

**CITY PLANNING COMMISSION
SPECIAL SESSION
MAY 28 2025
MINUTES**

The City Planning Commission met in special session on Wednesday, May 28, 2025, at 6:02 p.m. (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Brandie Armstrong (Out at 6:05, Zoom), Jim Ernst (Zoom), Jake Miller (Zoom), Mary Beth Schwartz (Zoom), Joseph Straws (Out at 6:55, Zoom), and Aaron Ward (Commission Chamber) (Absent: Beth, Mohler, Easterwood).

Rodney Lucas, Executive Assistant to the County Administrator, Rose Morris, Professional Assistant (Commission Chamber), Byron Toy, AICP, Lead Planner (Commission Chamber), Mari Mongil, Office Manager (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Chairman Carson called the meeting to order at 6:02 p.m.

Secretary Morris read the Planning Commission Statement: "We would like to welcome those participating to the meeting of the City Planning Commission. The members are participating remotely by Zoom or in-person in the Commission Chamber. Mr. Jeff Carson is serving as chairman this evening.

Please note the following instructions for the meeting:

1. Planning Commission Members attending by Zoom, please make sure you are visible during the meeting and use the raise your hand feature to speak. After Chairman Carson recognizes you, unmute your microphone and please state your name when you begin to speak. If you are in-person in the Commission Chamber, when Chairman Carson recognizes you, please state your name before speaking.
2. For those members of the public in attendance via Zoom or telephone, use the "raise your hand" feature when you want to speak on an issue. The Chairman will recognize you when it is your time to speak, unmute your microphone and state your name and address before giving your comments. If you are attending in person, please come to the microphone at the front of the room as the application is being called, and the Chairman will recognize you when it is your time to speak.
3. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly will be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens, which will review each zoning proposal. For all change of zones, special use permits, vacations, and preliminary plan reviews on tonight's agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on **Thursday, June 26, 2025.**

The format for this evening's meeting is as follows:

1. The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Planning Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will be called upon and allowed to do so at that time.
3. Then those persons in opposition will be called upon and allowed to make their statements and ask questions. Please note that each member of the public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers.
4. A speaker may request to extend their time, and the Planning Commission may, by two-thirds (2/3) majority vote, extend any speaker's time in five (5) minute increments.
5. The Chairman will ask for a show of hands of those persons in support and in opposition that do not wish to speak.
6. The applicant will then answer questions and make a closing statement.
7. The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
8. The Planning Commission will discuss the application and make their recommendation.

If persons in opposition want to formally protest a change of zone or special use permit, a means is available by a legal protest petition which can be obtained along with the necessary instructions, by emailing the Planning + Urban Design Department at planninginfo@wycokck.org tomorrow morning. Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners.

Unless there is a request to remove an item from the consent agenda by the applicant, a member of the Unified Government Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda is heard at the beginning of the meeting at 7:00 p.m.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, June 26, 2025, at 7:00 p.m.**

Hearing starts at 5:00:

CHANGE OF ZONE APPLICATION COZ2025-005 – AARON WOLOFSKY –

SYNOPSIS: Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District for the development of a data center (Red Wolf North Park), located at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with PLAT2025-008 and MPL2025-004). Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot and one (1) tract, and a Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan) to build three (3) 330,000 square foot buildings

May 28, 2025

for a data center at 13000, 12504, and 12340 Parallel Parkway on 242.12 acres.

PLAT APPLICATION PLAT2025-008 – AARON WOLOFSKY – SYNOPSIS:

Preliminary Plat for the development of a data center (Red Wolf North Park) at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with COZ2025-005 and MPL2025-004).

MASTER PLAN AMENDMENT APPLICATION MPL2025-004 – AARON WOLOFSKY – SYNOPSIS: Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park for the development of a data center (Red Wolf North Park) at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with COZ2025-005 and PLAT2025-008).

AND

CHANGE OF ZONE APPLICATION COZ2025-006 – AARON WOLOFSKY –

SYNOPSIS: Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, and RP-5 Planned Apartment Districts to B-P Planned Business Park District for the development of a data center (Red Wolf South Park), at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue (in conjunction with PLAT2025-009 and MPL2025-003).

PLAT APPLICATION PLAT2025-009 – AARON WOLOFSKY – SYNOPSIS:

Preliminary Plat for the development of a data center (Red Wolf South Park) (in conjunction with COZ2025-006 and MPL2025-003).

MASTER PLAN AMENDMENT APPLICATION MPL2025-003 – AARON WOLOFSKY

– SYNOPSIS: Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park for the development of a data center (Red Wolf South Park) (in conjunction with COZ2025-006 and PLAT2025-009).

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 May 28, 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;

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson and Commissioner Ward stated they have had contacted with proponents and opponents.

Present in Support:

- Korb Maxwell, representing the Applicant, Polsinelli Law Firm
- Neighbor at 12225 Parallel Parkway, Kansas City, KS 66109
- Mindy Rocha, local resident, Union Mechanical Contractor who works on data centers
- Greg Kindle, President of the Wyandotte Economic Development Council
- Kim Brown, 4909 North 131st Drive, Kansas City, Kansas 66109

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

The Commission directed their questions to Korb Maxwell.

Present in Opposition:

- Albert McCormas, 119th Street, Kansas City, Kansas 66109, not in opposition, with questions about possible well water disruption.
- Rhonda Levinson, 2202 North 131st Street, Kansas City, Kansas 66109
- James Sheets 12448 Parallel Parkway, Kansas City, Kansas 66109
- Ty Gorman, 2843 Parkwood Boulevard, Kansas City, Kansas 66104
- Rich Laven, Member of the Liberty Church Leadership Team, 13101 Parallel Parkway, Kansas City, Kansas 66109
- Cori Hall, 3310 North 37th Street, Kansas City, Kansas 66104, not in opposition, with questions about the capital costs of development.
- Neil Palmer, 2600 North 131st Street, Kansas City, Kansas 66109
- David Wilson, 2450 North 131st Street, Kansas City, Kansas 66109
- Dom Brunetti, Wyandotte County resident
- Scott Harding, electronically sent comment

Staff Recommendation starts at 2:18:22: Rodney Lucas, Executive Assistant to the County Administrator, stated that the developer is covering the capital costs of this development in regards to infrastructure, roads, buildings, and water systems. In response to the comments about clean energy initiatives, the code will be amended over time to address those issues. If there are noise issues, staff will be monitoring those through inspections and building permit processes. Penalties can also be used if the conditions of approval are not adhered to. Staff recommends approval of these applications.

The Commission directed their questions to Staff.

Motion starts at 2:38:24:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-004:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye

Mohler **Not Present**
Schwartz **Aye**
Carson **Aye**

Motion to recommend APPROVAL Passed: 4 to 2

Subject to:

- 1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
- 2. For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
- 3. For the Final Plat: 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;**
- 4. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
- 5. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway;**
- 6. Ensure the west side of the building along North 131st Street looks similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance;**
- 7. Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
- 8. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total. The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;**
- 9. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
- 10. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**

11. For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;
12. All detention basins need to be more natural in shape, less oblong;
13. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);
14. 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);
15. All landscaping shall be irrigated with an in-ground irrigation system;
16. 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;
17. 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;
18. 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;
19. 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;
20. 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;

21. 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;
22. All existing and future driveways must feature curb cuts that are constructed to UG standards;
23. 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;
24. 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;
25. 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 Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
26. 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;
27. 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; and,

28. 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.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-005:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye
Mohler	Not Present
Schwartz	Aye
Carson	Aye

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **APPROVE PLAT2025-008:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye
Mohler	Not Present
Schwartz	Aye
Carson	Aye

Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

Motion starts at 2:44:44:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-003:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye

Mohler **Not Present**
Schwartz **Aye**
Carson **Aye**

Motion to recommend APPROVAL Passed: 4 to 2

Subject to:

- 1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
- 2. For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
- 3. For the Final Plat: 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;**
- 4. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
- 5. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway towards North 115th Street;**
- 6. Ensure the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance;**
- 7. Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
- 8. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.**

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;

- 9. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**

10. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;
11. For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;
12. All detention basins need to be more natural in shape, less oblong;
13. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);
14. 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);
15. All landscaping shall be irrigated with an in-ground irrigation system;
16. 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;
17. 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;
18. 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;
19. 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;
20. 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;
21. 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;
 22. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 23. 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;
 24. 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;
 25. 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;
 26. 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;
 27. 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; and,
28. 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.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-006:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye
Mohler	Not Present
Schwartz	Aye
Carson	Aye

Motion to recommend APPROVAL Passed: 4 to 2
Subject to the above conditions.

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **APPROVE PLAT2025-009:**

Straws	Not Present
Ward	No
Armstrong	Not Present
Beth	Not Present
Easterwood	Not Present
Ernst	No
Jones	Aye
Miller	Aye
Mohler	Not Present
Schwartz	Aye
Carson	Aye

Motion to APPROVE Passed: 4 to 2
Subject to the above conditions.

There being no further business, the meeting adjourned 8:49.