



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>

NOTICE OF BUSINESS DEVELOPMENT TASK FORCE MEETING

A meeting of the Business Development Task Force of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person only on Monday, April 28, 2025, at 3:00 pm. in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101.

We invite you to view the meeting in person in the 5th-floor conference room, Suite 515, 701 N. 7th Street, Kansas City, Kansas,

Business Development Taskforce
April 28, 2025
3:00 pm
City Hall
5th Floor Conference Room
701 N 7th Street
Kansas City, Kansas 66101

AGENDA

Commissioner Tom	Burroughs	Chair
Commissioner Chuck	Stites	Co-Chair
Nate	Brungardt	
Edgar	G Galicia	
Renee	Hadley	
Lynn	Holcomb	
Greg	Kindle	
Gabe	Munoz	
Richard	Napper	
Mindy	Rocha	
Jim	Schraeder	

- 1. Call to Order/Roll Call of members**
- 2. Review of April 14, 2025, Meeting Minutes**
- 3. Parking Standard Resolution discussion- Wendy Green, Legal Counsel (Attachments)**
- 4. Accela Discussion - Crystal Sprague, Director of Performance and Innovation**
- 5. Public Comment**
- 6. Adjourn**

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A MORATORIUM ON THE ENFORCEMENT OF THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR COMMERCIAL AND INDUSTRIAL USES REQUIRED BY EITHER ZONING DISTRICT OR SPECIAL USE REGULATIONS AND THE ESTABLISHMENT OF LEGAL NON-CONFORMING STATUS FOR ALL COMMERCIAL AND INDUSTRIAL BUILDINGS AND USES WITHIN THE TERM OF THE MORATORIUM, UNDER CHAPTER 27, ARTICLE VIII, DIVISIONS 4 AND 9 OF THE CODE OF ORDINANCES.

WHEREAS, the promotion of industrial and commercial businesses, especially small businesses, in Wyandotte County is a priority for the Unified Government;

WHEREAS, imposing a minimum number of off-site parking spaces for a business to create or secure before opening or expanding can create a significant barrier to opening or expanding said business;

WHEREAS, the PlanKCK Economic Development Strategic Plan, approved and adopted by the Board of Commissioners on December 6, 2023, seeks to identify and work to remove regulatory barriers to promote a thriving business mix in Downtown KCK;

WHEREAS, removing parking minimums is a specific identified strategic initiative in the PlanKCK Citywide Comprehensive Plan, approved and adopted by the Board of Commissioners on November 30, 2023;

WHEREAS, the goDotte Wyandotte County Strategic Mobility Plan, approved and adopted by the Board of Commissioners on August 25, 2022, advocates for the potential reduction or elimination of minimum parking requirements along identified “Opportunity Corridors”;

WHEREAS, the Downtown Area Plan, approved and adopted by the Board of Commissioners on June 7, 2007, notes that “much of the land in Downtown is too valuable to use as surface parking, especially along street frontages” and endeavors to “maximize on-street parking on all streets”;

WHEREAS, Chapter 32, Article IX of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas (“Complete Streets”), approved and adopted by the Board of Commissioners on November 11, 2020, intends for streets to contribute toward the safety, health, equity, economic viability, and quality of life in Wyandotte County; therefore,

BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. From the date of the passage of the Resolution, the Unified Government will place a moratorium on the requirement and enforcement the following sections and subsections of the Zoning Code, Chapter 27 of the Unified Government Code of Ordinances:

- A.) Section 27-463(e)
- B.) Section 27-464(e)
- C.) Section 27-465(f)
- D.) Section 27-466(e)

- E.) Section 27-467(e)
- F.) Section 27-468(e)
- G.) Section 27-469(e)
- H.) Section 27-470(f)
- I.) Section 27-471(n)(1)b
- J.) Section 27-741(n)(2)b
- K.) Section 27-741(n)(2)c
- L.) Section 27-741(n)(3)b
- M.) Section 27-741(n)(3)c
- N.) Section 27-741(n)(8)
- O.) Section 27-742(e)
- P.) Section 27-668

Section 2. For a single building, on a property within a zoning district represented by the code subsections identified above by section 1.A – 1.P, in which both commercial and residential uses lawfully occur, no parking spaces shall be required if there are six or fewer dwelling units in the building. **OR** All residential uses shall still be required to comply with all parking requirements, even if such residential uses occur within the same building as commercial or industrial uses exempted from the parking requirements identified by section 1 above.

Section 3. Any new or reapproved Special Use Permit for a commercial use is exempt from meeting the minimum parking requirements for the next approved term of the Special Use Permit or to the end of the term of this Resolution, whichever term is greater.

Section 4. Any automobile parking that is elected to be constructed shall remain subject to and in compliance with all other parking requirements, including setbacks, on-site location, parking space and drive aisle dimensions, paving materials, and landscaping. Such parking shall be considered “required parking” within the context of Sections 27-524, -670, and -671.

Section 5. This Resolution shall apply to all land under the jurisdiction of the Unified Government east of Interstate 635 (Harry Darby Memorial Highway).

Section 6. This Resolution shall become effective upon passage by the Unified Government Board of Commissioners and will remain effective until the same day in the year 2028 at 11:59 PM, or until a new Zoning Code becomes effective, or until a superseding resolution or ordinance becomes effective.

**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

Published in the *Wyandotte Echo* on _____, 2025

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A MORATORIUM ON THE ENFORCEMENT OF THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR COMMERCIAL AND INDUSTRIAL USES REQUIRED BY BOTH EITHER ZONING DISTRICT AND OR SPECIAL USE ~~REGUALTIONS~~ REGULATIONS AND THE ESTABLISHMENT OF LEGAL NON-CONFORMING STATUS FOR ALL ~~QUALIFYING REHABILITATION, EXPANSION, OR CONSTRUCTION OF~~ COMMERCIAL AND INDUSTRIAL BUIDLINGS AND USES WITHIN THE TERM OF THE MORATORIUM, UNDER CHAPTER 27, ARTICLE VIII, DIVISIONS 4 AND 9 OF THE CODE OF ORDINANCES.

WHEREAS, the promotion of industrial and commercial businesses, especially small businesses, in Wyandotte County is a priority for the Unified Government;

WHEREAS, imposing a minimum number of off-site parking spaces for a business to create or secure before opening or expanding can create a significant barrier to opening or expanding said business;

WHEREAS, the PlanKCK Economic Development Strategic Plan, approved and adopted by the Board of Commissioners on December 6, 2023, seeks to identify and work to remove regulatory barriers to promote a thriving business mix in Downtown KCK;

WHEREAS, removing parking minimums is a specific identified strategic initiative in the PlanKCK Citywide Comprehensive Plan, approved and adopted by the Board of Commissioners on November 30, 2023;

WHEREAS, the goDotte Wyandotte County Strategic Mobility Plan, approved and adopted by the Board of Commissioners on August 25, 2022, ~~identifies State Avenue and 7th Street as “Key Opportunity Corridors”, that is, major transportation corridors with the ability to accommodate a concentration of sustainable future growth, and~~ advocates for the potential reduction or elimination of minimum parking requirements along identified such corridors “Opportunity Corridors”;

WHEREAS, the Downtown Area Plan, approved and adopted by the Board of Commissioners on June 7, 2007, notes that “much of the land in Downtown is too valuable to use as surface parking, especially along street frontages” and endeavors to “maximize on-street parking on all streets”;

WHEREAS, Chapter 32, Article IX of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas (“Complete Streets”), approved and adopted by the Board of Commissioners on November 11, 2020, intends for streets to

contribute toward the safety, health, equity, economic viability, and quality of life in Wyandotte County; therefore,

**BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. From the date of the passage of the Resolution, the Unified Government will place a moratorium on the requirement and enforcement the following sections and subsections of the Zoning Code, Chapter 27 of the Unified Government Code of Ordinances, ~~for new construction projects or new rehabilitation projects that encompasses more than 50 percent of the building or site (“qualifying rehabilitation project”):~~

- A.) Section 27-463(e)
- B.) Section 27-464(e)
- C.) Section 27-465(f)
- D.) Section 27-466(e)
- E.) Section 27-467(e)
- F.) Section 27-468(e)
- G.) Section 27-469(e)
- H.) Section 27-470(f)
- I.) Section 27-471(n)(1)b
- J.) Section 27-741(n)(2)b
- K.) Section 27-741(n)(2)c
- L.) Section 27-741(n)(3)b
- M.) Section 27-741(n)(3)c
- N.) Section 27-741(n)(8)
- O.) Section 27-742(e)
- P.) Section 27-668

~~The Unified Government will furthermore make it policy that lack of compliance with the aforementioned sections and subsections of the Zoning Code shall not be a prerequisite for the satisfactory issuance of any permit nor the approval of any planning and zoning entitlement to new construction project or qualifying rehabilitation project.~~

Section 2. ~~For a single building, on a property within a zoning district represented by the code subsections identified above by section 1.A – 1.P, in which both commercial and residential uses lawfully occur, no parking spaces shall be required if there are six or fewer dwelling units in the building. OR All residential uses shall still be required to comply with all parking requirements, even if such residential uses occur within the same building as commercial or industrial uses exempted from the parking requirements identified by section 1 above. “New construction project” and “new rehabilitation project” shall be defined as a construction or rehabilitation project that has not yet received permits issued by the Building Inspections Division of the Neighbor Resource Center, including building, mechanical, electrical, and plumbing permits.~~

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Section 3. Any new or reapproved Special Use Permit for a commercial use ~~that, if such use, or building in which the use occurs, were to be a new construction or qualifying rehabilitation,~~ is exempt from meeting the minimum parking requirements for the next approved term of the Special Use Permit or to the end of the term of this Resolution, whichever term is greater.

Section 4. Any automobile parking that is ~~elected to be~~ constructed ~~to serve a new construction project or new qualifying rehabilitation project~~ shall remain subject to and in compliance with all other parking requirements, including setbacks, on-site location, parking space and drive aisle dimensions, paving materials, and landscaping. Such parking shall be considered “required parking” within the context of Sections 27-524, -670, and -671.

Section 5. This Resolution shall apply to all land under the jurisdiction of the Unified Government east of Interstate ~~Highway~~ 635 (~~I-635~~ Harry Darby Memorial Highway).

Section 6. This Resolution shall become effective upon passage by the Unified Government Board of Commissioners and will remain effective until the same day in the year 2028 at 11:59 PM, or until a new Zoning Code becomes effective, or until a superseding resolution or ordinance becomes effective.

**ADOPTED BY THE BOARD OF COMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS __ DAY OF ____, 2025.**

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk