES FROM THE CENTERLINE OF THE PAVEMENT OF BLACK SWAN DRIVE AS NOW ESTABLISHED; THENCE SOUTH 84 DEGREES, 55 MINUTES, 48 SECONDS WEST, A DISTANCE OF 730.34 FEET TO A POINT ON THE CENTERLINE OF ABOVE SAID DEDICATED COUNTY LINE ROAD; THENCE SOUTH 70 DEGREES, 59 MINUTES, 40 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 138.16 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYORS SUGGESTED DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 24 EAST IN WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408, ON OCTOBER 17TH, 2024, AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 34; THENCE NORTH 87°06'42" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1317.97 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 87°06'42" EAST, A DISTANCE OF 1317.97 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, POINT ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°14'49" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2039.78 FEET; THENCE DEPARTING SAID EAST LINE OF SAID SOUTHWEST QUARTER, NORTH 56°16'50" WEST, A DISTANCE OF 269.01 FEET; THENCE NORTH 63°18'23" WEST, A DISTANCE OF 106.51; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 369.40 FEET, A CHORD BEARING OF NORTH 71°59'53" WEST, AN ARC LENGTH OF 112.07 FEET AND A CHORD DISTANCE OF 111.65 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 319.40 FEET, A CHORD BEARING OF NORTH 71°59'53" WEST, AN ARC LENGTH OF 96.91 FEET AND A CHORD DISTANCE OF 96.53 FEET; THENCE NORTH 63°18'23" WEST, A DISTANCE OF 919.09 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 34; THENCE NORTH 02°34'12" WEST, ALONG SAID WEST LINE OF SAID EAST HALF, A DISTANCE OF 1298.71 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING. CONTAINING 2180693.12 SQFT OF 50.06 ACRES MORE OR LESS.

DEDICATION:

*THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**BELCHER FARMS**"*

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
*I, undersigned owner of **BELCHER FARMS** have set our hands this _____ day of _____,2025.*

JOE K. ROGERS, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME JOE K. ROGERS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC_____
My Commission Expires:_____

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT

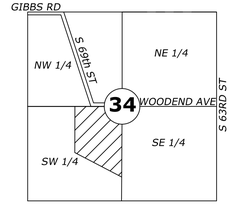
LEGEND

- ▲ DENOTES FOUND SECTION CORNER AS NOTED
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND PROPERTY CORNER AS NOTED
- *S/L* SETBACK LINE
- *U/E* UTILITY EASEMENT
- *(M)* MEASURED
- *(D)* DEEDED
- *(P)* PLATTED
- *(C)* CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS CALLED ON THIS SURVEY. TICKET NO. 24521850
4. REFERENCED SURVEY
   -HOPKINS PLACE BOOK 32 PAGE 34
5. CLOSURE PRECISION: 1 PART IN 12318502.000
6. CURRENT ZONING - R-1 / PROPOSED ZONING - R-1
7. TITLE COMMITMENT: FILE: KS-ANTA-LV-8920 ALLIANCE NATIONWIDE TITLE AGENCY, LLC
   -EASEMENT CONVEYANCE GRANTED TO KANSAS CITY POWER & LIGHT COMPANY AS RECORDED IN BOOK 1192 AT PAGE 328. BLANKET IN NATURE
   -APPOINTMENT OF COMMISSIONERS FOR THE PHILLIPS PIPE LINE COMPANY APPLICATION FOR RIGHT OF WAYS RECORDED IN BOOK 825 AT PAGE 139, REFERENCING THE SUBJECT PROPERTY ON PAGES 162 AND 163. BLANKET IN NATURE
   -ASSIGNMENT AND ASSUMPTION BY AND BETWEEN PHILLIPS 66 PIPELINE LLC AND PHILLIPS 66 GOLDEN LINE SYSTEM LLC RECORDED AS DOCUMENT NO. 2014R-08265. BLANKET IN NATURE
   -RIGHT OF WAY EASEMENT AGREEMENT BETWEEN WILLARD WEST AND DOROTHY WEST AND WILLIAMS COMMUNICATIONS INC. AS RECORDED IN BOOK 4154 AT PAGE 671. BLANKET IN NATURE
8. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0165D EFFECTIVE SEPTEMBER 2, 2015, AREA ZONE X " AREA OF MINIMAL FLOOD HAZARD"

VICINITY MAP



VICINITY MAP:
SEC 34-11S-24E
1"=2000'

This is to certify on this DAY day of OCTOBER 17TH, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ROGER B. DILL LS 1408

JOB NO:24-360

SCALE

150 75 0 150
SCALE IN FEET

PREPARED FOR

SEC-TWN-RNG
34-11S-24E

TABOR BELCHER
ADDRESS:
6801 WOODEND RD
KANSAS CITY, KS

DATE
OCTOBER 25, 2024

10/26/2024 1:30 PM AUSTI
CAD FILE : S:\Atlas Land Consulting\2024\24-360 Tabor Belcher 6801 Woodend Ave KCK Plat\24-360 property.dwg

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

March 19, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **SPLITLOG ESTATES**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **SPLITLOG ESTATES** located at N 10th Street and Splitlog Avenue and being developed by RA Engineering.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

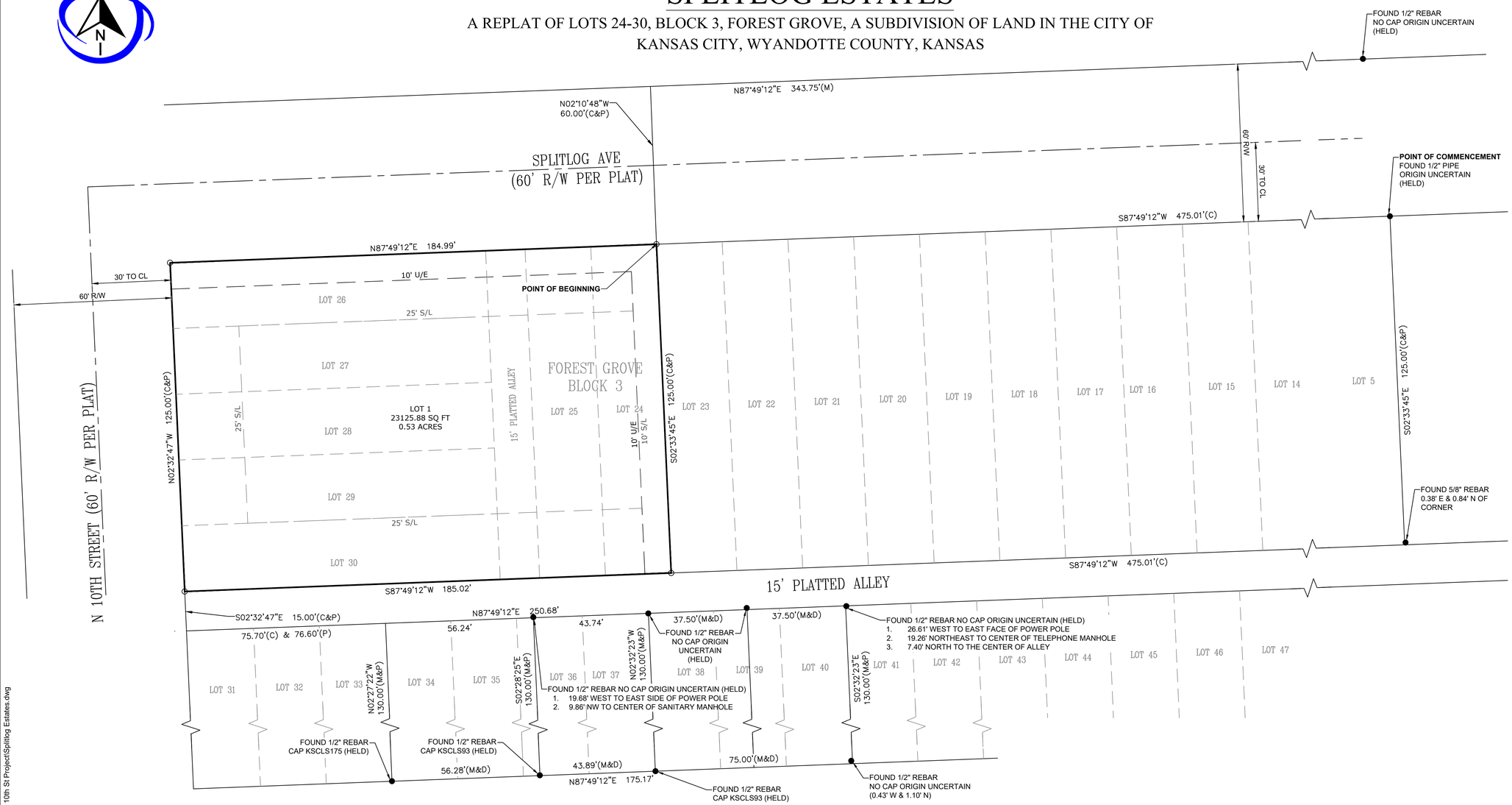
Troy Shaw
Digitally signed by Troy Shaw
Date: 2025.03.19 15:03:19-05'00'

Troy Shaw, P.E.
County Engineer

Attachments

SPLITLOG ESTATES

A REPLAT OF LOTS 24-30, BLOCK 3, FOREST GROVE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



DESCRIPTION PER DEED: 2024R-00288

PROPERTY 1:
TRACT I:
THE WEST 20 FEET OF LOT 17 AND THE EAST 20 FEET OF LOT 18, IN BLOCK 3, FOREST GROVE, AN ADDITION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT II:
THE WEST 5 FEET OF LOT 18 AND ALL OF LOT 19, BLOCK 3, FOREST GROVE, AN ADDITION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT III:
LOT 20, IN BLOCK 3, IN FOREST GROVE, AN ADDITION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT IV:
LOT 21, IN BLOCK 3, FOREST GROVE, AN ADDITION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT V:
LOTS 22 AND 23, BLOCK 3, FOREST GROVE, AN ADDITION IN AND A PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT VI:
ALL OF LOTS 24 AND 25, IN BLOCK 3, FOREST GROVE, AN ADDITION NOW IN AND A PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
TRACT VII:
LOTS 26, 27, 28, 29 AND 30, BLOCK 3, FOREST GROVE, AN ADDITION TO KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

SURVEYOR'S SUGGESTED:

A REPLAT OF LOTS 24-30, BLOCK 3, FOREST GROVE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT PLS 1730, DATED OCTOBER 22, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 BLOCK 3, SAID FOREST GROVE; THENCE SOUTH 87°49'12" WEST, ALONG THE NORTH LINE OF SAID LOT 5 THROUGH LOT 23, ALSO KNOWN TO BE THE SOUTH RIGHT OF WAY LINE OF SPLITLOG AVENUE AS IT NOW EXISTS, A DISTANCE OF 475.01 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID LOT 24 BLOCK 3, SAID POINT TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°33'45" EAST, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, ALSO KNOWN TO BE A POINT ON THE NORTH LINE OF A 15 FEET WIDE PLATTED ALLEY; THENCE SOUTH 87°49'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 24 TO LOT 25 AND LOT 30 AND SAID NORTH ALLEY LINE, A DISTANCE OF 185.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30 BLOCK 3, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF N 10TH STREET AS IT NOW EXISTS; THENCE NORTH 02°32'47" WEST, ALONG THE WEST LINE OF SAID LOT 30 TO LOT 26 BLOCK 3 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION, ALSO KNOWN AS THE SOUTH RIGHT OF WAY LINE OF SAID SPLITLOG AVENUE; THENCE NORTH 87°49'12" EAST, ALONG THE NORTH LINE OF SAID LOT 26 TO LOT 24 BLOCK 3 AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF184.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,125.88 SQ FT OR 0.53 ACRES MORE OR LESS

DEDICATION:

*THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**SPLITLOG ESTATES**"*

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
*I, undersigned owner of **SPLITLOG ESTATES** have set our hands this _____ day of _____,202_.*

_____
SMITH HOME IMPROVEMENT LLC, MANAGING MEMBER, JEFFREY TAYLOR WINE

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME SMITH HOME IMPROVEMENT LLC, MANAGING MEMBER, JEFFREY TAYLOR WINE TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

*NOTARY PUBLIC*_____

*My Commission Expires:*_____

*THIS PLAT OF **SPLITLOG ESTATES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION*

*DATED THIS _____ DAY OF _____, 202_*
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, *CHAIRMAN*
JEFF CARSON

_____, *SECRETARY*
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 202_.

_____
TYRONE GARNER, MAYOR/CEO

_____
MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER,
THIS_____ DAY OF _____, 202_.

_____
TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ *DATE:* _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)SS
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

_____
SUSAN P. NELSON, REGISTER OF DEEDS

_____
MARGARET A. ORENDAC, DEPUTY

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014064
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT

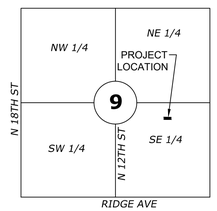
LEGEND

- △ DENOTES FOUND SECTION CORNER
- ○ DENOTES SET 1/2" REBAR ALC KS CLS 363
- ● DENOTES FOUND 1/2" REBAR CAP CLS 97 UNLESS NOTED OTHERWISE
- S/L SETBACK LINE
- U/E UTILITY EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- (C) CALCULATED

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. KS ONE-CALL WAS NOT CALLED ON THIS SURVEY
4. REFERENCED SURVEY
   -FOREST GROVE FINAL PLAT
   -ALTA/ACSM SURVEY COMPLETED BY BHC RHODES DECEMBER 09, 2013 PROJECT NO. 018520
5. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0160E & FEBRUARY 5TH, 2014, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
6. CLOSURE PRECISION: 1 PART IN 688911.111
7. CURRENT ZONING - R1(B) / PROPOSED ZONING - R-5
8. TITLE COMMITMENT: L24-29760 DATED MAY 17TH, 2024 VIA MCCAFFREE-SHORT TITLE COMPANY, INC

VICINITY MAP



VICINITY MAP:
SEC 09-11S-25E
NOT TO SCALE

This is to certify on this 10TH day of MAY, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT — PLS 1730

JOB NO:24-149

SCALE	PREPARED FOR
20 10 0 20 SCALE IN FEET	
SEC-TWN-RNG	RA ENGINEERING
09-11S-25E	ADDRESS: 313 N 10TH ST KANSAS CITY, KS 66102

DATE

OCTOBER 22, 2024

12/9/2024 8:56 AM AUSTI CAD FILE: S:\Atlas Land Consulting\2024\24-149 RA Engineering 313 N 10th St Project\Splitlog Estates.dwg

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT

ONE McDOWELL PLAZA 701 NORTH 7TH STREET, 66101 (913) 573-5400
FAX (913) 573-5435

March 19, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **HOME2 SUITES - FIRST PLAT**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **HOME2 SUITES - FIRST PLAT** located at n 98TH Street and Parallel Parkway and being developed by HFS KCK LLC.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

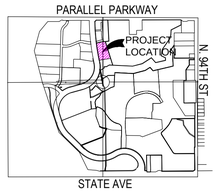
Troy Shaw
Digitally signed by Troy Shaw
Date: 2025.03.19 14:56:49-05'00'

Troy Shaw, P.E.
County Engineer

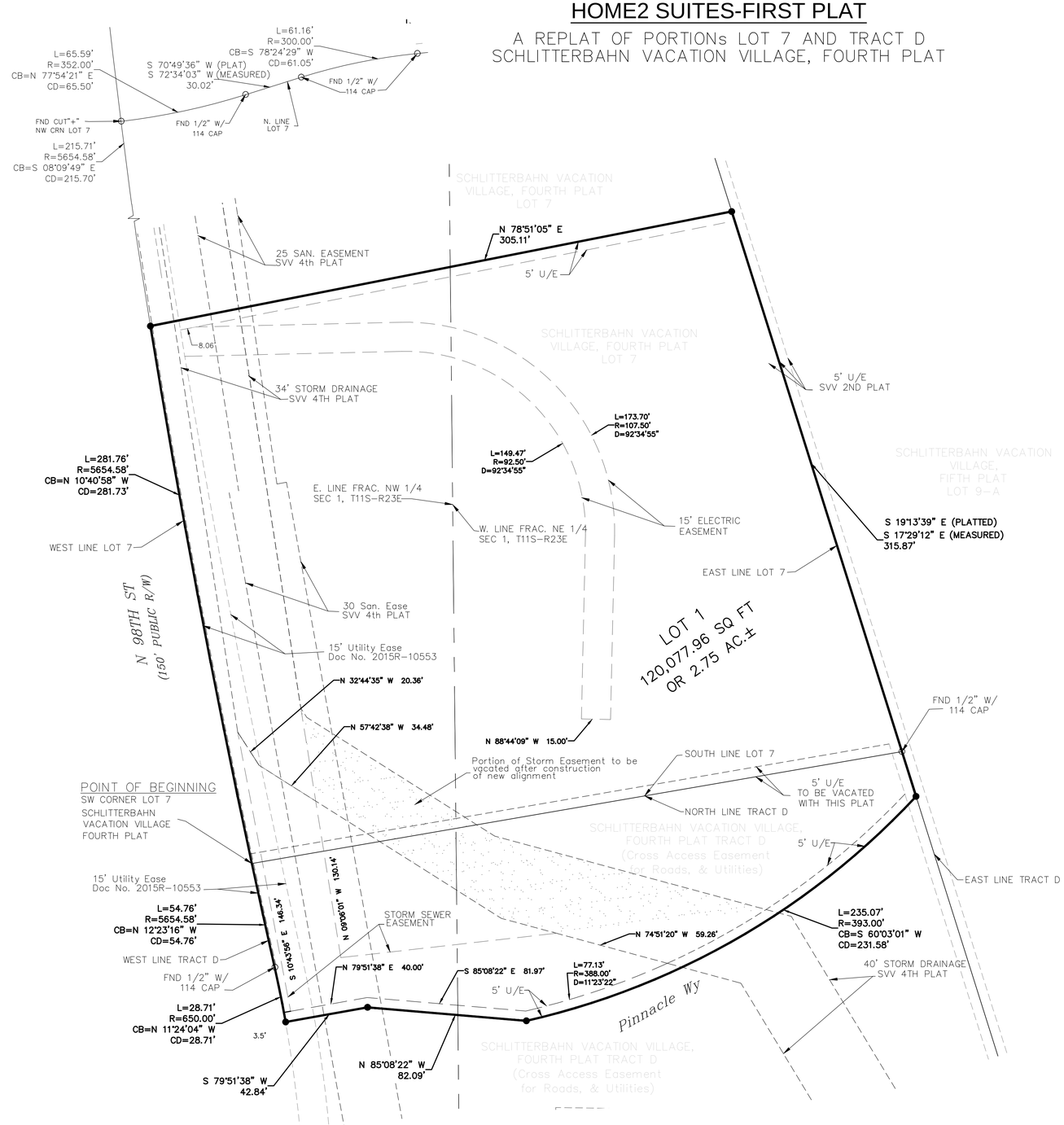
Attachments

HOME2 SUITES-FIRST PLAT

A REPLAT OF PORTIONs LOT 7 AND TRACT D SCHLITTERBAHN VACATION VILLAGE, FOURTH PLAT



VICINITY MAP
SECTION 1-T 11 S- R 23 E



GRAPHIC SCALE
30 0 30 60
(IN FEET)

LEGEND

○	FOUND MONUMENT 1/2" x 24" REBAR AND CAP CCEI 1351 UNLESS NOTED OTHERWISE
●	SET 1/2" x 24" REBAR AND CAP STAMPED KS LS-78
U/E	UTILITY EASEMENT
(M)	MEASURED
(P)	RECORD MEASUREMENT- PLAT
(CM)	CALCULATED FROM MEASUREMENTS
B/L	BUILDING SETBACK LINE

SURVEYOR/ENGINEER
Continental Consulting Engineers, Inc.
11006 Parallel Parkway,
Kansas City, Kansas 66109
913-642-6642
Edward Dannewitz, P.L.S.

OWNER
HFS KCK, LLC
520 W. Pennway St, Ste 300
Kansas City, Missouri 64108
Greg Maday, Manager

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

UTILITY STATEMENT:
With regard to underground utilities, source information from plans and markings has be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. The surveyor has not physically located the underground utilities.

SURVEYOR'S REPORT:

1. The basis of bearings on this survey is Kansas State Plane Coordinate System, NAD 83.
2. ½" x 24" rebar with cap stamped KS LS-78 have been set at all property corners unless otherwise noted.
3. The site address is 9400 State Avenue, as shown on the Wyandotte County GIS Website
4. The property lies in Zone X (NO SCREEN), "Area of Minimal Flood Hazard," as shown on Flood Insurance Rate Map 20209C0131E effective September 2, 2015.
5. The gross land area Is 120,077.96 square feet, or 2.75 acres, more or less
6. The undersigned owner of the above described tract of land hereby consent and agree that the Governing Body of any special assessment district shall have the power to release land herein before dedicated for streets and public ways, or parts thereof, for public use, from the lien and effect of any special assessment shall be reapportioned.
7. The error of closure for this plat is 1 part in:2,987,032', Error distance: 0.01', Error direction:N 70°57'50" E

A Replat of Portions of Lot 7 and Tract D of Schlitterbahn Vacation Village, Fourth Plat, a subdivision in the City of Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 7; thence Northerly, along the Westerly line of said Lot 7, along a curve to the right, having a Chord Bearing of North 10°40'58" West, a Chord Distance of 281.73 feet, a Radius of 5654.58 feet, an Arc Distance of 281.76 feet; thence North 78°51'05" East, a distance of 305.11 feet to the Easterly line of said Lot 7; thence South 17°29'12" East, (South 19°13'39" East, Platted), along the Easterly line of said Lot 7 and Tract D, a distance of 315.87; thence Westerly, along a curve to the right, having a Chord Bearing of South 60°03'01 " West, a Chord Distance of 231.58 feet, a Radius of 393.00 feet, an Arc Distance of 235.07 feet; thence North 85°08'22" West, a distance of 82.09 feet; thence South 79°51'38" West, a distance of 42.84 feet to the Westerly line of said Tract D; thence Northerly, along the Westerly line of said Tract D, along a curve to the left, having a Chord Bearing of North 11°24'04" West, a Chord Distance of 28.71 feet, a Radius of 650.00 feet, an Arc Distance of 28.71 feet; thence Northerly, continuing along said Westerly line, along a curve to the right, having a Chord Bearing of North 12°23'16" West, a Chord Distance of 54.76 feet, a Radius of 5654.58 feet, an Arc Distance of 54.76 feet to the Point of Beginning and containing 120,077.95 Square feet or 2.75 Acres more or less.

As described by Edward K. Dannewitz, PLS 1376, Continental Consulting Engineers Incorporated, on September 18, 2024.

OWNERS CERTIFICATION AND DEDICATION

We, the undersigned, certify that we are the owners of the above described land, and that we have caused these tracts of land to be subdivided as shown on this plat that it shall hereafter be known as "HOME2 SUITES-FIRST PLAT".

In testimony whereof: HFS KCK, LLC, a Kansas Limited Liability Company, has caused these presents to be signed by Greg Maday, Manager, this ____ day of _____, 2025

By _____
Greg Maday, Manager

STATE OF _____)
)SS
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____, 2025, before me, a notary public in and for said County and State, came Greg Maday, Manager, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____ _____
Notary Public My appointment expires:

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, and all public utility companies duly licensed to do business in the City of Kansas City, Kansas, to enter upon, construct and maintain pipes, manholes, poles, wires, anchors, etc. upon, over and under those areas outlined and designated on this plat as "Utility Easement" (U/E), "Access Easement" (A/E), and "Sanitary Sewer Easement" (SS/E).

RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the covenants and restrictions which are recorded in the Office of the Register of Deeds of Wyandotte County, Kansas in Document No. _____, on the day of _____ 2025 and which covenants and restrictions hereby become a part of the dedication of this plat as though set hereon.

APPROVALS:

This plat of HOME2 SUITES-FIRST PLAT, has been submitted to and approved by the Unified Government of Wyandotte County/Kansas City, Kansas Planning Commission.

Dated this _____ day of _____, 2025

Wyandotte County / Kansas City, Kansas Planning Commission

By _____, Chairman _____, Secretary
Jeff Carson, Chairman Gunnar Hand, AICP

Recommended for approval by the County Engineer, this _____ day of _____, 2025

_____,
Troy Shaw, P.E., County Engineer

This survey has been reviewed for filing, pursuant to KSA 58-2003, 58-2005, and 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Reviewed by _____, County Surveyor, Date_____
Brent E. Thompson, KS. PLS #1277

The dedications shown hereon, if any, are accepted this ____ day of _____, 2025

_____ _____
Tyrone Garner, Mayor/CEO Monica Sparks, Unified Clerk

REGISTER OF DEEDS:

STATE OF KANSAS)
SS)
COUNTY OF)

This is to certify that this instrument was filed for record in the Register of Deeds Office, on this _____ day of _____, 2025, at _____ o'clock and is duly recorded.

_____
Susan P. Nelson, Register of Deeds

_____
Margaret A. Orendac, Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a duly Registered Land Surveyor under the laws of the State of Kansas, and that to the best of my knowledge this survey meets or exceeds the current minimum standards for property boundary surveys, and that said survey was conducted under my direct supervision.

STATE OF KANSAS
EDWARD K. DANNEWITZ
NUMBER LS 1376
REGISTERED LAND SURVEYOR

EDWARD K. DANNEWITZ
LS-11376
survey@ccengineers.com

SINCE 1976
Continental CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY KANSAS CITY, KANSAS 66109
TEL. (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

PROJECT NO.	2408-29
DRAWN BY	E. DANNEWITZ
DATE	9/25/2024
CFN	HOME2 SUITES
SHEET	1 OF 1

PROJECT:
HOME2 SUITES
9400 STATE AVE.
KANSAS CITY, KS 66111

PREPARED FOR:
HFS KCK, LLC.
520 W. PENNWAY ST ST300
KANSAS CITY, MO 64108

CONTINENTAL CONSULTING ENGINEERS, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-78. EXPIRES 12/31/24

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF CONTINENTAL CONSULTING ENGINEERS, INC.

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **REGULAR SESSION**
CITY OF KANSAS CITY, KS) **December 7, 2023**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, December 7, 2023, with ten members present via Zoom and on-site: Bynum, Commissioner At-Large District One; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Ramirez, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis; Commissioner Eight District; and Mayor Garner; presiding. Commissioner Townsend, First District; was absent. The following officials were also in attendance: Angela Lawson, Acting Chief Counsel; Jeffrey Conway, Assistant Counsel; Bridgette Cobbins, Assistant County Administrator; Alan Howze, Assistant County Administrator, Wesley McKain, Health Department Manager, Dr. Elisha Caldwell, Health Department Director; LaVert Murray, Economic Development Advisor to the Mayor; Debbie Jonscher, Interim Chief Financial Officer; and Monica Sparks, Deputy UG Clerk.

Monica Sparks, Deputy UG Clerk; and Debbie Jonscher, Interim Chief Financial Officer.

Mayor Garner said before I call the meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. Please be sure to speak directly into the microphone when speaking so the public can hear your comments and there's an accurate recording of the meeting for the minutes. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General's Office.

Mayor Garner called the meeting to order.

Roll call: Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum, Garner.

Mayor Garner said invocation tonight will be by Sister Theresa Vanguard, Our Lady Saint Rose, Catholic Church followed immediately by the Pledge of Allegiance.

Mayor Garner said I know we all prayed and you don't have to get up, just rest easy in your seats and let's take a moment. Commissioner Harold Johnson, Pastor of the Faith Deliverance Church, has filled in graciously when he didn't have to, to give prayer over this body, over this building, over everybody in it as well as every resident in Wyandotte County during his term as a commissioner and this will be his last meeting, and we do think it is befitting. Thank you, Commissioner Kane, for making that recommendation. So, Commissioner, if you would lead us into your last prayer with us. Commissioner Johnson gave a prayer.

Mayor Garner said Clerk, are there revisions to the agenda tonight? **Monica Sparks, Deputy UG Clerk,** said yes, Mayor, we do. An updated agenda has been issued. There are three items being added under the Mayor's Agenda. There will also be a change in the order of these items. Item number two regarding the Quindaro Ruins will be heard first. Those are all the changes we have tonight.

VI. MAYOR'S AGENDA

Item No. 2 – 212945…RESOLUTION/ORDINANCE: QUINDARO RUINS PROJECT

Synopsis: Adopt an ordinance and resolution rescinding the previous Memoranda of Understanding between the UG and the Western University Assoc of the AME Church and creating a new advisory committee to coordinate planning for historical attractions and tourism development in eastern Wyandotte County, submitted by Jeff Conway, Assistant Counsel.

Mayor Garner said that takes us to the first item, which was item number two but is the first item on the agenda. It is an adoption of an ordinance and approval of a resolution rescinding the previous memorandum set up by my predecessor, which is an understanding between the Unified Government and Western Universities Association of the AME Church and creating a new

advisory committee to coordinate planning for historical attractions and tourism development that really could impact positively all of eastern Wyandotte County in a way probably unlike we've never seen before. I'll ask our Legal Counsel to make some remarks.

Jeff Conway, Assistant Counsel, said I've worked on several versions of this document and I'd like to just say that I can explain some of the mechanics of how it fits together and several pieces. As far as the policy, I won't have any comment on that. That's something that you all can have a hand in, but I can explain some of the pieces here. It is a resolution that rescinds the previous MOU's that were entered into by the UG and the AME Church in that area. Then it goes on to create in the code a new committee that is—has the oversight over and the scope has kind of been broader as with each version and so now this current version, this new committee would not only look at Quindaro but also the Riverfront and Strawberry Hill, Russian Hill, Armourdale, Northeast, downtown, etc, so the focus is quite a bit on to eastern Wyandotte County. Much of the mechanics of the committee was borrowed from similar committees in the code and different places so you're going to see some of that same language as far as vacancies and open records and how to do the meetings and things of that sort. That's very similar to many other committees. The composition of it in this version is 14 members. It would be 10 appointed by the Commissioners, one by the Mayor, so there's the 11 that you're very familiar with. One member is appointed by the County Administrator, one member is appointed by the executive level of the AME Church, and one member is appointed by the Wyandotte County Economic Development Council, WYEDC, and because there's 14 members, that member would not be a voting member because of the structure.

There's an interesting twist as far as where the Chair and the Vice Chair come from so the Chair comes from the Commissioner in whose district that those Quindaro Unified Government Land Holdings lie so they get kind of an added interest in it of course because it's cited there the Quindaro. The Vice Chair is the At-Large Commissioner where those Land Holdings lie and then the rest of it is determined by the committee itself, how that's put together.

I'm kind of glossing over some of the items. We had some thought that went into how to establish the purpose and duties of the Commission and there's been quite a bit of thought and rewriting of that, so it basically goes to the eastern side of the county. Then there's some language about tying that together, recognizing the historic impact and all that type of thing and then the third piece in this is a 2652C is also talking about how to fold in the Quindaro Ruins part. And so

it's not necessarily usurping anything, it's just basically saying it's an overall plan, we're going to try to put some strategic thought into this and one of those pieces is the Quindaro piece which could be a critical piece of the Riverfront, it could be a driver of Economic Development, redevelopment in the eastern side of the county.

Then I did find one, as it happens as a drafter, I did find one place where I think I could improve a cross reference, so if I had a little bit of latitude, if you chose to go forward with this, I could put a phrase in there to clarify that it's the Unified Government Land Holdings here and after referred to as Unified Government Land Holdings. I just insert that in there in the C. That's not a substantive changes but I think it helps to tie it together just a little bit better. That may be kind of how the pieces fit together and I'd be willing to answer any questions you might have.

Mayor Garner said just to kind of summarize I've worked with the Administrator. As you know I've been working with some of our Commissioners, Commissioner Townsend, Commissioner Johnson, I've spoke to some of the Commissioners briefly about this item. I've worked extensively going to DC, talking to our Congressional Delegation, Senator Moran, Senator Marshall, President. Full support of supporting something positive coming from Quindaro and I've talked to Congressman LaTurner and Congressman Sharice Davids, full support from them on something positive coming from or doing something with Quindaro. I talked to Congressman Cleaver on the Missouri side, and every time he sees me, he has pressured me, Mayor, you have to push something forward to the best of your ability to move a project or a group forward that can get something done with the Quindaro Ruins. It's not just a jewel for Wyandotte County; it's actually a jewel for the whole United States as well as the world. When you talk about slaves coming from slavery in through Missouri to the free state of Kansas in a way that's somewhat unique than in other areas because you have abolitionists who are Caucasian, you have American Indians of the Wyandotte Tribe and then you have freed slaves that all welcomed those seeking freedom here, Gateway to the West, in the free state of Kansas.

What was laid out from Legal in some of the conversations just taking the feedback that I've gotten, my conversations with the Governor and the Lieutenant Governor, they have the full support as well. The one common denominator was, is that they wanted the Unified Government to lead this in a way to where they could support, fund and really get the full weight at the national, the state, and local level behind this to really do something profound. Talking to residents we also saw this as an opportunity to do something and invest in east of 635. When you look at the obvious

iconic tourism jewel spots that we have here in Wyandotte County, be it the Quindaro Ruins, Kaw Point and now coming online here shortly the Rock Island Bridge that gives us an opportunity to not only look at Quindaro, but take Quindaro and also redevelop our Riverfront from Quindaro on the Missouri to the Kansas River past Kaw, to the Rock Island Bridge and then you've heard those areas. When you talk about the areas in between all that the northeast, the downtown, the Hills, as well as Armourdale, those connecting areas of our town all east of 635. If I had my wish, and one of the things that I would ask if this is approved tonight, this task force, which will ultimately be led, not by me, but will be overseen by our Administrator, if you read what's in here and WYEDC, who we've contracted with the Wyandotte County Economic Development Corporation in concert with this board, is if I had my wish and my ask is I'd like to see something on the level of what you've seen out in Village West but even more a STAR BOND project potentially of upwards of $1.5 billion dollars to totally transform the area east of 635 and make it a tourism mecca that hopefully would be second to none, not just in the Metro, but across the states unlike what other cities have done in Oklahoma City, Houston, in Louisville, take your pick.

Even Detroit has done a lot with their Riverfront as well and it's really been successful. So, the opportunity is there to really do something profound that could really bring the types of investments, goods, services, resources, infrastructures, we have bridges that are out. If this is done right and the right proposal is brought before the Commission, hopefully it can address a lot of the issues that we're dealing with in the older area of our town while also bringing in housing, amenities, the infrastructure again like I said. As well as bringing people to Wyandotte County that would want to see and learn about Quindaro, would want to see how that ties into Kaw as well as enjoy the Rock Island Bridge and have a Riverfront that's redeveloped with walking with trails and things of that nature to really tie and make about—make a vibrant connect to our greater neighbor to the east, which is Kansas City, Missouri, which is also doing things in the bottoms and along their Riverfront as well. So, this is great opportunity and I hope the Commission will consider this opportunity as such.

At this time I'm going to open up for public comment. You'll be given up to three minutes. Anybody wishing to speak, please come to the podium at this time and you can make your comments known.

Mike Laddin, Vice President of the Rock Island Bridge also known as Flying Truss LLC., said we're redeveloping the historic Rock Island Bridge into an outdoor recreation, entertainment, dining and public facility, as well as a public crossing. When we first started this project a long time ago, before we even approached the Commission, a lot of our friends told us that we were crazy. That's not the case. Earlier today, there's some iron workers out there welding steel to finish the central truss that we're expanding. So, it's not impossible. If you want big things to happen, you have to think big and we are sitting five minutes away from one of the most beautiful, geological and natural resources we have, and we're not utilizing it, and that's the Kansas Riverfront. Now the Missouri River is nice, I like it, you can admire it but it moves really swiftly and it's difficult to make it into a recreational waterway that's suitable for children and families to canoe on. The Kansas River is a non-navigable waterway, it's not channelized, and it runs about a third of the speed of the Missouri. We've done canoes and kayaks, and we've had festivals, and we've had literally thousands of people show up for these.

I can think of nothing more that would be not just a jewel for Kansas City, Kansas but would be a jewel for the entire city and this region would be an active waterfront in eastern Wyandotte County. It goes without saying that the repercussions of that are positive all the way through from development into a largely undeveloped area and tax revenues flowing into an area that needs investment in infrastructure and also investment to encourage other businesses to stay. So, if we want to dream big, we have to think big and we have to act big and Flying Truss, The Rock Island Bridge is in full support of Mayor Garner's proposal and let's keep this moving forward. We have momentum, there's no need to stop now.

Reverend Terry Bradshaw Jr., Senior Pastor of Empowerment Temple, said I have come to ask that we all become one tonight and be on the right side of history. Quindaro has been treated like the stepchild that is not wanted for years. And the history and the legacy that Quindaro has of our ancestors who fought for a better tomorrow for us to receive the American dream today, we cannot let their stories die. The blood that was shed, the sacrifices that were made, we got to make good on the many sacrifices they made years ago. So, it's time for us to treat Quindaro like the treasure that it is, it's time for us to treat it like the lady and not ignore what is so desperately needed in that area. Also, the northeast side of town, period, needs TLC. We've seen things happen across Wyandotte County that are wonderful but many of the citizens who are on the northeast

side of town, like their voices are not heard. As a Pastor in that area, I left the comfort of a very nice home in Johnson County and I moved on 26th Street. I wanted to feel what they feel and can I tell you, I cried almost every day seeing the struggles of those citizens over there and their voice is not being heard. Calling the Police and then taking them 45 to an hour and sometimes not even coming at all because of the neighborhood I was in. I'm asking each commissioner, black, white, Jew, and Gentile, let's be one tonight. Let's put aside our differences and let's make this right and let's support the Mayor in this great vision because it's not just about the Mayor, it's about doing what's right, doing what's ethical. Every person in here some of you commissioners, I seen you, you support Dr. King…**Ms. Sparks** said one minute remaining… **Mr. Bradshaw** said but don't support his ideologies and miss an opportunity to help his dream come true by passing something like this. We can do it, we are with you, we're praying for you, God bless America, but God bless Quindaro too.

Reverend Stacy Evans, Chairperson of the Western University Association of the AME Church, & Chairperson for the Quindaro Ruins Townsite project, said everything that you've said is stuff that we've been saying for years that this is an international drop that could change the whole course of Wyandotte County. Never disagree with any of that and love the idea that the city is into it now. I think no one ever really tried to contact Western University or myself. When you first came to town, we met once and that was it and then I was called to a meeting just before the last Special Session and the video that was shown was laced with falsities, so not laced with, based on and laced with. And so you know we're talking about being one and doing the right thing.

We're not against this project, we would love to see everything you said, we've been talking about kayaking over to Missouri and all sorts of venues and things that go on there, so we're not against that. I think though that is we're going to—I met with some of the commissioners, it was a great meeting, met with the County Administrator and it was a great meeting and the things that I felt when we were having those meetings. Tonight, it feels a little different and so we're just talking about the right thing and we're talking about doing the right thing not only by the community, but by regardless of what anyone says the AME Church has really done wonderful work there for ever since 1881. With the Western University when they received the property to start the first and only Black college in Wyandotte County in the State of Kansas, and then we continue to care for it. We're the ones that clean it up and pay whatever fines

or whatnot needs to be done. **Ms. Sparks** said one minute remaining. **Ms. Evans** said so I—just if we're going to do it right and be fair to everybody, I think that we should work together, and I have—would like for the commissioners to consider to not dissolve this current MOU and that we can continue to work forward together and everything that you said. We are not against all of this wonderful progress.

Karen Arnold Burger, Executive Board of Trustees for Freedoms Frontier National Heritage Area, said I just wanted to say that I'm here as a representative of Freedoms Frontier to say that we're in support of anything that can be done to move this project forward or the development of Quindaro forward as a historic site. I made a few notes here, not only is Western University a critical and the history of Western University a critical part of the history of Quindaro. There was a recent documentary, I'm so glad, that traces the roots of gospel music to Western University. There's the Vernon School, the colored school that is in terrible disrepair that is part of the history of this area that houses the Underground Railroad Museum. There's the John Brown statue, the first ever statue commissioned a full body statue of John Brown in the country that was paid for by the people of Quindaro. There's the Steam Ferry that went across the Missouri River, Quindaro to Parkville, there's the old Quindaro Cemetery that contains the remains of not only Wyandotte Tribe Members, but original settlers of Quindaro.

You cannot learn about the history of this area, which of course one of the primary interests of Freedoms Frontier and not know that this is just an amazing property that if the history isn't brought to life so that other generations can see it, we're going to lose it. There's been a lot of talk for years. I think there are well-meaning people on all sides of this who want to see this to move this forward, but nothing has moved forward and it's time to do something to make that happen. Whatever you all chose to do and I just want you to know that on behalf of Freedoms Frontier we are fully committed to try to do what we can to help navigate the Federal system to do whatever we can because we view it as a key part of Freedom's Frontier which is what the Heritage area was established to—the word—excuse me but to honor, so thank you very much.

Nikia Hope, Vice President for Concern Citizens for Old Quindaro, said I just wanted to say that we are in support of the resolution and the plans that the Mayor has going forward with Old Quindaro. My family has been in the area for the most part since its inception. One of the first

families to seek freedom there and be welcomed in by the Wyandotte people and I have lived there my whole life, my father has, my grandfather, my grandmother and we are in full support of the area getting what it deserves. We stand, and I stand here tonight, for the families who have been there and who have never left and what they deserve and the community that they deserve to be a part of. So, we are in full support. As she mentioned the area has so much to offer. We sponsor the Old Quindaro Museum and even though it's closed we've spoken with families, we've toured family reunions, 25-30 people family reunions that come in from out-of-town and they're searching the area and people want to come and people want to be a part. People want to see the statue; people want to walk down to the river, and they want to see what's left. We give tours of the cemetery. My daughter walks to the cemetery because her ancestors are buried there. So, we are in full support of moving the project forward and getting the area and the people who live there what they deserve.

Louise Lian, Second Chief of the Wyandotte Nation of Kansas, said we have been in this area since 1843, have been active and are still a thriving tribe. We're a very close knit with the Quindaro community. Quindaro was created on land of the Wyandotte's and Nancy Quindaro Brown Three happens to be my cousin so it's very near and dear. It's a very sacred place to not only the Wyandotte's but all the people that came after. It was an area that created an opportunity for a unique set of circumstances with the people seeking freedom, the abolitionists and the Native Americans and you don't find that, I don't believe any other place in this country. So, I stand here on behalf of my nation and offer the full support moving forward of the resolutions and the plans that are proposed. We would like an opportunity to be able to be part of that in any way that we can and to help out. It is a sense of pride not just for this area, but a way to open the eyes of this country, not just what is here in this town that so deserves recognition but opportunities to be able to thrive on the east side of 635 and that's what my people would have wanted and that's what we want today.

Mayor Garner said is there anyone else that would like to speak in favor?

Mark Meisenheimer said I, along with my film partner Jerry Smith, recently finished a documentary on the Quindaro Ruins after three years of production. When we discovered the site

as a part of a search of all the prominent Underground Railroad sites in the area, we soon figured that the connection between the 19th century history and the contemporary issues of the day that have long plagued the Quindaro Ruins would land on an audience with great interest. The film's completion allowed us to share the story at film festivals around the country, including the Film Tenth Film Festival in Washington D.C. We meticulously crafted the film with the intention of raising awareness about the historical significance of these ruins and inspiring a collective effort to preserve and restore them. Our goal was to ignite a sense of responsibility and urgency. Central to this narrative was the invaluable input from local stakeholders including the AME Church, which holds a unique perspective on the matter given their long history in Quindaro and the fact that they own much of the land in which the ruins are situated. When we initially approached the leadership of the church, expressing our sincere intent to include their perspective on our documentary, we were told we were not serious filmmakers, and that our idea for the documentary was a recycled one.

Only if we promised monetary compensation would the church leadership consider being part of our efforts request we heard from no one else. Regrettably, despite extending multiple invitations for their involvement, the church declined to participate, displaying an unexpected and active hostility towards our project. When we unknowingly approached allies of the church, these allies attempt to strong arm their way into an interview with a prominent official as a third party. When we requested permission to videotape a summer cleanup effort at the ruins, we were aggressively told we were not welcome to the event, which was open to the public. Despite what appeared to be the church's objection to our project, we persevered but along the way, we asked those willing to sit and talk with us about the Quindaro Ruins if they had similar experiences when dealing with church leadership. **Ms. Sparks** said one minute remaining.

Mr. Meisenheimer said the answer was a resounding yes again and again even from longtime church members. While we understand there are greater societal forces at work for a long time that have put the community of Quindaro in the ruins disinvested, disenfranchised and marginalized as a whole in the greater community of Kansas City, it is our opinion that the church's approach in recent years has been to stand in the way of progress. Again and again the perception and the community that we heard was at the church's motivation lie in making money, not in the preservation of the rich history. It is our opinion that until the church leadership is willing to approach this community and this government with greater humility, the current Memorandum of

1

Understanding is a toothless document and should be dissolved. The Unified Government should push forward on it's own, working with all levels of government to preserve and promote the Quindaro Ruins area but still leaving the door open for all parties and possibility. After all, the Unified Government and the church may own the land, which constitutes the Quindaro Ruins but the history belongs to the community.

Mayor Garner said it's not a debate; you've had your opportunities. So, is there anyone else?

Marvin S. Robinson II said I've invited independent volunteer research with the project for over three decades starting with the Kansas City The Call newspaper. I was not paid by them and I didn't have no money to pay them and they promised if the work was any good that they would see about getting it published and it went on from '87 to '92 weekly. We've had so many trials and errors and I was actually afraid to come to the meeting tonight because in 2018 when former Congressman Yoder said he had finally gotten the legislation introduced in Congress for a hearing, I told them that I would try to get on the phone and the email and get people who could go there because I didn't have the resources.

Anyway, that all worked out. 435 members of the United States House Representatives voted for that piece of legislation and it failed because the federal budget closed down and when the next year started Mr. Yoder was in return, and Congresswoman Sharice Davids picked up the ball. We had any one of a number of hearings with the Kansas State Historic Society, we had so many hearings, I don't know how many we had, so many hearings with the Unified Government. I just couldn't imagine that we would lose the opportunity tonight to go forward. Governor Kelly very graciously allocated a million dollars and she didn't have to do that. She could have put it in any one of a number of different projects. We have a lady who's 104, another person who's 97-98 years old and they're worthy of being there for the National Historic Landmark designation, even Mr. Owens, I saw him today at a memorial service. He's 90.

We're losing the generational links and even though some of the Commission members won't be returning, it would be remiss and beneath the mark to not say thank you for voting the way that you have to help with the project over the different seasons. Even getting the National Historic Landmark consultant through the Kansas State Historic, that was $20,000. **Ms. Sparks** said one minute remaining. **Mr. Robinson** said and 37 in-kind contribution**.** Okay, we having a

moment to waste, time never stands still, it constantly ticks and that moment is now and you have the opportunity to go forward with helping us to use the site to improve race, class and culture relationships and if that's not good enough with job creation, then the US Army Corp of Engineers has a Veteran's Archaeological Project and I'm biased because I'm a vet, I'm not able to go do the dig but they don't charge. They hire veterans in those areas, it becomes a win-win for the future and I cannot thank each and every one of you enough for your time tonight and your conscious consideration.

Mayor Garner said is there anyone else that would like to speak? Clerk, do we have anyone online who would like to speak? **Ms. Sparks** said no hands are raised. **Mayor Garner** said Commissioners, any questions?

Commissioner Bynum said my questions are technical. The MOU that we would rescind, we might need Mr. Conway because my questions are largely technical. I support the resolution; we're rescinding an MOU that I believe created a nonprofit 501c3 organization, is that correct? **Mr. Conway** said right, that revised MOU encouraged the parties to form a nonprofit and that nonprofit was formed and filed with the state. **Commissioner Bynum** said and does exist? **Mr. Conway** said it does exist. **Commissioner Bynum** said is it a 501c3 with the IRS? **Mr. Conway** said I believe they did finalize that paper. **Commissioner Bynum** said so the question I had as we've talked about this is do we have the authority as a Unified Government to legally dissolve that 501c3 Corporation or do we have the relationship to at least ask them to dissolve and I don't know that it precludes us from rescinding the MOU, but I'm just saying there's a 501c3 organization that exists and I don't know if we have the power and authority to dissolve it. So, I think that's just out there.

We're going to call this Economic Redevelopment Advisory Committee. I personally, just looking at the way it's organized, I might move C excuse me, under Section 2-652 purpose and duties. I might move C to B and B to C because I think the overarching goal is the Quindaro Ruins and I think the tying together areas of significant interest go along with that, but are not the main purpose in the way that I read what we're doing, so I would just flip those two sections.

Question under the current Section B, the last sentence of that says develop a nonprofit entity that can receive monetary and in-kind donations. Is it our intention then that this Economic

Redevelopment Advisory Committee would then become a nonprofit 501c3 organization and this group would become its Board of Directors. **Mr. Conway** said I have to be honest, I'm not sure what the proponents were getting at with that language, but I think the idea was that if there was an effort in the future to move towards a historical park, a piece of the Federal Department of Interior that maybe there need to be a mechanism to accept donations and funnel them to the right place. I think that was the intent, and I don't think it was to you to replace the existing Foundation, it was just a mechanism, a conduit I think is the idea but I'm not sure.

Commissioner Bynum said you know I support the resolution. I just feel like there are some technicalities that I want to make sure we can—even if we don't hammer them out tonight, if we could agree collectively to make sure we're all clear on what they mean, then I think that's fine. But again, my suggestion would be—you know we're providing an advisory support to our Administrator and we're coordinating Economic Redevelopment strategies for eastern Wyandotte County and we're inclusive of the northeast, Quindaro, downtown, historic neighborhoods, Armourdale, Strawberry Hill and Russian Hill, but I think the goal is the Ruins. I think the goal is the Quindaro town site and I think we should be highlighting that and maybe putting it first, not that the other is less important, but—does that make sense Mayor? I'm just asking technical questions but—that's it, that's all I have.

Mayor Garner said I'll let the Administrator hit on some of the—if there's funding or there's any revenue streams that need to come—ultimately the Administrator and the Unified Government is going to be taking the charge, this is merely an Advisory Board to the Administrator and to WYEDC to get this Commission a proposal for redevelopment project that could transform that area. And so any type of the receivership of all that in fiduciary ultimately would be the Unified Government, not this board.

David Johnston, County Administrator, said I guess I just want to interject a few things and answer some of that question that the Mayor proffered. First of all, in my short time here nine months, I don't think there has been an issue that has floated to the surface in such a strong way in a nine-month period as the role that reexamining and honoring the role that the Quindaro Ruins plays. We had the judge use the word honor, the people who made that a special place and also saying that it needs to be used as an education opportunity to remind people today and into the

future of the sacrifices and the unique environment that was created as was mentioned by her and another person that didn't exist anywhere else in the Underground Railroad where three distinct groups actually lived in harmony, which should be a message for today. That's in our backyard, it's amazing and so we have this MOU and I think what frustrates people throughout the community is it's been in the forefront for many years and I think what they're frustrated about is there's a lot of energy, a lot of talk, a lot of action has been taken by many different people, but they want that sense of place to visit and it hasn't been developed to a point that I think would peak further strong interest into taking it further by the National Park Service, whatever. But it's the foundation is there, and they're frustrated by—it needs definition.

So, in the talk internally we've had this MOU and this agreement with the AME Church and the UG and that's one part of the story. What other discussions have happened inside the UG is just again, in two years' time there's been a reexamination and investment in the Riverfront and when we have a successful development with the IR or the Rock Island Bridge, which is to be opening I believe sometime in spring or summer this year, is that right? **Mr. Conway** said yes sir. **Mr. Johnston** said it's created a one terminus of an arc that the Mayor was mentioning from Rock Island all the way to Kaw Point and then come up river in the Missouri to Quindaro, so there was this idea we wanted to have a focus on this. The Mayor talked about he'd love to see a $1.5 billion STAR BOND issue to lead to the redevelopments, great idea, but then how do we also make sure that there's attention to the Ruins. So that service so the discussion was recently, I think this week is that we wanted to have a group that looked at the wider vision but also look at the Quindaro relationship and the internal discussion was we just need one group to look at the whole thing. There are still challenges to that, that need to be done and examined, but that I think was the process that was led internally that has this document before you 11 people to discuss, examine, provide guidance on.

When we've talked with you, we've talked with internal folks within the UG and in a recent conversation with the board that manages their property, the AME property, is that we have a time limit. We have a bipartisan order that never existed before at both the State and Federal level that have promised funding to get this concrete thing off the ground and work to define it and respect the work that has been done over the years to be able—they've been saying show us what you want, what buildings need to be there, what's the historic preservation strategy that needs to be incorporated here to be able to tell the story and preserve that story. There was I think, initially

respect that Quindaro was so special we need to strengthen the relationship with the existing MOU, but also how do we incorporate that as another terminus of this arc from Quindaro, Kaw Point, to the Rock Island Bridge. And so that discussion happened internally that led to a refocus on the wider committee for the wider east side of our community where Quindaro is part of that. Some of the questions I think that Commissioner Bynum has presented is just some other legal questions that need further interest. Is this reality that the property is owned by not the UG I mean you can't make people do things on their property that they don't want to do. And, therefore, I'm encouraged by I think some of the one language in there that it's the County Administrators continued responsibility to make sure that the relationship between the UG and the AME Church still is a priority, but again, there is that fact that they don't own the—we don't own the property we can't make people do things on their property that they don't want to do and we need to make sure that, that legal question needs to be addressed and a more wider model that you have before you is usable so I'm just being honest with you, with that.

I want to celebrate with all of us that we got this political bipartisan stars aligned for funding that time is fleeting in politics, and therefore we need to focus on this opportunity, but the Governor has told us, the Congressmen and women have told us, you need to define the product. The products not defined and so we're in a time of fleeting and therefore the question before the 11 of you that are up here to discuss and to provide guidance, do you like this approach, do you support that approach, if you do, support that approach. If you do, vote for it, if you don't, don't vote for it, but we need to make sure that we don't lose this opportunity. I guess that's—we have work to do if this is the way we're going to go, but that's the history that I see is that there were two initial approaches, discussion internally went we need to go one approach and that's what's before you for your consideration.

Commissioner Ramirez said I support what we're trying to do, I do. I just—going back to what the Administrator just said, we have some legal questions that we have to work through and before today, as I remember voting on, the original MOU and the revised MOU a year or two later, it would have been nice if we were given a copy of it as well within our packet to review alongside this ordinance. You know, Mr. Mayor, you always say you want us to be informed to make an informed decision and I feel I'm not informed enough tonight to make a decision. I support this 100% but then—and it's—it didn't go through our regular process, it didn't go through the

committee process but we could have had a robust decision with community stakeholders, staff give a presentation, AME give a presentation, the community give a presentation, give everybody the time of day to be able to say their peace. But we weren't given that, and I know it's going to be said on the community that what I'm saying is I don't care, that I don't which is false. **Mayor Garner** said let's be respectful of the commissioner—point of order. I'm going to call for some order. Let's be respectful of the commissioner. **Commissioner Ramirez** said I said I support this. I just don't support the way it came about and I don't feel well informed enough but I will go whatever how the Commission pleases, but we have a process, let's follow that process, and I will say it right now so the community can hear whatever is said is will be said is false. I do care about this community I do care about each and every one of you. I wouldn't be in this seat if I didn't care. I do care, I love this community, this community raised me. I don't want to go anywhere, I don't want to live elsewhere, I don't want to leave, this is my home, it's always been my home, always will be my home. So, I just want it to be known that I do support this but it seems that there's some big issues that need to be fleshed out and I would prefer that they be fleshed out first before we take this step. But again, I will go as the Commission pleases.

Commissioner Stites said so when the appointments of the 14, you guys said that there would be I think it was Mr. Conway that it would be each one of us would appoint someone to be on that board and then there would be the three others that would come up to 14, correct? So, my question on that would it be—would those appointments from each commissioner, as you well know I'm a commissioner from out west, would our appointment have to come from a resident of our district or could it be—okay you're answering already, is that a no? So as long as they're a Wyandotte County resident, is that correct? **Mr. Conway** said that's right, I mean, the Mayor has had some floated ideas in the past about trying to tie them down to the specific district of residence but that's not in this one yet. We can add it, if you'd like. **Commissioner Stites** said no I'm fine with it being just—**Mr. Conway** said the only restriction was it—the hope is that some of these folks would represent the fields of Economics, Economic Development, Finances, Historic Preservation, etc.

Commissioner Stites said well I'm going to say this, and it might not be what this Commission or some of the commissioners want to hear or not, but I'm tired of talking about it, let's do something. I happen to have the district that has the most economic development going on, District 7, The Legends, out west. We have heard and heard and heard about Quindaro Ruins

and operating and getting the waterfront the Riverfront up and running. Yeah, there's legal questions, yep, guess what, we have a legal team that can answer those legal questions. So, I think that what we have heard, and we don't need to kick this can down the road any further, we need to make this motion—I mean I support this, and let's see where this takes us. We're never going—I said this at I think the last commission meeting or maybe it was an ED&F meeting, we're never going to make a snowman until we start rolling the first snowball. So, with that being said, I am wanting to make the motion that we adopt the resolution, the ordinance/resolution that rescinds the previous memorandum and creates a new Advisory Committee.

Action: **Commissioner Stites made a motion, seconded by Commissioner Burroughs, to adopt the resolution, the ordinance/resolution that rescinds the previous memorandum and creates a new Advisory Committee.**

Mayor Garner asked is there any further discussion?

Commissioner Davis said let me start off by saying this, I absolutely want there to be movement on Quindaro and I'm absolutely in support of that. I think there is this notion that somehow this passes and then immediately we're going to start to see construction and that plan's going to happen. All this does is really establish a board. So just we're not talking about money, we are not talking about a project, we're talking not talking about a grant. We're talking about a board and an Advisory Board at that and so I just want folks to understand what exactly we are discussing.

I do want to ask Mr. Conway just a few questions. Mr. Conway, kind of according to your recollection and you just tell me if this is correct or not, the AME Church owns the majority of the land in the Quindaro Ruins, is that accurate, according to what you know, your knowledge. **Mr. Conway** said there's been some dispute as to what exactly is the—where the Ruins are or aren't and whatever so that's part of it but of that triangular area that we kind of commonly look at it's like 85%. **Commissioner Davis** said about 85% and so that 85% that is unowned by the UG, is that what your—**Mr. Conway** said you're owned by the church. **Commissioner Davis** said owned by the church. **Mr. Conway** said okay, Western University. **Commissioner Davis** said so the church owns 85% of the Ruins and this composition of this Advisory Board is again what we are discussing. The church gets one member out of the 14. That is correct? Am I reading that okay?

So, I just want folks to understand kind of what is currently before us. Mr. Conway, there is no just—I just want to make sure I'm reading this right, there is no mandate for a master plan, there's no mandate for grant writing or grant application, there's no mandate for hiring a Executive Director or Project Manager, there's none of those things that would kind of create a museum or create trails. Is any of that in this current ordinance or resolution that we're considering? **Mr. Conway** said it is not Commissioner, but they would put together—there's going to be monthly meetings, and they could put together their recommendations and proposals it would filter through and then there'd be recommendations back to the Board of Commissioners. **Commissioner Davis** said gotcha, that's very, very helpful. I would have liked to have seen more explicit language; Mr. Murray are you going to come up and add something? So, I'll just say this I would have liked to seen some language that was very more specific about Quindaro and giving some very specific action items because who's to say that all of the focus goes to Kaw Point or all the focus goes to other areas east of 635, and not necessarily Quindaro. I'm in support of moving this forward if that is what the majority of folks want, let's go ahead and let's do that. However, I do want us to be clear on what we are discussing, but I want to hear what you have to say Mr. Murray.

LaVert Murray, Economic Development Advisor to the Mayor, said I did want to address the issue with regard to land, the title of land ownership, etc. and of course the—and I know as Mr. Conway indicated there's some confusion about what area makes up the Quindaro Ruins and I think there's been too much reliance on the map that was included as a part of the non-binding MOU and that map was drafted by the representatives of the AME Church citing what land they would like to address, what Unified Government land they would like to own, and it shows their land. I think I pointed out in the past that that map was problematic because it also included the old Quindaro Cemetery, which was granted to the Unified Government years ago by virtue of the Abandoned Cemeteries Act, and to give that back to an AME affiliate creates a problem, but I just wanted to point out that when you look at the Ruins as a whole, the Unified Government owns about as much land as the AME Church and when you look at the existing historically designated property and we do have experts here and I'm sure Mr. Robinson has addressed this many times before.

But the designated property is on the Unified Governments land because at the time and the AME Church could have received equal designations they didn't want, and so I just wanted to

point out that when you talk about 85% land ownership, for example, one of the most noted structures in the area, The Blakey House, is outside of that boundary that this 85% notion considers and you have to consider the totality of the property that has historical significance and that's one of the concerns that came about with regard to the non-binding MOU. Not so much the concern about the AME Church or anything like that, but the fact that the non-binding MOU creates expectations from that entity that the Unified Government will give to that entity its property.

Commissioner Johnson said I've been kind of overwhelmed by the amount of information that's been shared just within the past 20-48 hours about this item and as I've said to all parties, I just want to see something moving please. It seems to me just as I'm listening to the dialogue tonight that there seems to be some discrepancy as to who owns the greatest portion of property and I don't know that it's that difficult. Maybe I'm over simplifying my thinking that it's that difficult to find out who owns what. I mean it's a public record is it not? So, why are we debating as to I mean—we can pull public record and I would think within pretty short order to determine who owns what and the challenge, first of all, let me just say this I don't think the Commission's ready to vote on this tonight that's just my opinion, but if in fact, the AME Church, Western University does own more property than the UG, let's just use that as a scenario, then it might not be as equitable to just allow them to have just one voice on a panel. Having said that, If the exact opposite is the case, then I can understand with them with you know them just having just one voice, but I think for me at least it's just to really get down to the brass task of it, who owns how many, whatever, how many—it's not that hard, it's only so many parcels that are there, it's all public record. We can go and look up and sees who owns what. Matter of fact, I do believe a lot of that's on the website, am I wrong?

Somebody needs to correct me if I'm wrong. So, having heard all of the different perspectives for decades we have sat on, and sat on, and sat on the Quindaro Ruins and this treasure needs to speak. This treasure needs to speak, I'm about what I'm hearing my colleagues say, we just need to make a determination about what's the best way to move forward going from this point forward. And it's not about feelings or emotions, it's just about what the raw data tells us and so that's just my perspective on this. I want to be able to vote tonight, maybe I will. But right now, I just don't feel like we really—this is not the spirit in which we want to move forward in the sense

of being divisive. Now I just pray that all elements that would divide us be rooted out and I don't want to mix politics and religion but unfortunately this is my last night here.

So what I'm going to say is that we need to figure out a way for us all to move forward as one community and maybe we need to lean into Commissioner Bynum, she's the great reconciler on the Commission and she can give us a sense of how we can all get something out of this and that we can move forward as a community as one as one community.

Mayor Garner said I have to weigh in, I'd be remiss. It is past time for us to take the Quindaro Ruins out of Ruins. I moved here in 1985, and I've heard about the Quindaro Ruins. Nothing, nothing of substance has happened. Before I got here and since I've been here throughout my adult life I've heard a lot of talk; I've heard a lot of people with great ideas and great comments and I know there's concern about who has the land and all these things. If you really look at what is before you Commission, what is before you is to get rid of the old MOU and create a new board under the leadership of your County Administrator and who we contract with, the Wyandotte Economic Development Corporation, to talk about the issues that you're talking about tonight. To vet it out, who owns the land, who's going to bring in the money. Obviously, the Unified Government and WYEDC, who's going to create the contracts. The recommendations are going to come from this panel to you, the Commission, from a recommendation from your Administrator. You all will be able to make those decisions. It's creating a new board that can hopefully move something forward. That's it because what we've seen in the past, and I'm not knocking anybody, I'm not here to criticize anybody, but this is business and the business of this community of trying to move something forward has not been done. And you can't keep doing the same things we've heard before and expect a different result. A lot of people have worked hard, not just me, there's a lot of people watching at the Federal level and I've been told time and time again, Mayor, we want to help Wyandotte County, we want to support Quindaro, but you have to give us an entity that we can believe in and we can trust which is you, the Commission, the Unified Government. This is a broader vision that uses the Quindaro Ruins as a catalyst to tie into the Kaw and the Rock Island Bridge.

Again, that hopefully a recommendation can come from this board through our Administrator to this body of commissioners that hopefully can transform the eastern portion of our city for decades to come and when we have so many people outside saying Wyandotte County get your act together. I'm saying I'm doing everything I can as your Mayor. This board just says

we're going to just get rid of this old MOU that was set up under a different Administration and we've looked at what has been done. You tell me, go there now and tell me what progress has been made. I don't see any and it's not to divide, it's not to criticize, but when you're talking about getting the business done for the people of this community. Again, let's do something to get it done and let's try something different under the leadership of an Administrator who brings Economic Development and expertise. Working with a body that each one of you will have an opportunity to put on this board that hopefully can bring something that can make not just Wyandotte County proud, but bring about a resurgent Kansas City, Kansas and show us to be a beacon of success that probably folks will want to come here and ask how we did it. Just like with Village West, it can be done on the eastern portion of the city.

I would hate for this opportunity to pass us by. Commissioner Davis is right, nothing is going to happen overnight, it sets up a board, but it's a board that hopefully through the leadership of our Administrator can bring something of value forward to this body, working with our community that can transform the eastern portion of our city with Quindaro being that backbone as well as the Rock Island Bridge and the Kaw and a Riverfront that has been left undeveloped and is right for development. That can bring in tourism and tax dollars if you just share that vision, so all this does is scratch the old non-binding MOU and creates a new entity that gives more control from our Administrator to push the narrative forward of something that this Commission can consider at a later date.

Commissioner Ramirez said the first is more of a request to you and the Administrator, your respective offices. If you can look at the documents and everything that we have and present us a memo of who owns what, who's in control of what parcels of the land, so never mind, as Commissioner McKiernan said. The other request I have was I know Commissioner Bynum had during her comments asked if in Section 2-652 is B and C could be switched to provide more importance to the Quindaro Ruins not saying that everything else isn't, but what we're discussing tonight is the Quindaro Ruins and that be of a priority. I know Commissioner Stites you made that motion and Commissioner Burroughs seconded. I would like to make sure that, that change that Commissioner Bynum mentioned is seen and in what we vote on.

2

Commissioner Kane said I've been here 18 years and one of the very first things we worked on was the Quindaro Ruins and the gazebo was built then. The goal back then was to get interest in the Quindaro Ruins. As it was said before, we've never had the Democrats and the Republicans agree very much in the State of Kansas. They've agreed to go ahead as long as we come up with a plan and the plan is now, that we have sat on this for a while, it's went nowhere. We have to make some modifications to get it to go but my God I don't know why we're beating this dead horse, call for the question.

Mayor Garner said alright, a call for question. We have a motion and a second, I will ask Commissioner Stites, there was a request Commissioner Stites on your motion.

Commissioner Stites said so with the call for the question, I can't make an additional comment, is that correct? **Mayor Garner** said you have to vote on calling the question if you want them. **Commissioner Stites** said alright, I'll zip. **Mayor Garner** said according to the counsel you can modify your motion as long as the second is seconded. **Commissioner Stites** said I just want to make sure that with my change in the motion that I'm saying it right. I have my original motion.

Action: **Commissioner Stites** said I'm making an amendment to that item and I want to make sure Commissioner Bynum, C to B, and B to C. **Commissioner Bynum** said Section 2-652. **Commissioner Stites** said and Section 2-652. That's my motion, my original motion with that amendment to approve.

Action: **RESOLUTION NO. R-80-23/ORDINANCE NO. 0-161-23,** "A resolution and ordinance rescinding any non-binding Memoranda of Understanding with Western University Association of the A.M.E. Church, Inc. (Quindaro Ruins Project) and creating a new Advisory Committee to coordinate planning for the development of historical attractions and tourism potential for eastern Wyandotte County." **Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to adopt the resolution and approve the ordinance.**

Mayor Garner said we have a motion and a second. There's been a call to this question. Clerk, roll call.

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Item No.1 – 212938…RESOLUTION: SUPPORT OF MEDICAID EXPANSION

Synopsis: Approval of a resolution in Support of Medicaid Expansion, submitted by Irene Caudillo, Chief of Staff, Office of Mayor. **Mayor Garner** said during this body's recent special session with our legislative partner we discussed this initiative and need of this body to provide our support and all my Chief of Staff, Irene Caudillo, really worked hard on this with me and the rest of our team to get this before you tonight and Irene, a lot of you know her from El Centro. This has been one of her signature items even before she came to the Unified Government as my Chief of Staff, and she made this one of her top priorities when she came on board and I'll let her speak to it.

Irene Caudillo, Chief of Staff, Office of Mayor, said it's actually in partnership with the community and as a response to the campaign from the Alliance for Healthy Kansas that it is a pleasure actually to introduce this resolution supporting Medicaid Expansion. The Alliance for Healthy Kansas is a Statewide Coalition of more than 130 partners including business leaders, doctors, hospitals, Social Service, Safety Net, Faith Communities, Chamber of Commerce, Advocates for health care and of course, the consumer. This fall actually the Alliance took on a campaign and it is to work with local governments to list KanCare, which is what we call in Kansas, the Medicaid program and also its expansion as a policy priority and issue resolution in support of the expansion. So, tonight, what I know as you, as a Commission, have already prioritized Medicaid Expansion on your Legislative Agenda for many years and then you'll also be discussing your Legislative Agenda with this on it as well later this evening. And I don't forget as well, that advocacy for Medicaid Expansion has also been a strategy for our community and Health Department within the Community Health Improvement Plan, which is better known as our CHIP. So, what can I say that you don't already know. Kansas has a health coverage problem. Many Kansas, including residents here in our community, fall into a coverage gap and do not have

access of affordable health care and insurance. So, what we know about Kansas is that we have the strictest requirements in this country to qualify for KanCare, making people vulnerable to high medical debt and leaving them with untreated physical and behavioral health issues.

Yet, we are all aware that Medicaid is a primary source, an important source for health coverage of low-income Americans and the decision by Kansas not to expand Medicaid under the Affordable Care Act has had many implications to hospitals and clinics financial health. So the results of not expanding have led to rural hospital closures, but if our community sees any health care facility close, this will lead to reduced access to care, a loss of highly skilled jobs, and detrimental impacts to our economy. I also know that you're aware that Kansas is one of only 10 states that have not expanded Medicaid. Every state that borders Kansas has expanded the Medicaid program. Kansas is giving up the opportunity to bring tax dollars actually back into our state and Medicaid Expansion is an opportunity to close the coverage gap, strengthen our health care system and bring desperately needed federal dollars into the Kansas economy. So, I invite April Holman, Executive Director of the Alliance for a Healthy Kansas, to briefly share her thoughts as to the importance of course of this campaign and how you can be a part of joining it tonight.

April Holman, Executive Director of the Alliance for a Healthy Kansas, said Irene has done such a wonderful job of sharing some of the basics about expansion and the need for it. I just want to add to that a little bit about why. This is an important policy to local government even though the decision to expand eligibility for KanCare actually lies with the legislature. So, some of the reasons that this is in particular important with local governments is that it has been proven in other states that have already expanded eligibility for their Medicaid programs that it reduces crime and fewer individuals moving through the criminal justice system, which means lower cost in police departments and jails. It has increased access to behavioral health and substance use disorder services. It has resulted in healthier residents, which also means a healthier workforce. It has increased economic development; it has also increased tax revenues at the local level because of an increased economic activity related to millions of federal dollars coming into the community each year. There have been estimates that have done specific to Wyandotte County and those indicate that as many as 7,466 uninsured residents would become eligible can KanCare through expansion, 2,486 new jobs would be created in Wyandotte County and over $64 million in new

annual health care spending will occur here in this county. We are asking for local governments to adopt resolutions or make an affirmative statement of support for expansion. I'm so grateful that you are considering this and I'm happy to answer any well—I also want to thank the advocates who are here with me in the audience and our advocates throughout Wyandotte County and then offer to stand for any questions you might have.

Commissioner Burroughs said Mayor, no questions. April, it's always a pleasure, so welcome to Wyandotte County. I will just say my colleagues this is an important issue not only to our community but statewide and my previous profession, I voted every time for Medicaid Expansion. It's long overdue, it's desperately needed, and I would ask my colleagues to please join me as we move forward to support this initiative. I'll make that a motion.

Action: **RESOLUTION NO. R-77-23,** "A resolution supporting ACA Medicaid Expansion." **Commissioner Burroughs made a motion, seconded by Commissioner Markley, to adopt the resolution.**

Commissioner Ramirez said thank you April for the work you do at the state. I know it's not hard—it's not easy to work with our legislature and try to get something as commonsense as Medicaid Expansion. To Chief of Staff Caudillo, thank you for your local leadership on this in bringing this forward. I know this is something that has been near and dear to El Centro when you work there, and it would be monumental for Wyandotte County if Medicaid Expansion passed. Now we're 104 out of 105 most unhealthy county in the entire state. If we can have that ability to have federal dollars flow into our community, increase the coverage, health care coverage of our community, we can come out from 104 and be near the middle and move towards the top. We have a lot to go but it would help us get out from the bottom and so I thank everyone and all the advocates and all local community organizations, not just in Wyandotte County, but across the state for the hard work they do and I'm hoping, and it's a big hope, that either this session or the next session we can work with legislative leadership to get this passed and so that not only Wyandotte County but all of Kansans can enjoy the fruit of what Medicaid Expansion can bring.

Commissioner Davis said I'll make this quick, this is a no-brainer, we need to have done this yesterday. Can I get one of those green buttons, those look really cool. That's really all I wanted to know.

Mayor Garner said there is a motion to second on the floor. I just want to say thank you again to my Chief of Staff, Ms. Caudillo. She did awesome work on this. When she brought that to me I had to say go forth and do great things because just for the record I totally support the expansion of Medicare as well in Kansas and hopefully we can support our delegation in whatever way we can to make that a reality, not just for Wyandotte County but also throughout the great state of Kansas so there's a motion and a second. Clerk, roll call.

Roll call was taken and there were nine "Ayes," Burroughs, Ramirez, Johnson, McKiernan, Kane, Markley, Stites, Davis, Bynum.

Ms. Caudillo said thank you. Real quickly though, we appreciate your support and past support. I will say that we had a diverse group of written testimony that came in, so I want to please at least get that into the record and we can save some time with others coming up so, thank you.

Item No. 3 – 212946…ORDINANCE: RELATING TO MEETING TIMES OF STANDING COMMITTEE MEETINGS

Synopsis: Adopt an ordinance amending Appendix C, Section 202 of the 2008 Code of Ordinances related to meeting times of standing committee meetings, submitted by Angela Lawson, Interim Chief Legal Counsel.

Mayor Garner said that takes us to our next item, which is an ordinance relating to meeting times of Standing Committees and I'll ask Legal to make some remarks and give some clarity.

Angela Lawson, Acting Chief Counsel, said yes, this is the first of two ordinances related to Standing Committees. This first one item number three, changes the times of the Standing Committees. So, it takes in one of the changes have already happened because right now. Economic Development is first, but this proposed ordinance would be that on the Monday

preceding the first Full Commission the order of the Standing Committees would be first Economic Development and then the second Public Works. And then on the Monday preceding the second Full Commission it would be Neighborhood and Community Development and Administrative and Human Services. That is the change, although it is quite a bit of red lining in it is to change it to that order is the proposed ordinance.

Mayor Garner said any comments or questions from the Commission?

Commissioner Ramirez said I'm going to make mine very short and sweet and to the point. This never went through Committee. This is changing our Rules of Procedure and getting close to Charter, so we should not be voting on this unless it's gone through our legislative process that we have laid out in our rules of Procedure. So, I make a motion that we send this to Committee.

Action: Commissioner Ramirez made a motion, seconded by Commissioner Kane, to send this to committee.

Mayor Garner said there's a motion and a second. To answer your question Commission, it is the Mayor's purview to get things through Standing Committee as part of the legislative process that you mentioned or to send it to the Full Commission. That's just the reality of our Rules of Procedures, but there is a motion to send it to Full Commission, I mean to Standing Committee if that's where you would like it to go, but the changes do not have to occur. That was a change I'm going to be making. Committee appointments, this was brought before you to hopefully make those assignments easier and align better for the Commission but if there's issue with it which I 've overheard one commissioner say, we can keep things as they are. I have no problem with that because it really doesn't impact me as it would impact on the At-Large Commissioners and the incoming commissioners and their acting on these obligated committees that they'll be on.

Commissioner Kane said we're going to continue with what we're doing. The Standing Committee stay the same, we'll go from there, is that what you're saying? **Mayor Garner** said if you choose, but there's a motion I don't—**Commissioner Kane** said I'll resend my motion if that's

what you're saying. That it's going to stay the way it is where Public Safety is one, Administrator on the same night. **Mayor Garner** said that's fine, we don't have to change the—it doesn't impact me, that was trying to make things more convenient for the Commissioners-at-Large and some of the Commission, but if you're opposed to it, it doesn't. I have no objection at all. I was trying to create a facility, but I know you second and I know there's a motion, so it's up to you all.

Commissioner Bynum said just to clarify the conversation, there's a motion on the floor to send this item to a Standing Committee, but, I personally think that we should vote on the motion to be done with it one way or another and if there's another way to go about it, that's fine, but I also, Mayor, would ask for some clarity around what you are purposing helps the At-Large Commissioners because I don't understand yet. **Mayor Garner** said I would entertain let me—Commissioner, if you withdraw your motion.

Action: **Commissioner Ramirez** said I withdraw my motion. **Commissioner Kane** said I withdraw my second.

Action: **Mayor Garner** made a motion to rescind this until further discussion.

Mayor Garner said I've got a motion and seconded by Commissioner Burroughs. Clerk, roll call.

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Item No. 4 – 212947…ORDINANCE: RELATING TO COMMENCEMENT OF SERVICE ON STANDING COMMITTEES

Synopsis: Adopt an ordinance amending Appendix C, Section 205 of the 2008 Code of Ordinances related to the appointment to standing committees, submitted by Angela Lawson, Interim Chief Legal Counsel.

Angela Lawson, Acting Chief Legal Counsel, said this is another proposed ordinance amendment related to Standing Committees. The way the ordinance is currently worded, Service

on Standing Committees occurs the second Monday in January. With the new commissioners that would take away December, so this would change—the proposal is to change it to one sworn in following the November election, the service would begin. The second proposed change is currently the Neighborhood and Community Development Committee is required to include at least one voting member from each of the other three standing committees and it takes away that requirement. I don't have any historical knowledge of why that was included in the first place or the rationale but it's my understanding that it is difficult to schedule those committee assignments with this provision.

Mayor Garner said any discussion from commissioners?

Commissioner Ramirez said just a couple questions because I know ED&F has another committee meeting coming up soon. Is AHS done for the year? We are not done for the—oh okay. To me, I think this is a no-brainer because then we wouldn't be able to have new Commission Members serve on the committees until January when we still have business to do. So, I would agree with this and move to approve.

Action: **ORDINANCE NO. 0-157-23,** "An ordinance relating to the commencement of service on Standing Committee and membership of the Neighborhood and Community Development Committee; amending Section 205 of the UG of Wyandotte County/Kansas City, Kansas Code of Ordinances." **Commissioner Ramirez made a motion to approve the ordinance.**

Mayor Garner said any further discussion? I need a second.

Commissioner Bynum said I don't have a second. I just want makes sure that I'm understanding the action of this item. Counsel, if you could walk me through this one more time.

Ms. Lawson said currently Section 205, Section A, states that appointment to the Commission Standing Committee shall be as follows; service on Standing Committee shall begin on the second Monday in January. So after Monday when you have new members, their service would begin in

January, however we still have December meetings. The change would allow service to begin once they are sworn in following a November election. The second change is to H of this, removing H so it sort of moves I and J to bump up to H and I, but removes the requirement for Neighborhood and Community Development Committee. Currently that committee has to include a member of each of the other three Standing Committees so it removes that provision or that requirement.

Commissioner Bynum said this is just clean up. It's kind of housekeeping work. **Mayor Garner** said yes and then that's another item that I discussed I believe with—believe we intended to speak with you. We got caught up but I know we talked to Commissioner Burroughs and we talked to Administration and we talked to Legal and just the recommendation was to clean that up. It's really hard for myself and my Chief of Staff to try and meet that expectation in a way that's convenient for the Commission to meet those schedules with all those different nuances and so it just the recommendation from Legal is just to make that cleaner. That was what was brought forward and so that's what before you today. There's a motion, I need a second.

Action: **Commissioner Burroughs seconded the motion.** Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

VII. CONSENT AGENDA

Mayor Garner said that takes us to our Consent Agenda. Does any member of the Commission, Administrator or anyone in the audience wish to set aside any item on our Regular Consent Agenda.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve all as submitted.** Roll call was taken and there were nine "Ayes," Stites, Davis, Bynum, Burroughs, Townsend, Ramirez, Johnson, Kane, Markley.

Item No. 1 - MINUTES

Synopsis: Minutes from the Executive Session meeting of October 26, 2023.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve as submitted.** Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Item No. 2 - WEEKLY BUSINESS…

Synopsis: Weekly business materials dated November 9, 2023.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to approve as submitted.** Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

STANDING COMMITTEES' AGENDA

Item No. 1 – 212872…ORDINANACE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES, LLC PROJECT)

Synopsis: An ordinance authorizing the issuance of Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies, LLC Project), Series 2023B in a principal amount not to exceed $633,537 for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing, and equipping of an industrial facility located at 1700 Kansas Avenue, submitted by Jeff Conway, Assistant Counsel, and Debbie Jonscher, interim Chief Financial Officer.

This item was heard by the Economic Development & Finance Standing Committee, chaired by Commissioner Burroughs on Monday, December 4, 2023, and approved to be fast-tracked to this meeting.

Commissioner Burroughs said colleagues, Ecovyst has been a great partner in our community. They continue to expand their business footprint in our community. As I've stated the first-class operation, I would encourage you to be supportive of the principal amount not to exceed the $633,537.00, that's a motion Mr. Chairman.

Action: **ORDINANCE NO. 0-158-23, "**An ordinance authorizing the issuance of Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies, LLC Project), Series

2023B in a principal amount not to exceed $633,537 for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing, and equipping of an industrial facility including land, buildings, structures, improvements, and fixtures; authorizing the Unified Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds." **Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to approve the Ordinance.**

Mayor Garner said any discussion? Clerk, roll call.

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Item No. 2 – 212837…RESOLTUION: SALE OF TEMPORRY NOTES AND BONDS

Synopsis: A Resolution authorizing the sale of Municipal General Obligation Temporary notes and General Obligation Bonds, submitted by Debbie Jonscher, Interim Chief Financial Officer.

This item was heard by the Economic Development & Finance Standing Committee, chaired by Commissioner Burroughs on Monday, December 4, 2023, and approved to be fast-tracked to this meeting.

Commissioner Burroughs said I believe we have staff here that might want to make a few—communicate probably a lot clearer than I can in reference to just what this request is about.

Debbie Jonscher, Interim Chief Financial Officer, said this is a sale authorizing—the resolution authorizing the offering for sale of General Obligation Temporary Notes and Bonds. This is our annual sale that we do. We initially asked for this to be fast-tracked because we are working toward preparation to get this for the sale that's in February. We have credit rating calls in January so we're hoping to get this approved. The sale resolution should list all the projects that could potentially be included in the Bond and Note issue that's included in February, so we're asking for

3

approval of the resolution to move forward with the sale. **Mayor Garner** said any discussion from Commissioners?

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Item No. 3 – 212876…RESOLUTION/ORDINANCE: TOBACCO RETAIL LICENSE

Synopsis: Adoption of a resolution and ordinance approving a local Tobacco Retail license, and amending an existing section, and adding new sections to the Code of Ordinances, submitted by Wesley McKain, Policy and Development Manager, Public Health Department.

This item was heard by the Administration & Human Services Standing Committee, Chaired by Commissioner Markley on Monday, November 27, 2023, and approved to move forward to this body with a vote of 4 to 1. I'll ask Commissioner Markley for some comments.

Commissioner Markley said this item actually came before our Standing Committee twice and I recognize that also many of you have spoken individually to staff or to other representatives about this item. So, staff I think is prepared to present if you would like to hear it. If we don't want to hear it, I think it's been through the ringer several times now. More than happy to just have someone move forward and I'm happy to make that motion.

Action: **RESOLUTION NO. R-79-23/ORDINANCE NO. O-159-23, "**An ordinance and Resolution No. R-79-23 relating to the tobacco retail license ordinance." **Commissioner Markley made a motion, seconded by Commissioner Ramirez, to adopt the resolution. Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to approve the Ordinance.**

Commissioner Kane said my fellow Commissioners, August 16th, one of the folks is sitting out in the audience called me and harassed me about that I'd be the only commissioner in State of Kansas that would vote against this particular smoking deal. I got quite frustrated. In fact; I sent her a text message back, I said we will not continue to have this conversation, leave me alone. In

the 18 years I've been here I've never been harassed like that, and in fact, there's only a handful of municipalities that are doing this. I was told there was multiple municipalities that are doing this. You know, my mother died of smoke related cancer, but in my mind, if you can serve your country, you ought to be able to smoke a cigarette, drink a beer and do whatever you want. And for somebody to come up to a seasoned commissioner and say I know who you are, I know how you act, and I know how you're going to vote. That was frustrating, it bothers me to this day, I will not support this type of thing anytime, anywhere, any place.

Commissioner Stites said I just have a few questions, and it was after I had the conversation with Ms. Ranker. Initially I was thinking you know what I understand this, I get where you're going, but then as I had others reaching out to me that said—talked about the additional cost to our small businesses that this is going to be and matter of fact even just tonight, I asked Ms. Ranker what that cost was and it was relayed that it was in somewhere—it could be somewhere between a $100 and $1,500, there's that range that is just an additional cost to our business operators that are selling these products. Now, here's where I kind of—as former law enforcement, I will say, we have agencies that are doing this right now. ATF, ABC, we're already paying taxes to have these agencies do these things. So, I'm not sure why it is that we're going to ask to put an yet another tax burden or fee on top of our small businesses to operate in Wyandotte County. I too will not be supporting this.

Commissioner Burroughs said I do have a couple of questions if I may. How many violations have we had in our municipality in the last couple of years, do we know. Is there a record of how many sales, illegal sales have occurred in our community? Evidently, then the next question I would have is, having served in the State Legislature, I do know we had a Tobacco Settlement Agreement with the major manufacturers of tobacco products and they—part of the settlement was to ensure that monies came to local communities to do just exactly what this ordinance is wanting to do, but it didn't do the fines on the local businesses to the extent and the licenses extent that they did. And so, I don't—while I understand, and I want to be clear, I petitioned this Commission at one time for the Clean Air Act but yet, here I am, I had almost this identical conversation that Mr. Kane had with the individual and when I was told it would be a $600 licensure no matter if you sold one pack of cigarettes or you put a plethora of tobacco products in the business, it's really

an unfair cliff for many of our small businesses and while I do understand the goodness that can come from this and the concern that we have healthwise, I would just state that I think this is just not ripe at this particular time without some additional information. If you can't come forward with documentation stating how many violations we've had and we're going to go out and start raising the $600 per person, which I believe with the smoking establishment we're talking about $150,000 a year and that'll hire a person to go in and do that, but yet, we should already have somebody doing that now. So, I'm just kind of curious as to why we need a piece of policy, when it should be policy already. So, that's my comment body. If Wes wants to answer, please Wes, it's only fair that you should have an opportunity.

Wesley McKain, Public Health Department, said we at one point did ask the State for the number of violations on that and we were not able to get it from them. I'm not sure if that information is publicly available or not. My colleague from the American Heart Association didn't think that it was and then the amount of money that—the license fee is $600 per retailer like you mentioned. That's set at an amount that would be able to fund one person at the Health Department that would do the compliance checks at these retailers. The amount would raise—I think we estimated at 155 retailers in our community about $80,000 or $85,000 which would be enough to fund a person with benefits. To your point, I think you mentioned the point which at the Public Health Department we do have, which there is an immense public health benefit to this. We have a big teen vaping and adolescent smoking problem in our community, and we know that there are places that are selling to these youth. Notwithstanding your good points, for our case the benefit outweighs the burden on the tobacco retailers for us.

Commissioner Burroughs said I appreciate the concern that the Health Department has in reference to our community. As I stated, you're talking to the Legislator, the petition, this body years ago on behalf of the Heart Association to do away with indoor smoking, and we were successful with that, and we've seen a rise in health. But we also have a major settlement that the State sent money back to communities to do just this and I don't know if it's public information or not, but is this something we should have been doing and we're not. And if we haven't been doing it then shame on us, but if we're having a problem with vaping then let's go after those retailers and send a message to those. As I think I heard my other two colleagues, this is a pretty

broad statement for many of our small businesses in Wyandotte County. The additional $600 licensing, I don't know what a small business license in and of itself costs, but a $600 cost to have a product on your shelf, whether it's a small display or it's a humidor that it takes up two or three rooms. It's the same price and we don't have a tiered system, the penalties if we're going to have something and you give somebody one violation and you come back and they do it again, pull the license. I mean that's just how I look at it. I'm looking at four or five offenses here, this is just a way for us to continue to raise money through allowing sales to go on and just wait and wait and do it. I understand the entrapment part and having a young person go in or somebody underage trying to buy it, this is, in my opinion, this is just probably a little too early and maybe a little too broad, but thanks for your advocacy.

Mayor Garner said any further discussion? Clerk, roll call.

Roll call was taken and there were six "Ayes," McKiernan, Ramirez, Johnson, Markley, Davis, Bynum and three "Nos," Burroughs, Kane, Stites.

Item No. 4 – 212855…ORDINANCE: COMMUNITY BENEFITS FUND

Synopsis: An ordinance creating a new Community Benefits Fund from moneys received as fees paid by developers who are receiving economic development incentives, submitted by Jeff Conway, Assistant Counsel.

This item was heard by the Economic Development & Finance Standing Committee, chaired by Commissioner Burroughs on Monday, December 4, 2023, and approved to be fast-tracked to this meeting.

Mayor Garner said I would also ask to note this is—when I came into office I set up seven initially task force and one of those was chaired by Commissioner Johnson and Commissioner Johnson has worked hard from day one that he accepted that and I can say that I'm happy to see that through his work this is one of those resolutions that I personally believe will be very beneficial to Wyandotte County to address some of the concerns that I've heard since I've been Mayor. So I just want to say personally, thank you to Commissioner Johnson. Commissioner Johnson also

worked with Commissioner Davis. Commissioner Davis did a lot of the leg work per se. If Commissioner Johnson was an attorney, Commissioner Davis would be his paralegal, and so that the two of them work together in concert to get what's before you today. And again, I think this is long overdue. It's something that's necessary. I'm glad to see this has gotten to this point. Thank you again to Commissioners Davis and Johnson.

Commissioner Burroughs said there was much discussion. This has been well received by the Commission I mean by our Economic Development Committee. We vetted this piece of policy and I do want to commend the fact that we have now set up something that can be utilized throughout the community and I commend the commissioners that gave their time and talents. Thank you for working through the committee process. I would make a motion move for approval.

Action: **ORDINANACE: NO. O-160-23, "**An ordinance to provide for a new section in the Municipal code to create a Community Benefit Fund to be funded from fees received from development projects that have received Economic Development incentives." **Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, to adopt the Ordinance.**

Commissioner Davis said well I mean Commissioner Johnson, you want to go first? And by the way, I'd be the partner not no paralegal here but go for it.

Commissioner Johnson said Johnson and Davis LLC. We got a motion and a second, I'm ready to vote.

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Mayor Garner said thank you again Commissioner Johnson and Davis for your hard work. Administrator's Agenda item.

X. ADMINISTRATOR'S AGENDA

Mayor Garner said I'll ask our County Administrator, Mr. Johnston, to make the remarks.

Item No. 1 – 212939…ADOPTION: 2024 STATE LEGISLATIVE PROGRAM

Synopsis: Adoption of the 2024 State Legislative programs, submitted by Alan Howze, Assistant County Administrator.

Mr. Johnston, County Administrator, said as with most communities and counties about this time of year they present a priority list that would be used to talk with our State Legislative delegation during their legislative session which commences in January. This was reviewed with our state delegation last week and we received some very good advice from them at that meeting. Again, it's a communication. They need to know what our area, our communities' priorities are and if it's aligned with their priorities, they'll be strong advocates. But they also can use these to open doors to their partners in their chambers when relative bills get before them that mirror that we're looking for. So, it's an important document that is revisited every year and we'll have Alan Howze present and you'll hear from our lobbyist Paul Davis as well.

Alan Howze, Assistant County Administrator, said as you see in your packet, the updated agenda. The Legislative Agenda reflects the discussion that was held last week. It added a few items that Senator Pittman I believe had suggested were on there and also identified the priorities as the commissioners identified. We did not seek to sort of rank order, those priorities or just want to identify which ones were the priorities, so that could be communicated to the delegation.

Paul Davis, Unified Government Lobbyist, said just a couple of things I might add, I know for those of you who've been on the Commission, you look at these and you see a lot of the same issues that are coming back year after year because no action is being taken in Topeka but I want to point out that occasionally there is progress here and there. There are five items actually that were on last year's agenda, they're not on this year's agenda because they were actually passed into law in Topeka. So, progress does happen occasionally there. The other thing I just wanted to mention, I received a phone call from Senator Pittman yesterday and he just wanted to state his appreciation. As you know, he is the delegation chair, and to state his appreciation for the

discussion that we were able to have last week. He thought that was just very, very beneficial and the delegation really enjoyed being able to provide input into that so with that said I think Mr. Howze and I are happy to entertain any questions if anybody has any.

Commissioner Davis said I'm glad to see LAVTR is in my opinion, rightfully called out both, twice because again, we need that funding. With that I'll move to approve.

Action: Commissioner Davis made a motion, seconded by Commissioner Burroughs, to approve.

Mayor Garner said I have a motion and a second, any further discussion? Seeing none, Clerk roll call.

Roll call was taken and there were nine "Ayes," Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

Mayor Garner said that was the last item but before adjourn, we have three commissioners, this is their last commission meeting with us tonight. We've got two that served 12 years, Commissioner McKiernan and Commissioner Markley, and Commissioner Johnson has served eight years respectively on this Commission, making hard decision, getting the work of the people done and trying to do so in a way that they felt reflect the interest and the needs of all those that love and call Wyandotte County home. So, I just want to thank them for their service on behalf of all those people that love and call Wyandotte County home as well as all our stakeholders, as well as all the individuals that they touch near and far that aren't part of Wyandotte County but were impacted by their decisions. At this time, I'd like to open it up for any commissioners that would like to make some remarks for the record.

Commissioner Kane said when Brian and I went to the same High School although, we never had the same class—I don't know because he was top of his class, I was bottom of mine. But, Sister Vickie talked about the footprint of life and I think when you guys look at what you did, you know, Harold, we never had a banker here before so Harold would get all upset and look over his eyes

like what's going on and I laughed because I thought, I'm gonna hang out with this guy for a little bit. It was encouraging to have somebody new from a different world come into our world and guide us.

And then we have our academian, Dr. McKiernan, who I've known since kindergarten, and believe me, he's been smart his whole life and I've been the way I am my whole life. But it is so cool for him and I to grow up in the same neighborhood, go to the same grade school, go to the same High School, and eventually as we get older in life, we decide that we're going to go out and we're going to serve the community and that's pretty cool. Then we got what's your name? We have a lawyer who I had to adjust some of my language sometimes when she first got here and then later on it didn't matter. It is so nice to have someone because we're all—I'm the high-strung guy on the committee, right, and then to have somebody that's levelheaded over here going to reel me back down to earth, which I appreciated, but I'm going to miss our luncheons and by the way, I think we still need to do. Her son was born shortly before my grandbaby was born, so we talked about that quite a bit. I have a story about that, but we can't tell that on TV, but you know—and Angela, you said this earlier, this is the tightest the Commission has ever been. We've learned more from the younguns and from the older ones and the new folks that came from a different area, so I appreciate what you guys did, the community appreciates what you guys did, and then you can always look back and you're driving down the road and said I was involved on that. So, thank you for what you did.

Commissioner Ramirez said Angela, Brian, Harold, thank you for the service in the years you did to the UG and Unified Government to Wyandotte County and KCK. You know, the cliché saying is you leave it better than you found it. I believe you have done that, each and every one of you in your respective districts but also just all around our community and our government. As I said during in committee, all of the questions, all of the statements, sometimes even rants, that the three of you may have done, I've learned to be a better commissioner from each and every one of them. So, thank you for your service, it's going to be very different to be sitting up here without the three of you guys.

Commissioner Bynum said I do just want to say thank you to the three commissioners, each have your own personality, style, qualities, strengths that you've brought to the job and it's been

amazing to work with each and every one of you and like Commissioner Ramirez, I've learned so much from working with you and being around you and one of the things I appreciate about this entire Commission is that we do all think about things in a different way and I've always appreciated the other questions and comments that come from the commissioners because they are often times things that I had not thought about and it's really appreciated. Sometimes I think that that's overlooked in general, yet it's bringing us strength to the group as a whole when we have that variety of opinions and you've certainly made the work that we've done here stronger, and I mean appreciated. Commissioner Markley kind of pointing out something about each of the commissioners at their reception so I don't need to do that, but I have greatly benefited from being able to spend time with each of you and I just want folks to understand the countless, countless hours that elected folks give in their time and sacrifice away from their families when you take on doing this job. We do it because we really enjoy it but it comes at a price, and so, enjoy your time with your families and specifically have a very Merry Christmas and thank you for everything.

Commissioner Davis said I didn't get to have as much time getting to know the other three of you as everyone else, but I would say we've gotten pretty close. These have been pretty interesting times and losing a lawyer, a Doctor, and a Pastor all at the same time, it's really tough for any institution or any board because those are various experiences and professional acumen. I mean it is truly in a way kind of a brain drain that we are slowly going to come to realize and so I just want to say thank you for your investment in our community, thank you for your investment in your particular districts, thank you in particular Commissioner Johnson, with everything that you have going on to still show up, whether virtually, or in person. There are untold sacrifices that you have made, that your family has made on behalf of you and so publicly you deserve to be celebrated and acknowledged as do the rest of you because there are so many other things you can be doing than sitting up here until 1:00 a.m. So, thank you for your investment in our community and thank you for your professional contribution to this board.

Commissioner Stites said there was a lawyer, a Doctor, and a banker walked into a Commission Chamber. It just sounded like the start of a good joke. I just echo what everybody said here, I've probably known Brian the longest. I was his community policing officer, the best community policing officer that he said he ever had. Well, I think that's what he said. I don't really know for

sure but you know you all will be missed for sure and I think that just bringing that levelness, bouncing ideas across and what you think and it brings value and I hope that the commissioners that are coming in will do equally as well. They got some big shoes to fill so thank you guys for your service.

Mayor Garner said if the commissioners could go down and join our Administrator real quick. If you're able, only if you're able. Not Commissioner Markley, not the Pastor, the lawyer, or the Doctor. I'm sorry. Yeah, if the Doctor did you could stay. Yeah, but okay, the other committee if you can go down. Everybody, yeah everybody else go down. Alright, if we would at this moment while you all are going down I'm going to allow Commissioner Markley to give some closing remarks to the community.

Commissioner Markley said I have to go first again? Well, I had my words for all of you commissioners. I'll just say one of the greatest things about being an elected official is all the amazing people you meet, community members, business leaders, our team members here at the Unified Government and people throughout the metropolitan area that we just wouldn't otherwise have been exposed to. So that has been an amazing journey, especially for someone who was fairly young when she came onto the Commission and didn't have a lot of contacts to have that level of depth of communications with people out in the community has been so amazing. I'm not going anywhere, so I look forward to being a good neighbor and just a good resident to continue to be a friend and an advocate from the outside. It has truly been a pleasure and I was saying earlier Hal Walker when he was sitting up here, we used to joke back and forth because I would say something about a period of time and he would say, Oh, that's just a drop in the bucket and I would say, well, how the younger you are the bigger a drop it is. This has been more than a fourth of my life spent up here and it has been a growing experience because I did come on as a fairly young person, so I grew up here, among all of you, learning amazing things and it has been a pleasure. I look forward to seeing you from the other side.

Commissioner McKiernan said alright so this will just echo what I said earlier was—goodness—as all of you know, as all of we know this is a learning experience. I don't think any of us, at least I will say I was not prepared for how expensive and how complicated running a city is. It is much

more expensive, it is much more complicated, everything is interconnected, and the law of unintended consequences comes into play with almost every decision and every move we make. The thing that has impressed me the most is that while we get face time, and I see I'm on the television back there, there are employees within this organization who don't get face time, who do the heavy lifting, who actually make our trains run on time, who plow the snow, who fix our streets, and it is for them that we are truly in debt. It is for them that I have worked so hard because I know that my work for them, our work for them will ultimately benefit everybody in every neighborhood. So, I want to thank all of the staff who put in so much effort to making the Unified Government a great organization, not only to work in but to provide services for the community. I am confident that there is greater, greater work to be done and we will hit new heights with all of you and your new colleagues.

Commissioner Johnson said it's getting close to closing time so—but I'm watching Carolyn Wyatt. I know you didn't know I was going to say anything about you tonight, but her face reminds me of is the community that helps to inform my understanding about the various issues. Ms. Wyatt is more boisterous than a lot of them, a lot more things to say, but the thing of the matter is if I didn't hear those voices, my decisions might be a little bit different and so when I look at her I think about all of the different neighborhoods that are involved in District 4 and all of those persons that come to me in their own way to inform my understanding so again, to you Ms. Wyatt, I want to appreciate you for being one of those persons and I want to again appreciate all of you all that is on the Commission. Mayor and County Administrator, we couldn't do this job without you. My first time on the Commission, I talked about the little narrative that had a turtle sitting on top of the fence and the caption underneath said obviously, he did not get here by himself. So, because of the fact that I'm sitting on this dais means that there were a lot of persons that helped get me to this point and I'm eternally thankful for that so thank you all for the many years we have shared together. It's been some trying times, some happy times, and I as I told somebody, it's just been like the weather in Kansas City. If you don't like the weather, just wait, it's going to change and that's what it has been. We've had good times, we've had bad times, happy times, sad times but all of that has come to make what this wonderful experience has been over the course of these years so thank you.

4

Mayor Garner said Commissioner, the Doctor, and the attorney if you all could go down and please hug and congratulate your fellow commissioners and the Administrator has something special for you. Then if you're able Pastor, if not, they will bring yours up to you. Thank you again commissioners and thank you again to this community for being patient with us.

XIV. ADJOURN

Action: Commissioner Burroughs made a motion, seconded by Commissioner Kane, to adjourn. Roll call was taken and there were nine "Ayes,", Burroughs, McKiernan, Ramirez, Johnson, Kane, Markley, Stites, Davis, Bynum.

MAYOR GARNER
ADJOURNED THE METTING AT 9:25 P.M.

_____

Monica L. Sparks
Deputy Unified Government Clerk

JG

CONSENT AGENDA ITEM NO. ____

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS **SPECIAL MEETING, THURSDAY, FEBRUARY 27, 2025**
CITY OF KANSAS CITY, KS)

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, February 27, 2025, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; presiding. Townsend, Commissioner First District; and Ramirez, Commissioner Third District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Alan Howze, Assistant County Administrator; Angela Lawson, Interim Chief Counsel; Angel Ferrara, Director of Parks & Recreation; Monica L. Sparks, Unified Government Clerk; and Maiyee Lor, Deputy Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should please mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General's Office and please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, February 27, 2025, at 5:00 p.m. in the fifth floor conference room of the Municipal Office Building for a presentation regarding the 2025 Hollywood Casino Grant Program. The public will be able to attend the event in person.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

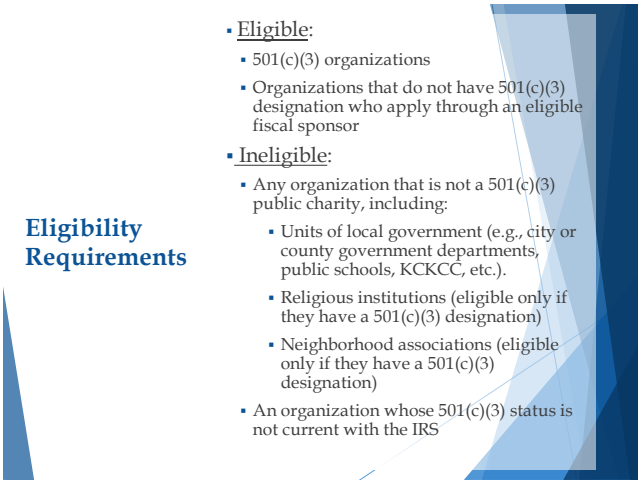
Mayor Garner called the meeting to order. Roll call was taken and there were nine "Ayes," Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns, Garner.

Mayor Garner said tonight we are scheduled for a presentation from our Parks Department related to the 2025 Hollywood Casino Grant Program. I'll turn the meeting over to our County Administrator David Johnston to start the presentation.

David Johnston, County Administrator, said as an annual action for you is to start the process that is hosted by our Parks & Recreation Director, Angel Ferrara, to introduce to you the process of distributing annually the amount given to us by Hollywood Casino and the process that you all undertake with community involvement, the amount we get every year. I think this year—is there more this year than last year. **Angel Ferrara, Director of Parks & Recreation,** said no. I did confirm with Legal and I think that will be in 2027. **Mr. Johnston** said okay. We get annually—isn't it about $500,000? **Ms. Ferrara** said yes. **Mr. Johnston** said well, you will tell us that in your presentation. The commissioners will always have questions and we will be back before you over time and awards will be made in the future.

Angel Ferrara, Director of Parks & Recreation, said several of you have seen this presentation before, so what we'll do tonight is just go through the dynamics of the Hollywood Casino Grant Fund Program. We'll also go through the timeline, so just kind of going over those highlights.

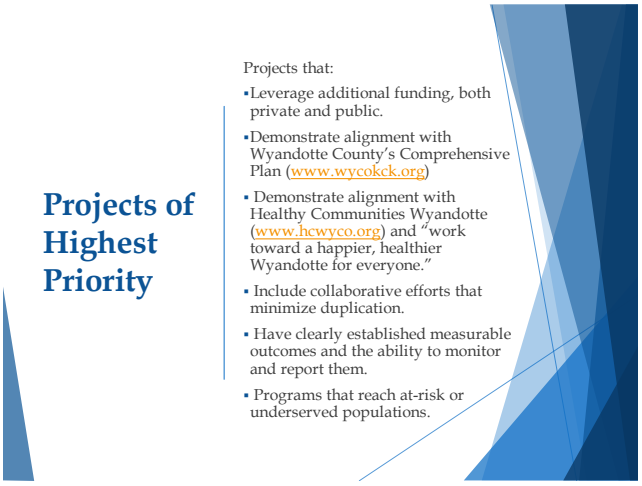
Tonight I do have with me the Greater Kansas Community Foundation staff. We have Sarah Forgey with us and we also have Terrell Brown. The Greater Kansas City Foundation does act as a fiscal agency for the Hollywood Casino Grant Program. They have been working with the Unified Government for the Hollywood Casino Grant Program since 2013. Then, just as a reminder, we did rebid this opportunity back in 2023 and we did receive three proposals at that time from a various range from $22,000 to $148,000 to be able to find an agency to help us perform this service. We're really happy to have them here tonight, so it's great to have our partners in person, so we are looking forward to hearing their presentation and I will let them take it from here.



Sarah Forgery, Senior Philanthropic Advisor, Greater Kansas City Community Foundation, said thank you so much for having us here today. Just to begin our presentation, the eligibility requirements for the agencies that can apply to the Hollywood Casino Fund are any 501(c)(3) organization. Organizations that do not have a 501(c)(3) designation may use a fiscal sponsor. Those organizations could be units of local government, religious institutions without their own 501(c)(3) designation, or Neighborhood Associations. Our office verifies the eligibility of all the applicants before they come across your desk.

Just as a quick overview of what a fiscal sponsor does. A fiscal sponsor would accept any awarded grant funds and ensure that they were used appropriately by the organization that originally submitted the grant application. One piece of our process that we've refined in recent years is making sure that we have an agreement on file between that applicant and the fiscal sponsor just so that we know before you get that information that they've tied up all those loose ends.

Currently all applicants are required to demonstrate that the use of funds will be primarily in Wyandotte County and that individuals served are residents of Wyandotte County. Grantees are required to report on the individuals that they served based on zip code after the funds have been used. I mean generally this fund has not awarded grants for Capital campaigns, Endowments, annual fund drives, any debt reduction or operating deficits, direct support that would be paid to individuals, so again, these have to be 501(c)(3) public charities. They cannot be used for scholarships, lobbying activities of course, activities that specifically benefit an athletic, veteran, fraternal, sectarian or religious group specifically, equipment expenses or requests for general support. These are guidelines that we provide to the non-profit applicants upfront.

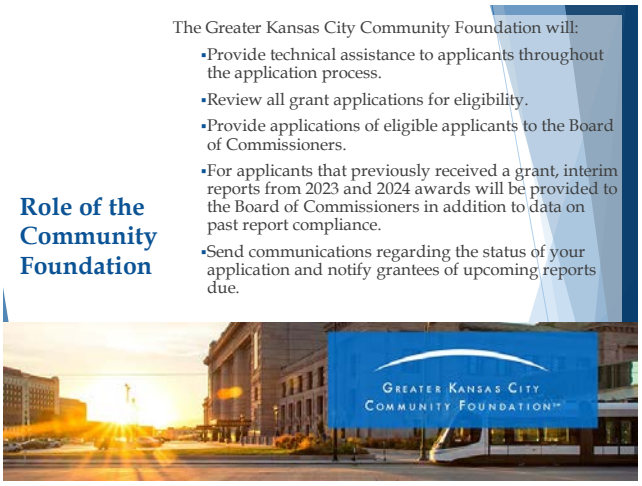


Projects that have been of high priority for this group include opportunities for applicants to leverage additional funds, both public and private, as a result of these grants that demonstrate an alignment with the Wyandotte County Comprehensive Plan, demonstrate alignment with the

Healthy Communities of Wyandotte, include collaborative efforts with other organizations and have clearly established measurable outcomes and goals, and the programs of course that reach at-risk or underserved populations in the county.

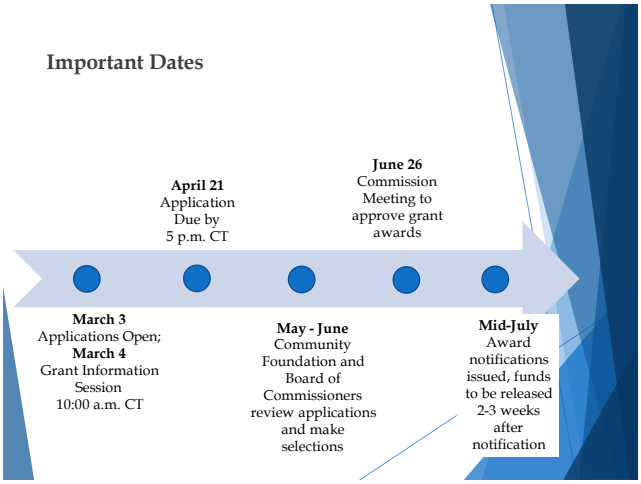
There is no restriction on the minimum or maximum size of grants awarded. Each commissioner and the Mayor is given an equal and designated amount of grant dollars that they can decide where to allocate. We typically ask that applicants request a grant amount somewhere in the range of $1,000 to $20,000. Last year awards ranged from $500 to $24,000. The average grant award was $6,000.

Next year's grant reports will be due March of '26 and July of 2026. We may make some updates to the timeline if we need to, but we do collect two reports from each awardee.

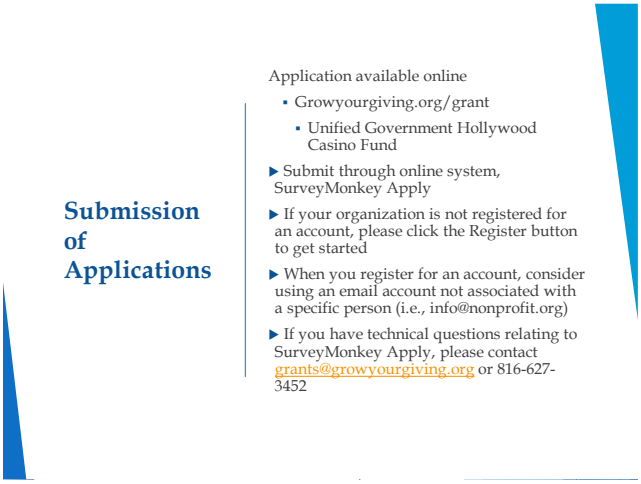


Our role here at the Community Foundation throughout this process is to provide technical assistance to all the applicants. We will review all submitted grant applications for completion and eligibility. We provide all of those applications and any supporting documents to you . If an applicant was previously awarded a grant in either 2023 or 2024, we will provide you with those reports so you can review their past progress and then we send out all communications related to the application and award process as well as all future reports. Now I'll pass it over.

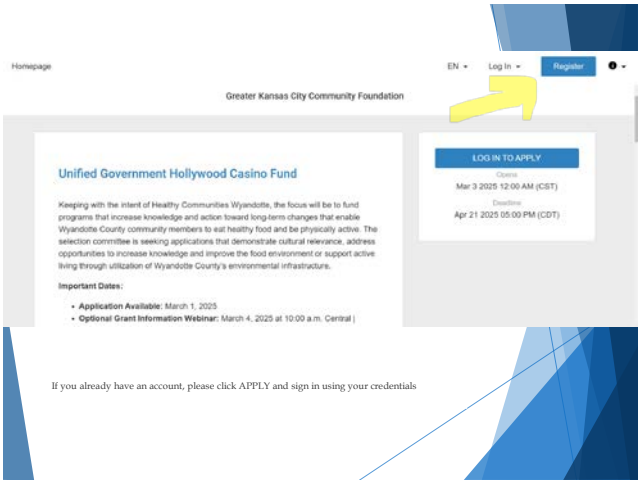
Terrell Brown, Philanthropic Advisor, Greater Kansas City Community Foundation, said this is just a layout of the role of the Board of Commissioners and the Mayor. There's roughly around $473,000 available to grant this year in 2025. If you divide that by 11, it's roughly around $43,000 per commissioner and the Mayor. We'll also provide online access for everyone to track down application materials and then it's up to your discretion on where you would like to allocate those funds to non-profits of your choosing.



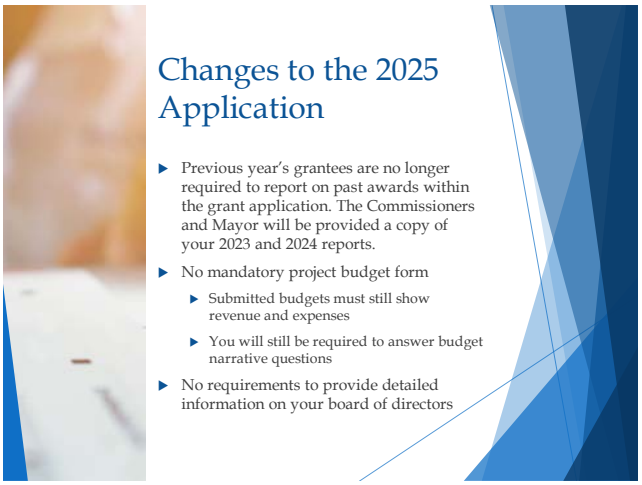
Here's just a snapshot of important dates, the timeline. Next week, March 4th, we'll have a grant information session. The application, disregard March 3rd, it'll actually open on Saturday, March 1st, in the near future. April 21st, that's when the applications are due.



Here's just some general information for non-profits who are looking to apply. You can apply through our website obviously. We're using a tool called SurveyMonkey Apply and if non-profits do not have a registered account, we have the team behind the scenes who can help folks get access to the information they need. Our strength right now is definitely technical assistance, and again, walking people through that SurveyMonkey Apply process.



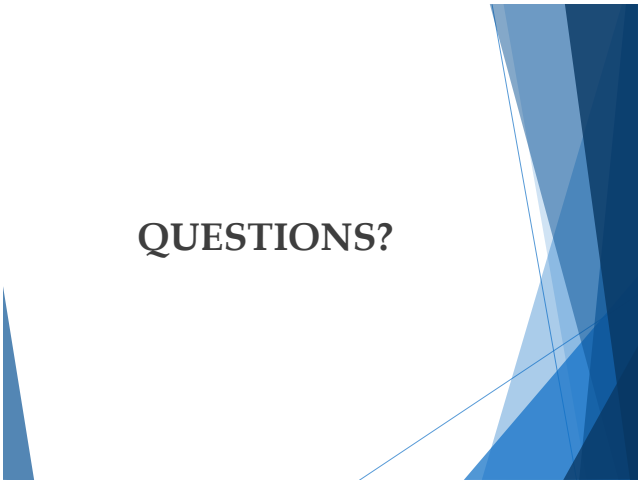
Here's a snapshot of how it looks on our website.



Lastly, the priorities, is just to make this process as seamless as possible. We're no longer requiring project budgets and then we're able to again answer any questions as they come from non-profit partners.

Here's a handful of helpful tips. Pretty general. We try to make sure non-profit agencies read the required guidelines. It's rare, like Sarah spoke towards, that folks receive the full amount requested. We want to make sure folks are up-to-date with reporting requirements and we also recommend that folks do not upload any additional pictures and other materials with their application.

Here is just some general contact information. You have Sarah and myself, our contact information. Those are our direct lines and emails. There's also information on our website and then if folks have grant specific questions, they can reach out to grants@growyourgiving.com and then again these Healthy Communities Wyandotte website has information pertaining to the grant as well as Wyandotte County's Comprehensive Plan. We want to make sure they have the resources that they need.



Now we can open the field for any questions.

Commissioner Stites said so you said that there was a—the rebid was in and it came in $22,000 to $107,000. What's the current cost? **Ms. Ferrera** said I apologize Commissioner Stites. I did misspeak. It was actually $27,000 to $148,000. I was thinking of the previous contracted amount and the current cost for services is $27,000. That's the base amount unless there are field visit, site visits that have to be made. I will say in previous years we've not done a lot of that, so that is the contracted amount. **Commissioner Stites** said I think it would be important if somebody could just quickly give the background because there's been a lot of conversation out there on social media chatter about what these dollars can go towards. I don't mean people saying why aren't they fixing my street with it, why aren't they fixing or putting in sidewalks and I think it would be important to get that out there as to how this came about, when it came about back in whatever year it was and that's it's the contribution and we can't use it for anything other than these items described in 501(c)(3).

Ms. Ferrera said I can touch on that a little bit. I don't know if—Legal can chime in a little bit, but contractually through the agreement that the Unified Government has with the Hollywood Casino there are specific categories broken out for charitable giving. One of the categories is an amount that's negotiated and decided on with the Commission and Unified Government leadership. So, for this particular program it is for that to go back into the community for charitable reasons in programs and services. That is how this program became established and hopefully that kind of helps share a little bit of the why of the program and how it became about.

Commissioner Stites said I think that's sufficient, so it was an amount that was agreed upon in the original development agreement that they would make an annual contribution to the Unified Government commissioners, to put back into our community for organizations that serve our communities 501(c)(3). You know food pantries, education foundations, there's a whole litany of things that it can be used for. It's a way for the money generated, the revenues that are coming off of the Hollywood Casino come back into our community. I appreciate it.

Commissioner Burns said last year some of the recipients that I choose it seems like there was a hold up for them getting the money. May I recommend that I wouldn't put a preliminary date out there. I would put a firm date out there because I got phone calls from all of them. I said it's out of my hands, I don't know. So, I'm just suggesting to do that. I know maybe you had a hitch or whatever. I get it, but they do call once they think—they think the money is available the next day and it's not.

Also, do you two have any cards? I would like some because it's easier to give that to them and then they can call you with any questions so I don't mess it up. **Commissioner Burns** said alright, thank you.

Commissioner Lopez said according to Commissioner Burn's statement, I've had the same calls too. I'm like I don't know, so as of right now is the money—do you have the money now? Is it in an account right now? **Ms. Ferrera** said yes, I can speak to that a little bit and I will say last year that was really on me. I was delayed, still kind of learning the grant process, so I waited a little too long to make the transfer from the Unified Government over to Greater Kansas City Community Foundation. **Commissioner Lopez** said that's fine. I was just like—was it Hollywood Casino that were dragging their feet. **Ms. Ferrera** said it was internal and we've got a really great CFO and her team has been really awesome and so we've already had that conversation so we can hopefully prevent that from happening and just be earlier in getting that money over to the foundation so it's ready for them when the time comes. Great question.

Commissioner Lopez said maybe Commissioner Stites asked this already. I was just trying to follow-up on that one, but according to the Hollywood Casino's pitch, the grant money was going to be increased…(Mayor Garner left the meeting at 5:19 p.m. and Commissioner

Burroughs was Mayor Pro Tem until Mayor Garner returned at 5:24 p.m.)…from the start. When is that increase going to happen?

Shelly Kneuvean, Chief Financial Officer, said based on the new agreement that was just negotiated, when the hotel is completed is when the higher amount then is given. It could be in '26 if the hotel is completed and if not, it would be '27 at latest because I believe the agreement requires the hotel to be done by then. **Commissioner Lopez** said I almost remember, I don't remember the guy's name, but that was part of his pitch it was like it was going to be the upfront money. **Ms. Kneuvean** said I understand. I confirmed that with Legal and had them look at the agreement because we had gotten the 500 and I wanted to make sure that was the right amount, that we shouldn't you know—were we supposed to get the higher amount, so I did confirm that with Legal. We read the agreement and confirmed it's not until the hotel is done, but I appreciate what you're saying.

Commissioner Lopez said so what he was saying to us in his pitch is now different than the agreement is what it sounds like to me. **Ms. Kneuvean** said that could be. I don't remember all the details of the pitch that they gave, so I defer to you on that. I just went by the written agreement. **Commissioner Lopez** said I get it. **Angela Lawson, Interim Chief Counsel,** said they do still have construction deadlines. **Commissioner Lopez** said I understand that. I just remember his pitch.

Mayor Pro Tem Burroughs said I think I want to follow on Commissioner Burn's request and that is can you provide the year that the agreement was made on the $500,000 because I believe there's perception out there that this Commission chose to extend the contract for the casino hotel development because of the grant money. That grant money was negotiated by the city at the inception of the casino being built and that money has not changed. That was an agreed upon amount that occurred from its inception and there was no tie to that $500,000 for us to distribute collectively as an agreement to that casino buildout on the hotel and I think that's maybe what Commissioner Stites and Commissioner Burns were after. I believe that might have been 2004 maybe, 2009 thank you, so that's been around there a while and that money hasn't changed. It's been consistent and it's been distributed that way all along.

You had a slide that showed that they weren't having to report the '23, '24 distributions or prior year distributions. Did I—as to how those funds were spent. I was trying to catch up and read and listen at the same time and that can be dangerous. **Ms. Forgey** said I'll try to find it. They do have to report on the use of funds received in both 2023 and 2024. They have to report on all the use of funds back to when we started working with you. We provide you with the reports that they submitted in 2023 and 2024 if they reapply this year, so you can see if you awarded them a grant last year, how they spent it, if you awarded them a grant the year before, how they spent it.

I think what you might be referring to is we had a slide about some changes we've made which include the mandatory project budget. We do not any longer require a specific form. We require a project budget be submitted but it could be in whatever form the non-profit chooses. We used to have a very specific form that they had to fit in and what we found was it confusing so now we ask for a project budget, their organization budget. We no longer require that they provide a breakdown of where their Board of Directors work, how many are men, how many are women, things like that. We just ask for their Board of Directors information, plain as day.

Mayor Pro Tem Burroughs said I just wanted to ensure that we were getting all the criteria necessary to ensure that. Your work is uniform with our work. We do interface with some of these organizations and I just want to ensure that we have all the information available and be consistent.

Commissioner Burns said is it possible to give an individual commissioners—if some of our recipients are not cooperating or they're not doing it right or they're getting things in late, that you would let us know because we don't know. I mean only if you have a problem with them. **Ms. Forgey** said yeah. We've really not had many, if any issues, that I can think of. I've been at the Community Foundation almost nine years. I've been working almost consistently with this program and have not had many issues. (Mayor Garner returned to the meeting). We do let you know if we were not able to get a returned report at all, so we'll send reminders and if it just doesn't ever come in, we'll let you know. But that would probably be the most obvious sign of someone not cooperating or wanting to participate.

Commissioner Bynum said I know in the past there's been a few times when I've asked you for updates on any grantees that have failed to do their reporting or timely reporting and I know

sometimes there are a handful. But like if I reach out to an organization that I've given some of my funds to, sometimes they are shocked and surprised like they didn't know and I know that in the past it's a paper check. I don't know what happened last year, but at least prior years to that it was a paper check with a cover letter and the cover letter explained the reporting deadlines. I don't know if that's the method that's going to be used, I don't know if there is a way to maybe pull out and highlight their reporting deadlines and then if there's any way to like to remind them. I noticed you moved it from December to March for the first report and I get that, but maybe in December or January they could get a reminder that a reporting deadline is approaching because I know in the past I've wanted to know as I'm looking at the new set of grant requests are they keeping up with their reporting. **Ms. Forgey** said yes, that's a great suggestion. We can get some reminders out. It is still a paper check. We have moved the notification to also include email because we found that sometimes the check and the letter would get separated at an office or they may not—the post office maybe did not receive the check and didn't know that they should be expecting it, so we are now also providing an email to the person who submitted the grant application, but that's helpful. Thank you.

Commissioner Stites said if you would go back to the slide where you talked about the reporting out on the zip codes. I'm not 100% sure what you meant by that. **Ms. Forgey** said during the report process after the award and so at the March timeline, so it'll be about eight months, seven months after they've received the grant they have to go back into our system and complete a report that includes both a narrative, a budget piece on how they've spent the funds, and then to report the number of individuals in each zip code that they have served and then we're able to tabulate that. **Commissioner Stites** said will we get that or have we ever got that? **Ms. Forgey** said you will get it at the next application cycle. We can certainly provide it to you sooner if you'd like to see it. **Commissioner Stites** said I mean like for last year when I did it. **Ms. Forgey** said yeah, so you'll see the 2024 awardees. They will fill out that report this March when they reapply for this grant and you will see it. **Commissioner Stites** said what if it's a group that's not reapplying? **Ms. Forgey** said then we won't have a report for them. They'll be—**Commissioner Stites** said for how they spent money next year. **Ms. Forgey** said I'm sorry. If they do not reapply this year, we still have the report and we can provide those to you if you would like to see them.

Commissioner Stites said I think that would be good so that we could see that also. **Ms. Forgey** said absolutely. **Commissioner Stites** said I would like to see that.

Commissioner Stites said I know personally I've been contacted by several of the 501's that I have donated to, and I don't want to say I, that the UG has allowed me to disperse money to, and some of them are very touching whenever you see what they've been able to do, who's been able to receive maybe some school supplies or a food drive. I know one the recipients was able to increase a freezer space for a pantry so that they could have additional food, meat on hand to pass out. I'm really a fan of this. I like it. It is definitely one of those feel good type things that you know that you're helping put money back out and help out in your community, so I appreciate it.

One thing that I know that we haven't—you know people may not understand is well, where's this increase, this 850 and I think it's important that, like Commissioner Burroughs stated, that during that renegotiation, I guess if you will, with the casino they upped the amount of money that they're going to be contributing from $500,000 and at the end to $850,000 at the end of construction of the new hotel out at the casino.

I'm a little disappointed to hear that it's at the end because as you well know we let them off the hook for their penalty that they were paying. You know whenever they start and get substantial construction, their penalty phase drops. It was my understanding that as soon as that penalty phase would drop, I mean that we would start receiving that additional money. I'm kind of disappointed to hear that now is not the case and that we're going to have to wait even longer to get that money. So, if not at the very beginning, I wish that it would at least have been when they start construction that we received that.

Commissioner Davis said two questions. Can we get the development agreement for the new Hollywood Casino, if you all can send that out. **Ms. Lawson** said yes, it's an amendment, so we can send the entire package to you. **Commissioner Davis** said just the amendment portion. I'm having a hard time just scrolling through my emails, so that would be very helpful.

The other thing I want to ask and maybe my memory is off, but this feels much earlier than last year or previous years. If that is not the case—okay, people are like it is not. Maybe I'm just thinking of something—I thought this was a little bit earlier than before. I do remember July 18th. What was that for, reporting? Oh, that was when—oh okay, that was okay, gotcha. July that was

when folks got the money which is a pretty long time. Okay, that's why things are jumbled around in my memory.

I appreciate, again, this opportunity to invest in our community and the clarification on the Hollywood Casino Grant because even I was telling everybody it's coming and then it's actually not until a while.

Commissioner Lopez said when you talk abut the checks that are being allocated and mailed and stuff, what's wrong with the wire transfers? **Ms. Forgey** said nothing is wrong with wire transfers and we do make wire transfers to non-profits. We've just found that checks still tend to be the way in which most people are receiving their grants, but if a non-profit would prefer to receive it versus an ACH, we can certainly do that and that's no added cost to your contract with us. **Commissioner Lopez** said so, I can let my—do they know that from upfront? **Ms. Forgey** said they probably don't. It's not something that we've put out there as an either/or, but we could—are certainly happy to do it upon request. **Commissioner Lopez** said I'll let some of the ones I helped last year let them know that if you don't want to wait on a check, we can do a wire transfer. It's so much easier and not waiting. Who knows if it got lost in the mail and whatnot. **Ms. Forgey** said we're also happy to have people come pick them up from our office on 10th & Broadway if that's equally convenient to folks.

Mayor Garner said thank you for your presentation. I believe there is no further business for us to take up tonight, so I will entertain a motion to adjourn.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Burns, to adjourn.** Roll call was taken and there were eight "Ayes," Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Burns.

MAYOR GARNER AJOURNED

THE MEETING AT 5:35 p.m.

Monica L. Sparks
Unified Government Clerk

dt

Unified Government Clerk's Office

Monica L. Sparks
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: February 6, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for January 31, 2025 – February 6, 2025

1. **NOTICE OF CLAIM:**
   - Carolyn Schroeder, Kansas City, KS, by and through her attorney N. Larry Bork, with Goodell, Stratton, Edmonds & Palmer, LLP., alleging damages to personal property on 4/17/2024.

   Action: Received and filed. Copies previously forwarded to Legal.

2. **CLAIM FOR DAMAGES:**
   - Damon Reddick, Kansas City, KS, alleging damages to personal property on 1/20/2025.
   - Roxie Gaitan, Kansas City, KS, alleging damage to personal property on 1/6/2025.
   - Marlin McCutcheon, Kansas City, KS, alleging damage to personal property on 1/7/2025.
   - Ryan and Nicole Hadl, Kansas City, KS, alleging damage to personal property on 1/8/2025.
   - Arthur Peoples, Kansas City, KS, alleging damage to personal vehicle on 1/20/2025.
   - Virginia Ayers, Kansas City, KS, alleging damage to personal property on 1/6/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **SUMMONS:**
   - John Barnes vs. Archdiocese of Kansas City in Kansas and The Unified Government of Wyandotte County/ Kansas City, KS., Case No. WY-2024-CV-000881.

   Action: Received and filed. Copies previously forwarded to Legal.

4. **APPLICATIONS FOR CMB LICENSE (PKG):**
   - Super San Antonio LLC, Hector Contreras, d/b/a Super San Antonio, 800 Kansas Ave., Kansas City, KS 66105.
   - The Snackle Box LLC, Amanda Green, d/b/a The Snackle Box LLC, 4208 West Dr., Kansas City, KS 66109.

   Action: Referred to License.

5. **APPLICATIONS FOR CMB LICENSE (OP):**
   - The Snackle Box LLC, Amanda Green, d/b/a The Snackle Box LLC, 4208 West Dr., Kansas City, KS 66109.

   Action: Referred to License.

6. **APPLICATIONS FOR DRINKING EST./PUBLIC VENUE:**
    - Naree Cuisine LLC, Nareeat Lekphaijit, d/b/a Naree Kitchen Thai & Sushi, 7933 State Ave. Suite 105, Kansas City, KS 66112.
    - Villa Marina LTD, Diana Perez, d/b/a Las Islas Marias, 7516 State Ave., Kansas City, KS 66112.

    Action: Referred to License.

7. **APPLICATIONS FOR PRIVATE SECURITY BUSINESS:**
    - Twin City Security, Inc., D/B/A Twin City Security Inc., 6340 Glenwood St. #109, Overland Park, KS 66202.
    - NPB Companies, Inc., D/B/A NPB Companies, Inc., PO Box 171425, Kansas City, KS 66117.
    - NKC Bureau of investigation, D/B/A NKC Bureau of Investigation, 3000 E Truman Rd., Kansas City, MO 64127.
    - Command Security Services, Inc., D/B/A Command Security Services inc., 8801 E 63rd St., S-104, Raytown, MO 66225.

    Action: Referred to License.

Unified Government Clerk's Office

Monica L. Sparks
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: February 20, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

Weekly Business Material for February 14, 2025 – February 20, 2025

1. **PUBLIC NOTICE:**
   - Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on February 4, 2025, at Alandon Tow Service.

   Action: Received and filed.

2. **CLAIM FOR DAMAGES:**
   - Adela and Adalberto Sanchez, Kansas City, KS, alleging damages to personal property.
   - John Podolanko, Kansas City, KS, alleging damage to personal property on 1/6/2025.
   - Erica Marriott, Kansas City, MO, alleging damage to personal vehicle on 2/13/2025.
   - Stanley Tremaine, Kansas City, KS, alleging damage to personal property on 1/5/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **MOTION:**
   - David Spears vs. The Unified Government of Wyandotte County/ Kansas City, KS., Case No. WY-2024-CV-000813.

   Action: Received and filed. Copies previously forwarded to Legal.

4. **SUMMONS:**
   - Mia Billings et. al., vs. Archdiocese of Kansas City in Kansas and The Unified Government of Wyandotte County/ Kansas City, KS., Case No. WY-2025-CV-000063.

   Action: Received and filed. Copies previously forwarded to Legal.

5. **TRAVEL REQUESTS:**
   - Erin Bern, Jennifer Jamison, Ashley Lause, and Maria Mota-Martinez, Health Department, travel to Las Vegas, NV, from 4/22/2025 through 4/25/2025, to attend the 2025 NWA Education and Training Conference, Employee Training & Travel.

   Action: Approved by Administrator's Office and received and filed.

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica L. Sparks
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
http://www.wycokck.org

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: March 6, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

1. **NOTICE OF CLAIM:**
   - Carolyn Schroeder, Kansas City, KS, by and through her attorney N. Larry Bork, with Goodell, Stratton, Edmonds & Palmer, LLP., alleging damages to personal property on 4/17/2024.

   Action: Received and filed. Copies previously forwarded to Legal.

2. **CLAIM FOR DAMAGES:**
   - Ivana Gloria, Kansas City, KS, by and through her attorney Grant Honnold, DM Injury Law Firm, alleging damages to personal injury on 12/13/2024.
   - Jeffrey & Rose Shaffer, Kansas City, KS, alleging damage to personal property on 2/12/2025 & 2/19/2025.
   - Jeff Frye, Kansas City, KS, alleging damage to personal property on 2/13/2025.
   - Keith Woolridge, Kansas City, KS, alleging damage to personal vehicle on 2/27/2025.
   - Juan Cuevas, Kansas City, KS, alleging damage to personal vehicle on 2/18/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **TRAVEL REQUESTS:**
   - Natalie Fiorella and Adriana Hernandez, DA's Office, travel to Wichita, KS, from 4/1/2025 through 4/3/2025, to attend the Kansas Crimes Victims' Rights Conference, Employee Training & Travel.
   - Jamie Miller, KCKPD, travel to Phoenix, AZ, from 2/26/2025 through 2/28/2025, to attend case meeting, Employee Training & Travel.
   - Karl Oakman KCKPD, travel to Glendale, AZ, from 5/19/2025 through 5/23/2025, to attend the Station Design Conference, Employee Training & Travel.
   - Augustine Oropeza, IT Department, travel to San Antonio, TX, from 5/10/2025 through 5/15/2025, to attend Tyler Connect 2025 Empower|Collaborate|Imagine, Employee Training & Travel.

   Action: Approved by Administrator's Office and received and filed.

4. **APPLICATIONS FOR PRIVATE SECURITY BUSINESS:**
   - Regional Security & Investigations D/B/A Regional Security & Investigations, 3011 N Allis St., Kansas City, KS 66101.
   - PBM Security D/B/A PBM Security, 10707 Augusta Dr., Kansas City, KS 66109.
   - Metro Public Safety and Investigations, D/B/A Metro Public Safety and Investigations, 6060 N Oak Trwy., Ste 104, Kansas City, MO 64118.

   Action: Referred to License.