**Unified Government of Wyandotte County and Kansas City, Kansas**

# BOARD OF COMMISSIONERS

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

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***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 Dr. Evelyn Hill –*
*Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –*
*Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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# UPDATED AGENDA

**Thursday, August 28, 2025**
**6:00 PM**

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

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. REVISIONS TO AUGUST 28, 2025 AGENDA**

4.1 **Agenda update changing start time of meeting to 6:00 PM; removing Items from Section 5- Mayors Agenda, Section 9 - Consent Agenda, and Section 12- Administrator's Agenda.**
Tracking #: 21987

**5. MAYOR'S AGENDA**

5.1 **PROCLAMATION: CHARLIE YARDBIRD PARKER DAY**
Synopsis: A proclamation proclaiming August 4, 2025, as Charlie Yardbird Parker Day.
Tracking #: 21919

5.2 **PROCLAMATION: BOSTON DANIELS PARK DAY**
Synopsis: A proclamation proclaiming August 20, 2025, as Boston Daniels Park Day.
Tracking #: 21914

## 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

### 7.1 Change of Zone Application(s)

7.1.1 **COZ2025-007 - KATHERYN MEYER**

Synopsis: Change of Zone from R-1 Single Family to A-G Agriculture District for personal farmstead and timberstand management at 430 North 86th Street (in conjunction with MPL2025-005), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21709

7.1.2 **COZ2025-015 - JUAN HARRIGAN**

Synopsis: Change of Zone from C-1 Limited Business District (WYCO) to R-1 Single Family District for a single-family residence at 1135 North 134th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21840

### 7.2 Special Use Permit Application(s)

7.2.1 **SP2025-026 - CHRIS HANE**

Synopsis: Special Use Permit for maintenance of fleet vehicles at 1625 South 45th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21717

7.2.2 **SP2025-037 - RODERICK SIMMONS JR**

Synopsis: Renewal of a Special Use Permit (SP2024-010, which expired on June 13, 2025) for the continuation of a short-term rental at 2614 South 27th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR TWO (2) YEARS.

Tracking #: 21721

7.2.3 **SP2025-039 - JYAN HARRIS**

Synopsis: Special Use Permit for a liquor store at 1863 North 18th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR TWO (2) YEARS.

Tracking #: 21847

7.2.4 **SP2025-040 - NOOSHIN AND SIMEON BOWMAN**

Synopsis: Special Use Permit for a short-term rental at 4448 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR ONE (1) YEAR.

Tracking #: 21848

7.2.5 **SP2025-042 - FARIS FARASSATI**

Synopsis: Renewal of a Special Use Permit (SP2023-043, expires October 5, 2025) for a daycare at 2605 West 39th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21849

7.2.6 **SP2025-044 - MITCH LICHTERMAN**

Synopsis: Special Use Permit for a kitchen and event space at 1017 North 9th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21851

7.2.7 **SP2025-045 - ARIN WOODSON**

Synopsis: Renewal of a Special Use Permit (SP2024-019, expired July 18, 2025) for a short-term rental at 7917 Tauromee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21852

7.2.8 **SP2025-046 - WILLIAM HOLT**

Synopsis: Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a shipping container at 1424 South 80th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR TWO (2) YEARS.

Tracking #: 21853

7.2.9 **SP2025-047 - MARIBEL SANTA ANNA**

Synopsis: Renewal of a Special Use Permit for an event space at 6300 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR FIVE (5) YEARS.

Tracking #: 21854

7.2.10 **SP2025-048 - KEVIN SCHAMBERGER**

Synopsis: Special Use Permit for a short-term rental at 13143 Nebraska Court, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR ONE (1) YEAR.

Tracking #: 21855

## 7.3 Master Plan Review Application(s)

### 7.3.1 **MPL2025-005 - KATHERYN MEYER**

Synopsis: Master Plan Amendment from the Low-Density Residential to Agricultural within the PlanKCK Comprehensive Plan for a personal farmstead and timberstand management at 430 North 86th Street (in conjunction with COZ2025-007), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21736

## 7.4 Miscellaneous

### 7.4.1 **ORDINANCE AMENDING BOARD OF ZONING APPEALS MEMBERSHIP FROM BOARD OF COMMISSIONERS APPOINTEES TO A LIMITED NUMBER OF BOARD OF COMMISSION MEMBERS**

Synopsis: An amendment to the Zoning Code Section 27-51 and wholly adding Section 27-54, changing the membership of the Board of Zoning Appeals from appointees to members of the Board of Commissioners, RECOMMENDED FOR DENIAL BY A VOTE OF 6 TO 0.

Tracking #: 21428

### 7.4.2 **ORDINANCE: REZONING PROPERTY (COZ2024-040)**

Synopsis: AN ORDINANCE rezoning property at 9611 State Avenue (COZ2024-040) from A-G Agriculture District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21890

### 7.4.3 **ORDINANCE: REZONING PROPERTY (COZ2025-011)**

Synopsis: AN ORDINANCE rezoning property at 11319 Parallel Parkway (COZ2025-011) from A-G Agriculture District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21891

### 7.4.4 **ORDINANCE: REZONING PROPERTY (COZ2025-012)**

Synopsis: AN ORDINANCE rezoning property at 10800 Hollingsworth Road and 4950 Hutton Road (COZ2025-012) from A-G Agriculture District to R-1 Single-Family District, RECOMMENDED FOR APPROVAL.

Tracking #: 21892

### 7.4.5 **ORDINANCE: REZONING PROPERTY (COZ2025-014)**

Synopsis: AN ORDINANCE rezoning property at 1216 North 86th Street (COZ2025-014) from of R-1 Single Family District to RP-3 Planned Townhouse District, RECOMMENDED FOR APPROVAL.

Tracking #: 21893

7.4.6 **ORDINANCE: REZONING PROPERTY (COZ2025-016)**

Synopsis: AN ORDINANCE rezoning property at 1698 North 98th Terrace and 1501 North 98th Street (COZ2025-016) from A-G Agriculture District to RP-5 Planned Apartment District, RECOMMENDED FOR APPROVAL.

Tracking #: 21894

7.4.7 **ORDINANCE: REZONING PROPERTY (COZ2025-017)**

Synopsis: AN ORDINANCE rezoning property at 2712 and 2740 North 103rd Terrace (COZ2025-017) from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District, RECOMMENDED FOR APPROVAL.

Tracking #: 21895

7.4.8 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-020)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-020) for continuation of heavy truck parking at 7949 Splitlog Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21896

7.4.9 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-023)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-023) for a Short-Term Rental at 347 North 118th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21904

7.4.10 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-030)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-030) for a battery storage facility at 1 Kansas Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21897

7.4.11 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-034)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-034) for an event space with live entertainment at 1600 Village West Parkway, RECOMMENDED FOR APPROVAL.

Tracking #: 21905

7.4.12 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-035)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-035) for continuation of a Short-Term Rental at 3063 and 3065 Francis Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21898

7.4.13 **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-038)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-038) for a Short-Term Rental at 120 South Cherokee Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21899

7.4.14 **ORDINANCE: VACATING PROPERTY (VAC2025-002)**

Synopsis: AN ORDINANCE vacating property (VAC2025-002) at 912 North 86th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21900

## 8. PLANNING AND ZONING NON-CONSENT AGENDA

### 8.1 Special Use Permit Application(s)

8.1.1 **SP2025-036 - YASWANTH MYLAVARAPU**

Synopsis: Special Use Permit for a short-term rental at 4512 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 1 FOR ONE (1) YEAR.

Tracking #: 21846

### 8.2 Miscellaneous

8.2.1 **ORDINANCE AMENDING SHORT-TERM RENTAL REGULATIONS INCLUDING PROHIBITING SPECIAL USE PERMITS FOR SHARED DRIVEWAYS**

Synopsis: An Ordinance updating short-term rental regulations to exclude properties with a shared driveway from being eligible for a short-term rental special use permit or administrative review, RECOMMENDED FOR APPROVAL BY A VOTE OF 5 TO 1.

Tracking #: 21826

8.2.2 **ORDINANCE: REZONING PROPERTY (COZ2025-005)**

Synopsis: AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL.

*This item was previously heard before the Board of Commissioners on July 31, 2025.*

Tracking #: 21779

## REGULAR COMMISSION

## 9. REGULAR CONSENT AGENDA

## 10. PUBLIC HEARING AGENDA

## 11. STANDING COMMITTEES' AGENDA

## 12. ADMINISTRATOR'S AGENDA

## 13. COMMISSIONERS' AGENDA

## 14. PUBLIC ANNOUNCEMENTS

## 15. 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. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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.

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**AGENDA UPDATE**
**UNIFIED GOVERNMENT BOARD OF COMMISSIONERS**
**AUGUST 28, 2025**

# Changing scheduled start time of meeting to 6:00 PM

**REMOVING ITEMS:**

**5. Mayor's Agenda**

**5.1 PROCLAMATION: WYANDOTTE COUNTY EDUCATORS DAY**
**Synopsis: A proclamation proclaiming August 28, 2025, as Wyandotte County Educators Day.**
**Tracking #: 21921**

**5.2 PRESENTATION: DOTTE PROUD RECOGNITION**
**Synopsis: To honor the essential and stellar education services in our county, Mayor Garner recognizes our school districts and area colleges with a Dotte Proud recognition: Catholic Schools of the Archdiocese of Kansas City in Kansas, Bonner Springs/Edwardsville Unified School District 204, Kansas City, Kansas Public Schools, Piper Unified School District 203, Turner Unified School District 202, Donnelly College, Kansas City, Kansas Community College.**
**Tracking #: 21913**

**REGULAR COMMISSION**

**9. REGULAR CONSENT AGENDA**

9.1 **PLAT: TINER FARMS**
Synopsis: Plat Tiner Farms located at Hutton Road (107th) and Hubbard Road and being developed by Guy Tiner.
Tracking #: 21888

9.2 **MINUTES**
Synopsis: Minutes from the Special Session meeting on July 31, 2025.
Tracking #: MINUTES

9.3 **WEEKLY BUSINESS**
Synopsis: Weekly business materials dated July 24, 31, and August 7, 2025.
Tracking #: WEEKLY BUSINESS

9.4 **APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Advisory Commission on Human Relations and Disability Issues Board:** Appointment of Zachary Mallory - Term 08/07/25 to 12/15/25, submitted by Commissioner Ramirez.

Tracking #: 21918

## 12. ADMINISTRATOR'S AGENDA

12.1 **BUDGET ITEMS**

Synopsis: Request adoption of the following resolutions and ordinances regarding the Self-Supported Municipal Improvement District, the Sewer Service Charge, Solid Waste Fee, the BPU PILOT, the 2025 Amended City of Kansas City, Kansas and Wyandotte County, Kansas Budget, and the 2026 Proposed Budget for the City of Kansas City, Kansas and Wyandotte County, Kansas as follows:

1. A Resolution setting the percentage of gross operating revenue to be set over by the Board of Public Utilities to the Unified Government for the fiscal year 2026 **(the PILOT)**.

2. An Ordinance relating to **sewer service charges**, approving the regulation establishing the rate, effective January 1, 2026, as authorized by section 30-96 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, and repealing any previously adopted regulations establishing such rates.

3. An Ordinance relating to the monthly fee on residential units in the City of Kansas City, Kansas, to fund the Unified Government's **solid waste services**, amending Section 31-17(b) of the Unified Government of Wyandotte County/Kansas City, Kansas Code and repealing original section 31-17(b).

4. An Ordinance expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas with respect to financing the 2026 annual budget for the **Self-Supported Municipal Improvement District** and approving, adopting, and appropriating the budget of the Self-Supported Municipal Improvement District and levying a tax for the year beginning January 1, 2026.

5. An Ordinance approving, adopting and appropriating the operating and capital improvement project budgets of the Unified Government of Wyandotte County/Kansas City, Kansas for the **City of Kansas City, Kansas**, as submitted and amended by Attachment A, for the fiscal years beginning January 1, 2025, and the fiscal year beginning January 1, 2026, approving the five-year capital improvement program for fiscal years 2026 through 2030.

6. A Resolution approving, adopting and appropriating the operating and capital improvement project budgets of the Unified Government of Wyandotte County/Kansas City, Kansas, for **Wyandotte County, Kansas**, as submitted

and amended by Attachment A, for the fiscal years beginning January 1, 2025, and the fiscal year beginning January 1, 2026; approving the five-year capital improvement program for fiscal years 2026 through 2030.
Tracking #: 21915

Unified Government of Wyandotte County/Kansas City, Kansas

# *PROCLAMATION*

**WHEREAS,** Charlie Parker, Jr., was born on August 29, 1920, to Charles Parker, Sr., and Adelaide (Addie) Boxley Parker, who resided at 852 Freeman Avenue, Kansas City, Kansas, and attended first and second grade at Douglass Elementary School, and in 1927, his family moved to Kansas City, Missouri, where he attended Lincoln High School; and

**WHEREAS**, Charlie Parker left Kansas City, Missouri, in 1939 for New York City with Jay McShann, who helped launch Charlie Parker's career and gave him the nickname 'Yardbird' and to many, The Bird. Parker studied and practiced countless hours to work with greats like Jay McShann, Dizzy Gillespie, Thelonious Monk, Tommy Potter, Max Roach, Miles Davis, Alan Haig, Duke Jordan, Bud Powell, and Dillon 'Curley' Russell; and

**WHEREAS,** Charlie Yardbird Parker is known worldwide as the man who changed Jazz and who was an impactful musician of the 20th century, as well as a composer, bandleader, lyric artist, and alto saxophonist; and

**WHEREAS,** Charlie 'Yardbird' Parker received numerous awards, including Grammy Hall of Fame (1988, 1995), Grammy Lifetime Achievement Award (1984), Grammy Award for best improvised jazz solo (1975), the Porin Award for best Foreign Jazz music award (1988); and

**WHEREAS,** Charlie 'Yardbird' Parker formed a historic collaboration with trumpeter Dizzy Gillespie, and they pioneered the bebop movement in jazz music, a style driven by improvisational virtuosity, faster tempos, and advanced harmony. Parker pushed the boundaries of music; and

**WHEREAS,** Charlie 'Yardbird' Parker died at the young age of 34 on March 12, 1955, in New York City, yet his life and legacy continue to influence musicians, writers, and artists all over the world to this day.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the fourth Saturday of August 2025, as:

## "Charlie 'Yardbird' Parker 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.

_____

**TYRONE GARNER, MAYOR/CEO**

Unified Government of Wyandotte County/Kansas City, Kansas

# PROCLAMATION

**WHEREAS,** Boston Daniels, born in 1905 in Arkansas, rose from humble beginnings, working as a Pullman porter, ditch digger, and aircraft assembler during World War II; and

**WHEREAS,** Boston Daniels joined the Kansas City, Kansas Police Department in 1945 and served the community with integrity and excellence for more than 25 years, earning a reputation as a nonviolent leader, a master investigator who solved over 5,000 cases, and a man who never once discharged his weapon in the line of duty; and

**WHEREAS,** Boston Daniels became the first African American Chief of Police in Kansas City, Kansas, in 1970; and

**WHEREAS,** during his tenure as Police Chief, Chief Daniels modernized the department, expanded its size, opened two new substations, implemented a 50-person citizen radio watch program, and even introduced the city's first police helicopter for traffic and pursuit operations; and

**WHEREAS,** beyond his official role, Boston Daniels continued to serve his city as a lecturer, community advocate, and public servant, running for both mayor and school board, and leading the Housing Authority's security team after retirement; and

**WHEREAS,** his belief that better housing, education, jobs, and recreational opportunities were key to reducing crime continues to inspire community-based approaches to public safety and wellness in Kansas City, Kansas; and

**WHEREAS,** in 1995, at the age of 91, Boston Daniels was honored with the dedication of a park at 7th Street and Quindaro Boulevard, where he joined his family and neighbors in celebration of a legacy grounded in justice, service, and dignity; and

**WHEREAS,** after years of revitalization efforts led by his family and community leaders, this park has been newly restored with an improved entrance, a shelter, playground, improved pathways and solar lighting and will now be proudly reclaimed as Boston Daniels Park, a living tribute to a man whose life defined the very best of Kansas City, Kansas.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim August 20, 2025, as:

## "Boston Daniels Park 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.

_____

**TYRONE GARNER, MAYOR/CEO**

# Department of Planning + Urban Design

**Unified Government of Wyandotte County • Kansas City, Kansas**

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
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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:** August 28, 2025

**Re:** **Change of Zone Petition COZ2025-007 and Master Plan Amendment MPL2025-005**

## GENERAL INFORMATION

**Applicant Information:**
Kathryn Meyer
Property Owner
430 North 86th Street
Kansas City, Kansas 66112

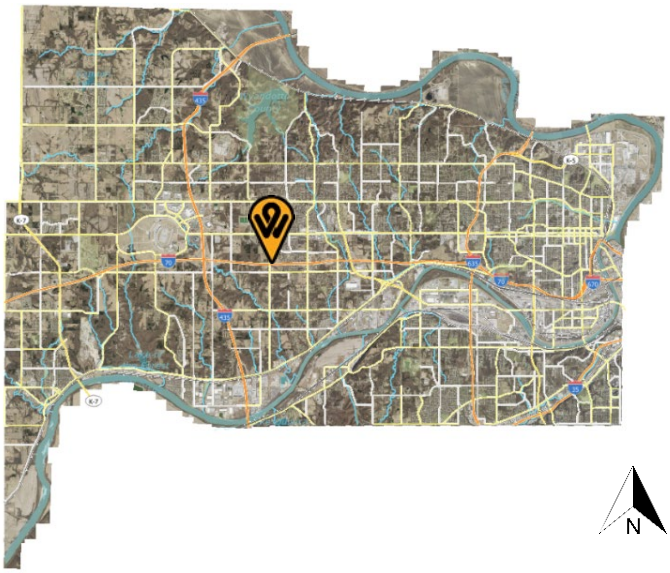
**Subject Property:**
430 North 86th Street
Kansas City, Kansas 66112

**Requested Action and Purpose:**
Approval of a Change of Zone and Master Plan Amendment for a residential farmstead.

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

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

**Proposed Zoning District(s):**
A-G Agriculture District



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | A-G Agriculture District | Agricultural, farmland |
| **South** | R-1 Single Family District | Single-family homes |
| **East** | A-G Agriculture District | Farm Homestead |
| **West** | R-1 Single Family District | Large lot single-family home |

**Total Tract Size:** 7.75 Acres

**Comprehensive Plan Area:** PlanKCK Comprehensive Plan

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Rural Residential which allows for large lot, single-family residences but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

**Proposed Plan Designation:** The applicant proposes to amend the designation to Agricultural, which allows for land for the production and cultivation of food stuffs, livestock, and other agricultural activities such as apiary, forest production, hay production, etc. Residential uses are allowed, but not required. Farmsteads, multi-generational and workforce housing related to the agricultural use is allowed.

**Parking Requirement:** Existing Zoning: Per Section 27-454(e), uses in this district require two (2) off-street parking spaces per dwelling unit, one (1) of which must be in a garage or carport.

Proposed Zoning: Per Section 27-452(e), two (2) off-street parking spaces must be provided for each single-family dwelling.

The subject property has a two (2) car garage in poor condition, in which the applicant has obtained permits for its demolition and reconstruction, meeting this requirement.

| | |
|---|---|
| **Landscaping Requirement:** | Existing and Proposed Zoning: Per 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 feet of site area for uses other than residences is required. The subject property has eight (8) trees in the front yard, and a large timber stand in the rear of the property, meeting this requirement. |
| **Advertisement:** | The Wyandotte Echo – April 17, 2025<br>Letters to Property Owners – April 18, 2025 and May 21, 2025 |
| **Public Hearing(s):** | August 11, 2025 and August 28. 2025 |
| **Public Support:** | None to date. |
| **Public Opposition:** | None to date. |

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Kathryn Meyer, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District and a Master Plan Amendment from Rural Residential to Agricultural for timberstand improvement and private farmstead at 430 North 86th Street.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. 2014: 14200-01099 – Structural Violations (exterior maintenance) and inoperable vehicles (closed) (prior owner)
2. Additional violations for weeds and grass were noted prior to 2014 (prior owner)

**Outstanding or Related Permit and Cases:**

1. 2024: PDEMO24-0014: Demolition of existing garage (in progress)
2. 2024: RES24-0232: Replace existing garage (in progress)
3. 2024: ELE24-1151: Upgrade electrical service (completed)

**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 I-435 West Statistical Neighborhood. The neighborhood consists of single-family residences, agricultural uses, and open spaces. Stony Point Park is east of the property, and Interstate I-70 is at the southern end of the block. The subject property was the one of the first properties in the area and was part of a larger farm operation prior to the development of Interstate I-70, which subdivided the area. North 86th Street is a noticeable divide between the suburban uses on the east and rural uses on the west, with the exception of a large-lot farmstead directly across from the subject property. Residential properties to the south and west overlook Interstate I-70 and retain a rural feel, with large lots for haying and hobby uses. Nearby properties are on septic systems with private stormwater culverts.

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

The zoning and uses are set out above. The subject property is surrounded by R-1 Single Family Residential zones and an AG Agricultural zone to the east. The proposed use, which is primarily residential and agricultural in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property. The applicant is proposing to utilize many restorative agriculture techniques to better manage the timberstand and has provided plans accordingly. The removal of restrictions will not detrimentally affect nearby property as the request better allows for the property owner to construct additional accessory structures for the purposes of managing the land.

***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 applicant currently resides at the subject property.

***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 is not reasonably necessary for the convenience and welfare of the public as it is primarily for personal use and enjoyment. There is some gain to the public, as a large amount of the vegetation is improperly managed and lends to fire risk as demonstrated by the applicant's timberstand evaluation and improvement proposal. The proposed use will not negatively affect the use, quality, or marketability of nearby property as it will allow the applicant to construct accessory structures to better manage the currently overgrown land and enjoy agricultural activities of a scale that are typical and consistent with a rural and suburban environment.

***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 does not have the potential to increase vehicular traffic and should not exceed the capacity of North 86th Street, a local street, to accommodate it if managed properly as it will remain a private residential use.

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

The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for which allows for large lot, single-family residences but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development. The proposed use does not conform to the PlanKCK Comprehensive plan as the applicant is proposing agricultural uses. The applicant is proposing a Master Plan Amendment to better align with the desire to utilize agricultural activity and care of the large-acre parcel.

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

The proposed use is not expected to cause environmental harm but rather provide enhancements. The subject property was historically open space land used for agricultural purposes until the 1990s, in which deferred land management allowed for property's natural vegetation to become overgrown and a potential fire hazard. The applicant has a professionally-designed plan from the Natural Resource Conservation Service which indicates that the elimination of these woody and invasive plants will likely result in higher quality wildlife habitats and conditions better suited for native regeneration and quality herbaceous cover.

***9. 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 service.

***b. Sanitary Sewer Service***

There is no sanitary sewer service to the property. The property is on private septic.

***c. Storm Water Control***

The UG does not provide direct storm water control to the property. A connected concrete culvert system is adjacent to the property.

***d. Police***

Police service is provided by West Patrol, District #221.

***e. Fire***

Fire service is provided by Station #19, which is one (1) 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 Stony Point North Elementary School, Arrowhead Middle School, and F.L. Schlagle 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.***

There is minimal economic impact on the community for the proposed use as it is a private use and not open to the public.

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

The proposed use meets all applicable ordinance requirements, for the proposed AG Agriculture district, as it is for agricultural use, contains only one (1) single-family residence, and contains adequate landscaping. The Change of Zone allows the applicant to construct additional accessory structures for the care and keeping of the land and for agriculture activity without the need for

Variances as would be required in the current R-1 Single Family District designation. The plan does not meet ordinance requirements for the PlanKCK Comprehensive Plan land use designation; however the applicant is seeking a Master Plan Amendment to better align the proposed use with the land use designation.

***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 public health, safety and welfare is minimal tangible gain to the public health, safety and welfare as the adjacent properties benefit from the management of overgrown vegetation on large acreage which could lend itself to fire risk. If denied, the property owner may not use the property for expanded agriculture use and would need to obtain a variance for an additional or larger accessory structure to keep landscaping equipment and tools, as there is already the allowed detached two (2) car garage. However, they can still live in the dwelling as a single-family residence or sell the property. The applicant would need to return to seek a Variance for any additional accessory structures to better manage the property.

***13. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

The Comprehensive Plan is a long-range plan that predicts the growth and development of the area and sets the tone for future development patterns. The PlanKCK Comprehensive plan is relatively new in terms of its implementation and is regional in nature, thus the prediction is for long-term growth and development and is not designed to take in account a single parcel.

***14. Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

***15. Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Low-Density Residential Use (PlanKCK Comprehensive Plan).

***16. 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 will allow a change in development from single-family homes to Agriculture, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns. The surrounding properties are within a similar use and zone as what it is being proposed.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 430 North 86th Street on June 8, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Agriculture Use
Timberstand Management
Land Use
Septic System
Accessory Uses
Conservation District
Soil Quality

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of applications **COZ2025-007 and MPL2025-005**, subject to:

1. **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;**
2. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
3. **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;**
4. **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;**

5. **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;**
6. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
7. **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; and,**
8. **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 Petitions **COZ2025-007 and MPL2025-005** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Boundary Line Map
Proposed Plan and Management
Engineering Comments Response
Forest Management Plan

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Change of Zone | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**

## MOTIONS

**MASTER PLAN AMENDMENT**

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-005** 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 **MPL2025-005,** 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.

**CHANGE OF ZONE**

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-007** 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 **COZ2025-007,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 53:07:**

**COZ2025-007 - KATHERYN MEYER**

**Synopsis:** Change of Zone from R-1 Single Family to A-G Agriculture District for personal farmstead and timberstand management at 430 North 86th Street (in conjunction with MPL2025-005). *Detailed Outline of Requested Action:* The applicant, Kathryn Meyer, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District and a Master Plan Amendment from Rural Residential to Agricultural for timberstand improvement and private farmstead at 430 North 86th Street.

**MPL2025-005 - KATHERYN MEYER**

**Synopsis:** Master Plan Amendment from the Low-Density Residential to Agricultural within the PlanKCK Comprehensive Plan for a personal farmstead and timberstand management at 430 North 86th Street (in conjunction with COZ2025-007).

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Katheryn Meyer, Applicant, 430 North 86th Street, Kansas City, Kansas 66112

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 55:53:** Long Range Planner Alyssa Marcy stated that this property is a 7.75 acre site primarily surrounded by other agriculture and single-family residences. Staff recommends approval of the Change of Zone and Master Plan Amendment.

**Motion starts at 56:25**:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-005:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **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;**
2. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
3. **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;**
4. **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;**

5. **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;**
6. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
7. **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; and,**
8. **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.**

**Motion starts at 57:04**:

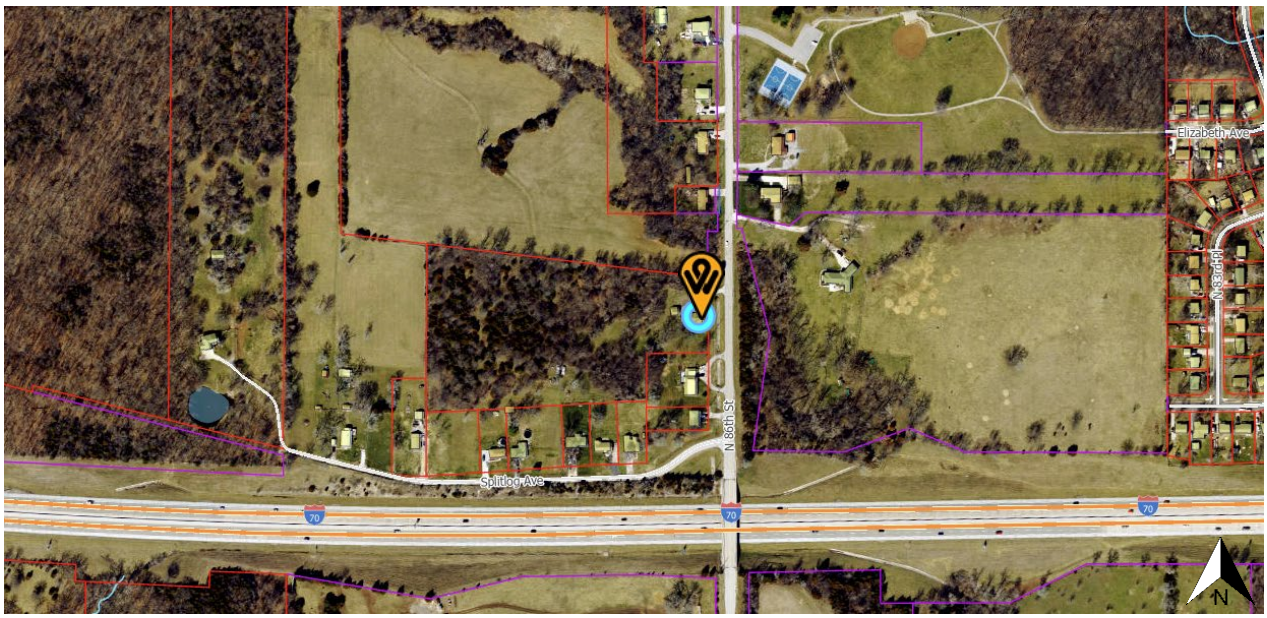
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-007:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to the above conditions.**

# ATTACHMENTS

## AERIAL IMAGERY




## ZONING MAP

## LAND USE MAP

## ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS )
Johnson ) SS:
COUNTY OF ~~Wyandotte~~ )

Comes now Kamryn Meyer, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-007 + MPL2025-005
2. That I conducted a neighborhood meeting on June 8, 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 Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of June, 2025

My commission expires 5th of April, 2028

BRIANNA BECK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4/5/28

Notary Public

ALC
ATLAS LAND CONSULTING
BOUNDARY SURVEY
LEGEND
GENERAL NOTES
VICINITY MAP
JOB NO:24-440
SCALE
PREPARED FOR
KATHRYN MEYER
ADDRESS: 430 N 86TH ST
KANSAS CITY, KS 66112
SEC-TWN-RNG
07-11S-24E
DATE
JANUARY 14, 2025
N 86TH STREET (90' R/W PER PLAT)
ASPHALT SURFACE
CONC FLUME
UNPLATTED
TRACT 1
TRACT 2
CABILL SUBDIVISION
SHELLEY ESTATES
430 N 86TH STREET
330309.37 SQ FT
7.58 ACRES
N01°07'50"W 98.55'
N02°22'01"W 392.94'
S84°54'30"W 660.34'(M&P)
S02°13'08"E 142.64'(M&)
& 142.11'(P)
S89°32'40"W 187.63'
S02°13'22"E 219.55'
S89°33'48"E 35.58'
S89°33'48"E 83.00'
N02°13'22"W 2676.65'
EAST LINE SE 1/4 SEC 7-11S-24E
N84°02'18"W 254.27'
30' WIDE PERMANENT INGRESS/EGRESS EASEMENT BK 6539 PG 481
DESCRIPTION PER DEED, DOCUMENT # 2024R-04807
ALL OF LOTS 1 THRU 12, INCLUSIVE, IN BLOCK 1 OF SHELLEY ESTATES, ALL IN WYANDOTTE COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE NO. 52353-A
I, the undersigned, do hereby certify that this boundary 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
ANDREW R WEISHAUPT, PS 1730
N 94TH ST
N 86TH ST
STATE AVE
PROJECT LOCATION
VICINITY MAP
SEC 7-11S-24E
1" = 2,000'

Hi Mr. Doyle,

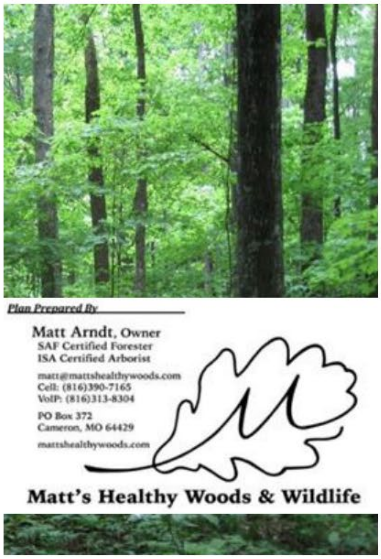
Thank you for your review of our application and the comprehensive comments. Our current request is limited to a change of zone and comprehensive plan amendment to support an agricultural use. We do not have an immediate plan for any improvements and did not include construction plans with our request. However, upon the future submittal of any construction plans, we acknowledge these requirements and will include them in those plans.

## Proposed Use - Site Plan

## Proposed Use - ≤2ac Native Plant Habitat

- Goal: Create suitable habitat for native plants and animals, including pollinators.
- Plant native species of food crop, ground cover, and grasses (e.g. clover, switchgrass, black raspberry, and bluestem).
- Establish two one (1) acre habitats in northwest and central portion of forest.

# Proposed Use - Forestry Management Plan




**Primary Recommendation: Woody Invasive Removal** - Level: Medium (% cover)

**Expected After-treatment Condition:** Elimination of woody invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** The ideal time to treat bush honeysuckle and the other woody species is in the early spring and late fall when only the invasive plants typically have green leaves.

**Target Species:** bush honeysuckle, sericea lespedeza, autumn olive, Japanese honeysuckle, multiflora rose

**Current Estimated Coverage:** 15%

**Primary Recommendation: Permanent Forest Opening**

**Expected After-treatment Condition:** Scattered small openings to be planted with a variety of wildlife food.

**Special Considerations:** Plan the layout and distribution of openings based on existing quality trees and planned hunting access routes and wind directions.

**Primary Recommendation: Herbaceous Weed Removal**

**Expected After-treatment Condition:** Elimination of herbaceous invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

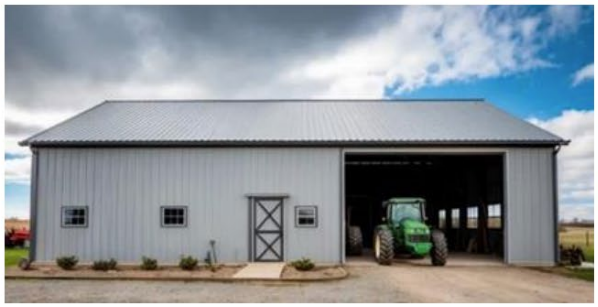
**Special Considerations:** Much of the sericea lespedeza will likely be eliminated through creation of the food plot openings.

**Additional Option: Tree and Shrub Establishment**

**Expected After-treatment Condition:** An improved visual and access barrier along the south side of the property.

**Special Considerations:** Plant two staggered rows of eastern redcedar saplings on a 6' spacing, then two rows of blackberry and/or raspberry on a 3' spacing.

# Proposed Use – Addt'l Agricultural Improvements



- Construct ~30x60 Shop Building
  - Store farm-related equipment, supplies, and materials like seed, fertilizer, fencing, and lumber.

- Establish personal raised-bed garden and potentially, chicken coop.
  - No plans to sell or profit from vegetable garden or eggs.
  - Plant native trees and shrubs to buffer from neighboring properties.

# Certifications and Approvals

## Landowner

I accept the completed CPA deliverables as thorough and satisfying my objectives.

Grant & Kathryn Meyer — Date

## Plan Preparer / TSP

I certify the work completed and delivered for this CPA:

- Complies with all applicable Federal, State, Tribal, and local laws and regulations.
- Meets the General and Technical Requirements for this CPA.
- The planned practices are based on NRCS Conservation Practice Standards (CPSs) in the state Field Office Technical Guide where the practices are to be implemented.
- Is consistent with and meets the conservation goals and objectives for which the program contract was entered into by the participant.
- Incorporates alternatives that are both cost effective and appropriate to address the resource issue(s) and participant's objective(s).

Matt Arndt — 02/15/2025 Date

SAF CF #171393
ISA CA #MW-5038A
NRCS TSP #TSP-10-6535

## *Recommended Activities*

**Primary Recommendation: Woody Invasive Removal** - Level: Medium (% cover)

**Expected After-treatment Condition:** Elimination of woody invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** The ideal time to treat bush honeysuckle and the other woody species is in the early spring and late fall when only the invasive plants typically have green leaves.

**Target Species:** bush honeysuckle, sericea lespedeza, autumn olive, Japanese honeysuckle, multiflora rose

**Current Estimated Coverage:** 15%

**Primary Recommendation: Permanent Forest Opening**

**Expected After-treatment Condition:** Scattered small openings to be planted with a variety of wildlife food.

**Special Considerations:** Plan the layout and distribution of openings based on existing quality trees and planned hunting access routes and wind directions.

**Primary Recommendation: Herbaceous Weed Removal**

**Expected After-treatment Condition:** Elimination of herbaceous invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** Much of the sericea lespedeza will likely be eliminated through creation of the food plot openings.

**Additional Option: Tree and Shrub Establishment**

**Expected After-treatment Condition:** An improved visual and access barrier along the south side of the property.

**Special Considerations:** Plant two staggered rows of eastern redcedar saplings on a 6' spacing, then two rows of blackberry and/or raspberry on a 3' spacing.

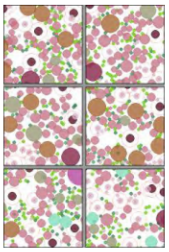
**Additional Option: Crop Tree Release** - Level: Light (crop trees)

**Expected After-treatment Condition:** Lessened competition for resources around the highest quality and most desirable trees, resulting in improved growth, vigor, and mast production from those selected trees.

**Special Considerations:** Release black walnut, persimmon, and oaks from competition on at least 3 sides.

***Release:*** 4.4% stocking ( 4 BA | 30 TPA )

persimmon – 2.3%
*codom-2.3%*
**black walnut** – 2.2%
*inter-2.2%*



## Soils Type Descriptions

**7285 - Ladoga silt loam, 3 to 8 percent slopes (Consociation)**

*Major Component:* Ladoga (80% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: Crop cover
- Landscape Location: hillslopes on uplands
- Avg. Site Index: northern red oak: 75; white oak: 75
- Well-suited Trees: black walnut, eastern white pine, European larch, northern red oak, red pine, sugar maple, white oak
- Associated Ecological Sites- R106XY075NE - Loamy Upland

*Minor Component:* Knox (10% of map unit)
- Parent Material: fine-silty loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- F107XB004MO - Deep Loess Protected Backslope Woodland; R107XB003MO - Deep Loess Exposed Backslope Savanna

*Minor Component:* Sharpsburg (10% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: *unavailable*
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XY015KS - Loamy Upland (PE 35-37)

**7955 - Knox silt loam, 7 to 12 percent slopes (Consociation)**

*Major Component:* Knox (80% of map unit)
- Parent Material: fine-silty loess
- Typical Veg. Cover: Crop cover (Tame pastureland)
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: black walnut, eastern white pine, green ash
- Associated Ecological Sites- F107XB004MO - Deep Loess Protected Backslope Woodland; R107XB003MO - Deep Loess Exposed Backslope Savanna

*Minor Component:* Armster (5% of map unit)
- Parent Material: silty and clayey loess over clayey pedisediment
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: pin oak: 70
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Ladoga (5% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: northern red oak: 75; white oak: 75
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Similar soil (5% of map unit)
- Parent Material: loess
- Typical Veg. Cover: Crop cover (Row crop)
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Welda (5% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: terraces on valleys
- Avg. Site Index: black walnut: 55; common hackberry: 60; green ash: 60; white oak: 51
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB008MO - Loamy Footslope Savanna

## Soil Interpretations

*US = Unsuited*
*VPS = Very Poorly Suited*
*PS = Poorly Suited*
*SPS = Somewhat Poorly Suited*
*SS = Somewhat Suited*
*MS = Moderately Suited*
*WS = Well Suited*
*VWS = Very Well Suited*

*Sli = Slight* *Low = Low*
*Mod = Moderate* *Med = Medium*
*Sev = Severe* *ModHi = Moderately High*
*VS = Very Severe* *Hi = High*
*NR = Not Rated* *** = no information provided*

| | FOR - Black Walnut Suitability Index (KS) | FOR - Construction Limitations for Haul Roads/Log Landings | FOR - Drought Vulnerable Soils | FOR - Hand Planting Suitability | FOR - Harvest Equipment Operability | FOR - Log Landing Suitability | FOR - Mechanical Planting Suitability | FOR - Mechanical Site Preparation (Deep) | FOR - Mechanical Site Preparation (Surface) | FOR - Potential Erosion Hazard (Off-Road/Off-Trail) | FOR - Potential Erosion Hazard (Road/Trail) | FOR - Potential Fire Damage Hazard | FOR - Potential Seedling Mortality | FOR - Road Suitability (Natural Surface) | FOR - Soil Rutting Hazard | FOR - Windthrow Hazard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7285 - Ladoga component (80 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | Mod | Mod | Low | Low | MS | Sev | Sli |
| 7285 - Knox component (10 percent of map unit) | MS | Mod | ** | WS | MS | MS | MS | WS | WS | NR | Sev | Low | Low | MS | Sev | Sli |
| 7285 - Sharpsburg component (10 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | MS | NR | Mod | Low | Low | MS | Sev | Sli |
| 7955 - Knox component (80 percent of map unit) | MS | Mod | ** | MS | MS | MS | MS | WS | WS | Sev | Sev | Low | Low | MS | Sev | Sli |
| 7955 - Armster component (5 percent of map unit) | MS | Mod | ** | MS | MS | MSPS | PS | WS | MS | NR | Sev | Low | LowHi | MSPS | Sev | Sli |
| 7955 - Ladoga component (5 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | NR | Mod | Low | Low | MS | Sev | Sli |
| 7955 - Similar soil component (5 percent of map unit) | MS | NR | ** | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 7955 - Welda component (5 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | NR | Sev | Low | Low | MS | Sev | Sli |

# 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:** August 28, 2025

**Re:** **Change of Zone Petition COZ2025-015**

## GENERAL INFORMATION

**Applicant Information:**
Juan Carlos Harrigan
1412 North 133rd Terrace
Kansas City, Kansas 66109

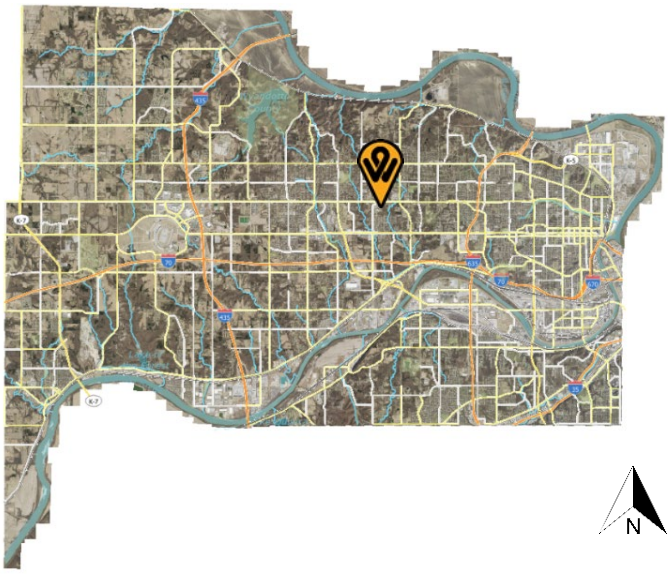
**Subject Property:**
1135 North 134th Street
Kansas City, Kansas 66109

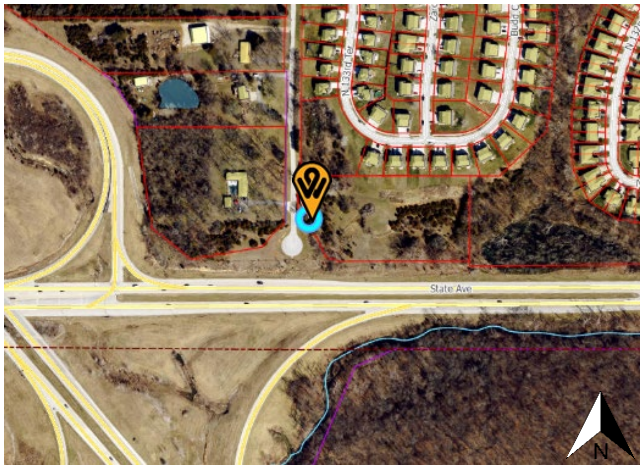
**Requested Action and Purpose:**
Approval of Change of Zone from C-1 Limited Business District to R-1 Single Family District.

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

**Existing Zoning District(s):**
C-1 Limited Business District

**Proposed Zoning District(s):**
R-1 Single Family District



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | RP-2 Planned Two-Family District | Single-family homes and duplexes |
| **South** | Unknown (City of Bonner Springs, Kansas) | Wooded land |
| **East** | RP-2 Planned Two Family District | Duplexes and wooded common space (Delaware Ridge neighborhood) |
| **West** | A-G (WYCO) Agriculture District | Single-family home |

**Total Tract Size:** 4.34 Acres

**Comprehensive Plan Area:** Prairie Delaware Piper Area Plan

**Comprehensive Plan Designation:** The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential, which allows patio homes, townhomes, condominiums, garden apartments, housing for seniors and other multi-family uses.

**Major Street Plan:** The goDotte County-Wide Mobility Strategy designates North 134th Street as Collector Street.

**Parking Requirement:** Section 27-464(g) states that trees are required at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

**Landscaping Requirement:** Section 27-464(e) states that uses in this district require paved off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

**Advertisement:** The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Juan Carlos Harrigan, is requesting a Change of Zone from C-1 (WYCO) Limited Business District to R-1 Single Family District to build a single-family home on 4.34 acres at 1135 North 134th Street.

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. Staff cannot access this information at this time.

**Building, Zoning, or Code Enforcement Complaints:**

1. CAC23-1334 – Code Admin Citation – May 9, 2023 – No Payment – Special Assessment.
2. CAC23-1006 – Code Admin Citation – April 3, 2023 – No Payment – Special Assessment.
3. ENV23-0884 – Code-Environment – March 15, 2023 – Closed.
4. ABT21-1563 – Abatement – July 1, 2021 – Closed.
5. CMP21-1495 – Enforcement Complaint – July 2, 2021 – Closed.
6. ABT21-0879 – Abatement – May 20, 2021 – Closed.
7. 18225-02216 – Abatement – June 25, 2018 – Completed.

**Outstanding or Related Permit and Cases:**

1. NSF25-0116 – New Single Family – May 6, 2025 – Plan Approved on Hold.

**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, Census Block Neighborhood Group 0448032. The neighborhood consists of a low-density single-family neighborhood along North 134th Street. The subject property abuts State Avenue right-of-way along the south property line, but does

not have direct access to the street. The City of Bonner Springs is south of State Avenue. The subject property is surrounded by RP-2 Planned Two Family District to the north and east and A-G Agriculture District to the west.

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

   The subject property is surrounded by RP-2 Planned Two Family District to the north and east, and A-G Agriculture District to the west. The proposed use, a single-family home is compatible with the surrounding uses.

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

   The proposed use is suitable for the subject will not detrimentally affect the nearby properties as the majority of development around the subject property are large lot single-family homes and duplexes within the Delaware Ridge subdivision.

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 vacant. Based on aerial photographs, the property has been vacant since at least 1997.

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 is reasonably necessary for the convenience and welfare of the public. The proposed use will not substantially or permanently injure the use, quality, or marketability of nearby property so long as it is properly designed, as it is consistent with nearby uses.

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 does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 134$^{th}$ Street, a Collector Street to accommodate it if managed properly.

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

   The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential, which allows patio homes, townhomes,

condominiums, garden apartments, housing for seniors and other multi-family uses.

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

   If the site is properly managed and maintained, the proposed use will not cause environmental harm.

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

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

      Electric and Water Service is provided by BPU.

   b. ***Sanitary Sewer Service***

      The UG does not provide sanitary sewer service.

   c. ***Storm Water Control***

      The UG does not provide storm water control to the property.

   d. ***Police***

      Police service is provided by West Patrol, District #228.

   e. ***Fire***

      Fire service is provided by Station #8, which is 2.40 miles 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 Delaware Ridge Elementary School, Robert E Clark Middle School, and Bonner Springs High School, under Bonner Springs USD 204.

   h. ***Streets***

      See item #6 above.

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

The economic impact of the proposed use would be limited. The proposed use would be for the economic benefit of the property owner.

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

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 relative gain to public health, safety and welfare is minimal. There is no tangible gain to the public health, safety and welfare as the proposed use serves only the property owner.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 21, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

None

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **COZ2025-015**, subject to:

1. **The southeast corner of the parcel is in Zones AE and X, therefore, no construction can occur in that area without the proper floodplain development permits;**
2. **The basement of the subject property cannot become a second dwelling (unit) unless there is a Change of Zone of the subject property;**
3. **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;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**

6. **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;**
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. **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,**
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.**

## 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 **COZ2025-015** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map

Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Blueprints Attached to Application
Property Images Attached to Application
Images Taken by Staff on July 1, 2025

## PUBLIC HEARING SCHEDULE

| Action(s) | City Planning Commission | Unified Government Board of Commissioners |
|---|---|---|
| Change of Zone | August 11, 2025 Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-015** 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 **COZ2025-015,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 57:59:**

**COZ2025-015 - JUAN HARRIGAN**
**Synopsis:** Change of Zone from C-1 Limited Business District (WYCO) to R-1 Single Family District for a single-family residence at 1135 North 134th Street. Detailed Outline of Requested Action: The applicant, Juan Carlos Harrigan, is requesting a Change of Zone from C-1 (WYCO) Limited Business District to R-1 Single Family District to build a

single-family home on 4.34 acres at 1135 North 134th Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Jeff Schutzler, Applicant Representative, 7214 West 80th Street, Overland Park, Kansas 66204

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 59:28:** Long Range Planner Alyssa Marcy stated that this property is in a residential area and is surrounded by other single-family homes and duplexes. Staff recommends approval.

**Motion starts at 59:51**:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-015:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **The southeast corner of the parcel is in Zones AE and X, therefore, no construction can occur in that area without the proper floodplain development permits;**
2. **The basement of the subject property cannot become a second dwelling (unit) unless there is a Change of Zone of the subject property;**
3. **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;**
4. **All existing and future driveways must feature curb cuts that are constructed to**

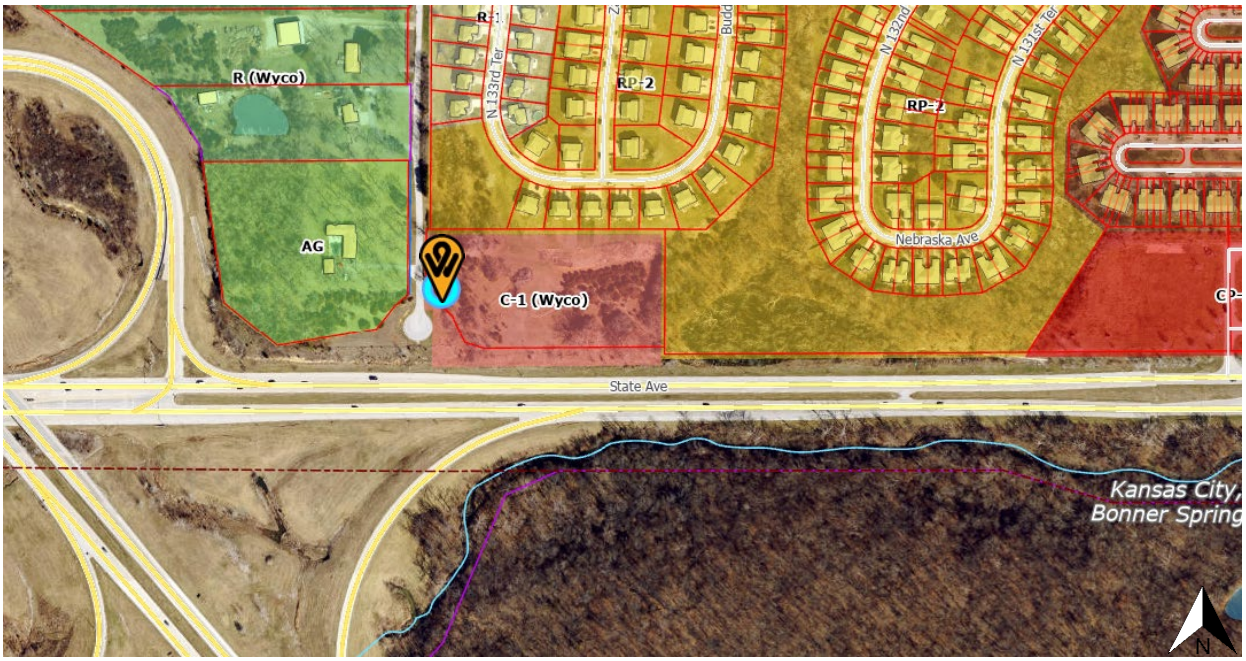
**UG standards;**

5. **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;**
6. **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;**
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. **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,**
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.**

# ATTACHMENTS

## AERIAL IMAGERY

## ZONING MAP



## LAND USE MAP

DELAWARE
NEW JERSEY
NEW JERSEY
133RD
132ND
DELAWARE RIDGE
NEW JERSEY
130TH
129TH
DELAWARE
DELAWARE
131ST
WASHINGTON
EVERETT
BLDD
DELAWARE RIDGE
132ND
129TH
WASHINGTON
STATE AVE TO NB K-7 HWY
SB K-7 HWY TO WB STATE AVE
NB K-7 HWY TO WB STATE AVE
133RD
ZARDA
131ST
131ST
NEBRASKA
NEBRASKA
NEBRASKA
Planned Commercial District
Planned Commer District
135TH
Future Interchange
EB STATE AVE TO NB K-7 HWY
STATE
EB STATE AVE TO SB K-7 HWY
SB K-7 HWY TO EB STATE AVE
K-7
STATE
130TH
NB K-7 HWY TO EB STATE AVE
STATE AVE TO SB K-7 HWY
134TH
N

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF ~~Kansas~~ MISSOURI )
) SS:
COUNTY OF ~~Wyandotte~~ JACKSON

Comes now Gersom Ibarra Rios, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-015 - C1-Wyco- R1- Residential.
2. That I conducted a neighborhood meeting on: July 21st 2025.
3. The notice to nearby property owners was sent on: July 8th 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.

ALEXANDRA L RYAN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14609531
My Commission Expires May 13, 2028

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this July day of ~~23rd~~ 24TH 2025.

My commission expires 13TH of MAY, 2028.

Notary Public

Application Number: #COZ2025-015
Date and Location: July 21st (Zoom Meeting)

Meeting called to order at: 5:30 PM
Names of people in attendance:

- *Jeffree Schutzler* – Lead Architect
- *Diana Harrigan* – Home Owener
- *Auramaria Ruiz* – House Designer
- *Julio Lopez* – Planning Consultant

Introductions:
Only our team attended the meeting, and Jeffree, the Lead Architect, led the discussion. Since no one else joined, we focused on outlining the next steps for the project and reviewed the upcoming deadlines we need to meet

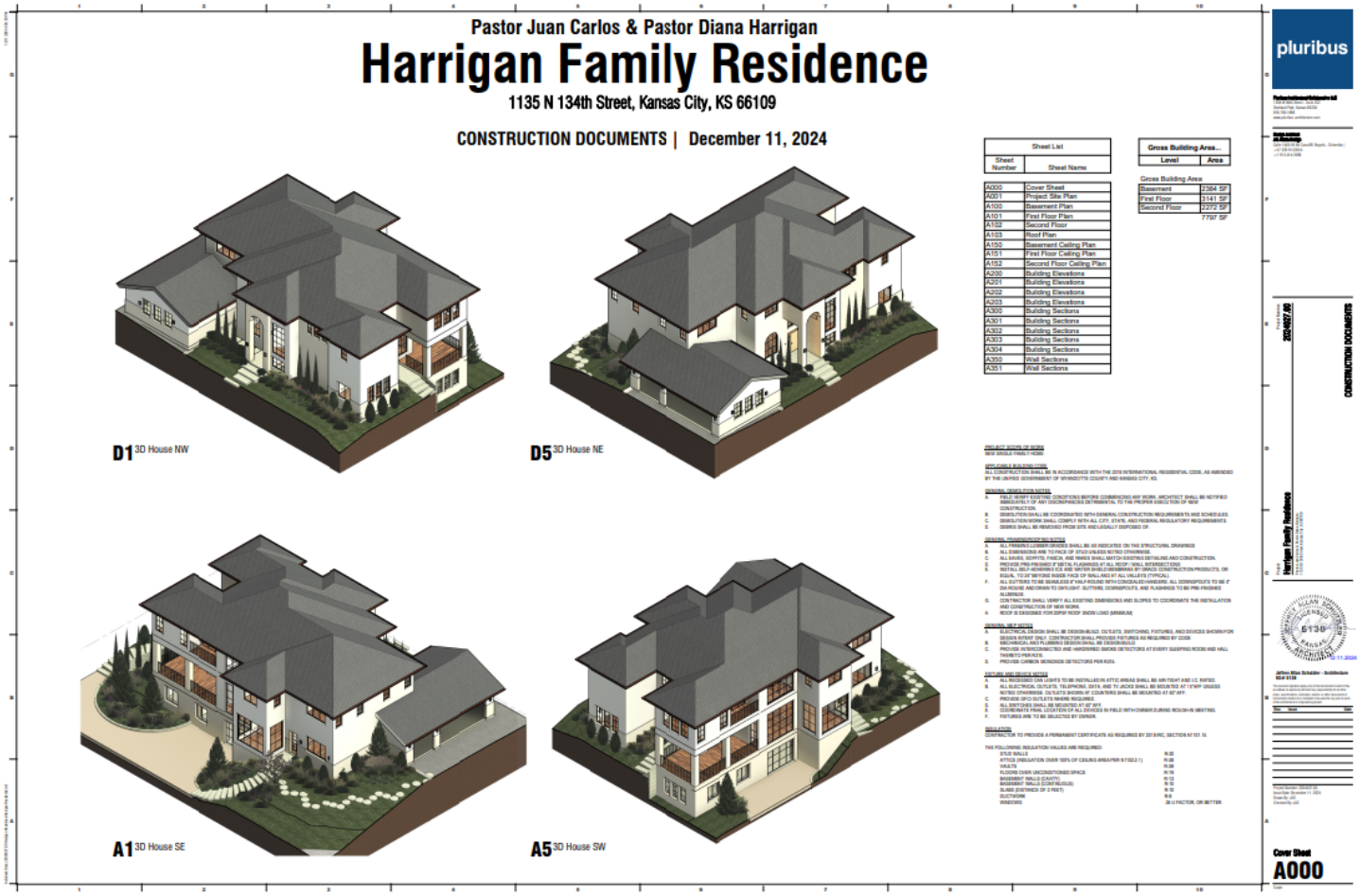
Questions and answers (include the following):

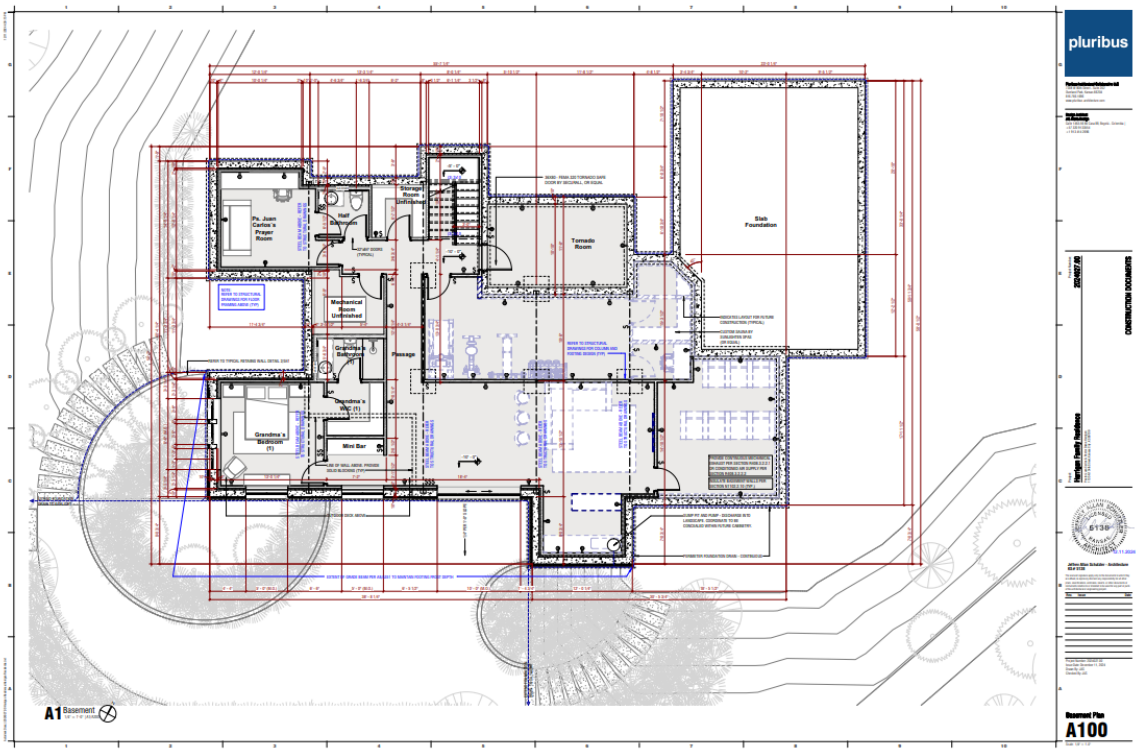
- Who asked question or gave comment: No One
- What was the question or comment: NONE
- Who answered the question/comment: No questions were asked
- What was the answer given: None Needed to be given

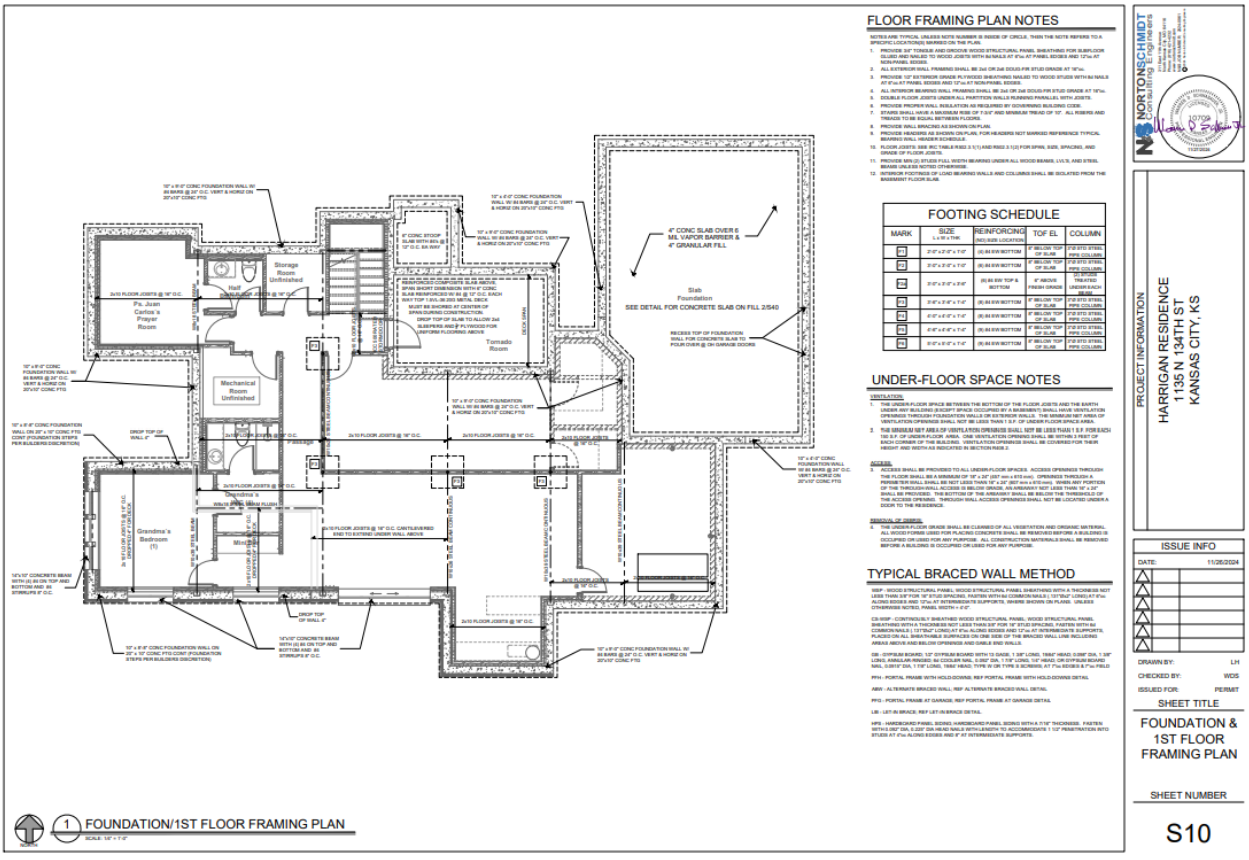
Meeting adjourned at: 6:12PM

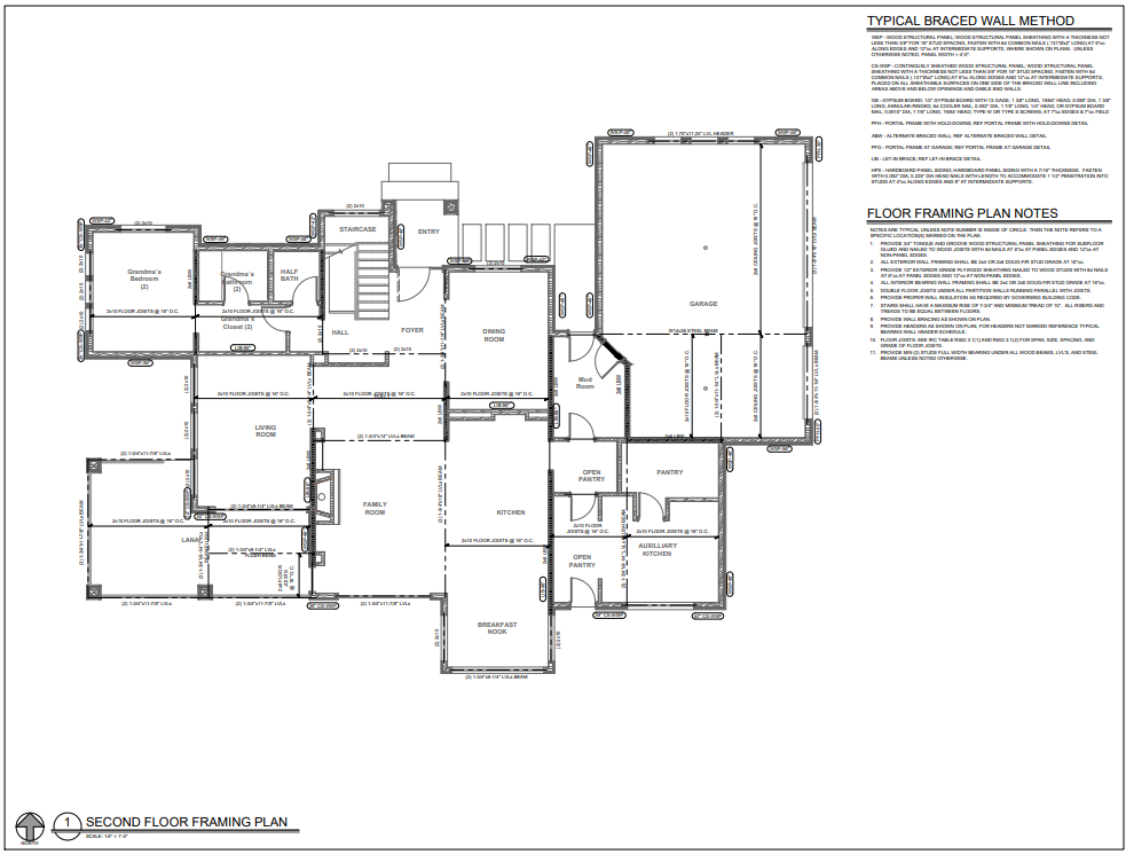
Minutes taken by: Gersom Ibarra

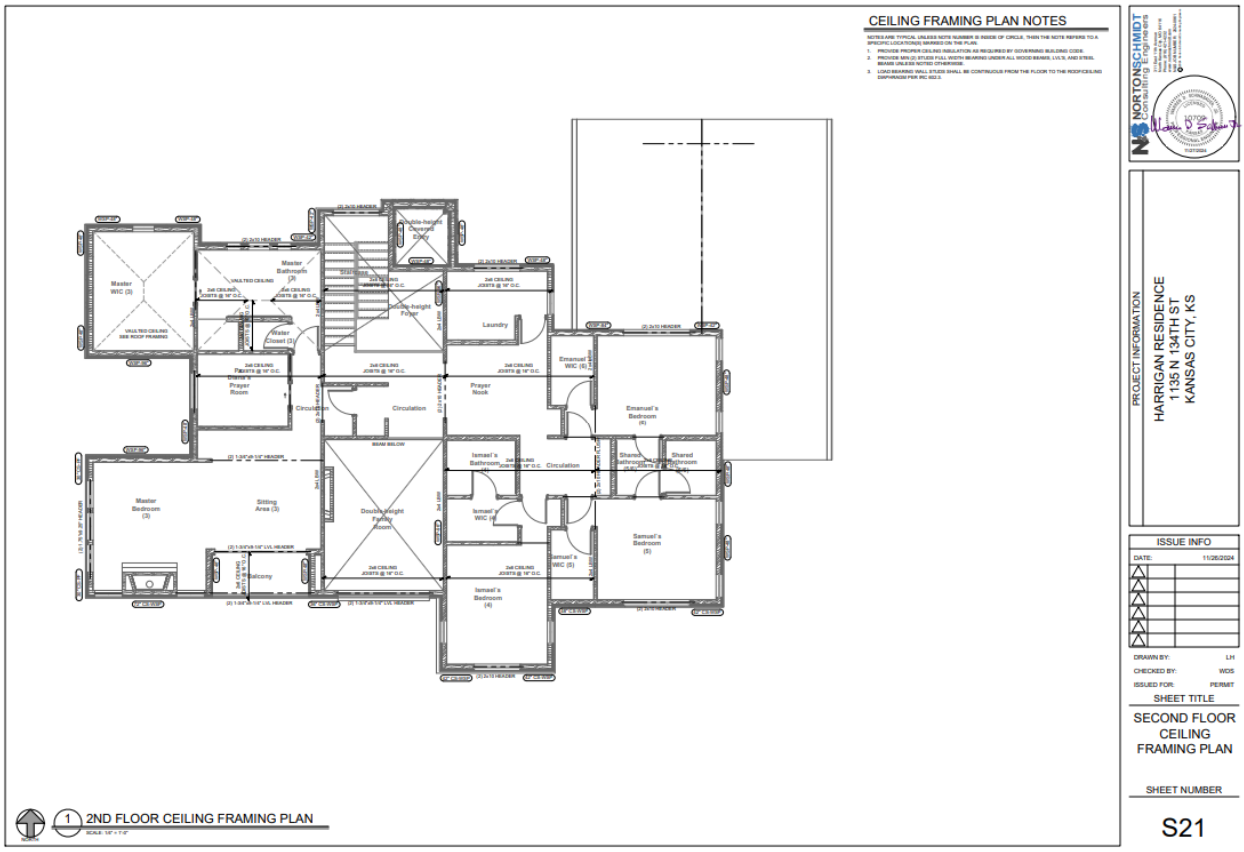
## BLUEPRINTS ATTACHED TO APPLICATION




pluribus
Slab Foundation
Tornado Room
Mechanical Room Unfinished
Grandma's Bedroom (1)
Mini Bar
Passage
A1 Basement
A100
Basement Plan


FLOOR FRAMING PLAN NOTES
FOOTING SCHEDULE
UNDER-FLOOR SPACE NOTES
TYPICAL BRACED WALL METHOD
NORTONSCHMIDT Consulting Engineers
PROJECT INFORMATION
HARRIGAN RESIDENCE
1135 N 134TH ST
KANSAS CITY, KS
ISSUE INFO
DATE: 11/26/2024
DRAWN BY: LH
CHECKED BY: WDS
ISSUED FOR: PERMIT
SHEET TITLE
FOUNDATION & 1ST FLOOR FRAMING PLAN
SHEET NUMBER
S10
1 FOUNDATION/1ST FLOOR FRAMING PLAN


TYPICAL BRACED WALL METHOD
FLOOR FRAMING PLAN NOTES
PROJECT INFORMATION
HARRIGAN RESIDENCE
1135 N 134TH ST
KANSAS CITY, KS
ISSUE INFO
DATE: 11/26/2024
DRAWN BY: LH
CHECKED BY: WDS
ISSUED FOR: PERMIT
SHEET TITLE
SECOND FLOOR FRAMING PLAN
SHEET NUMBER
S20
1 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"


CEILING FRAMING PLAN NOTES
PROJECT INFORMATION
HARRIGAN RESIDENCE
1135 N 134TH ST
KANSAS CITY, KS
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DATE: 11/26/2024
DRAWN BY: LH
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ISSUED FOR: PERMIT
SHEET TITLE
SECOND FLOOR CEILING FRAMING PLAN
SHEET NUMBER
S21
1 2ND FLOOR CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

## PROPERTY IMAGES ATTACHED TO APPLICATION

LOOKING NORTHEAST FROM STATE AVENUE

LOOKING NORTHEAST WITHIN THE PROPERTY TOWARD NEIGHBORING HOMES

LOOKING EAST FROM WITHIN THE PROPERTY AT THE END OF THE EXISTING GRAVEL DRIVE

LOOKING EAST FROM 134TH STREET INTO THE PROPERTY AT THE EXISTING GRAVEL DRIVE

LOOKING NORTH WITHIN THE PROPERTY TOWARD THE NEIGHBORING HOMES

LOOKING WEST FROM WITHIN THE PROPERTY

**PH-01 | Site Photographs**
**Harrigan Family Residence**
Pastor Juan Carlos & Pastor Diana Harrigan
1135 N 134th Street, Kansas City, KS 66109

**pluribus architectural collaborative llc**
7214 W 80th Street | Overland Park, Kansas 66204 | 816.766.1696 | www.pluribus-architecture.com

**ZONING**
Project Number: 2024027.00
Issue Date: May 23, 2025

pluribus

## IMAGES TAKEN BY STAFF ON JULY 1, 2025

# 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:** August 28, 2025

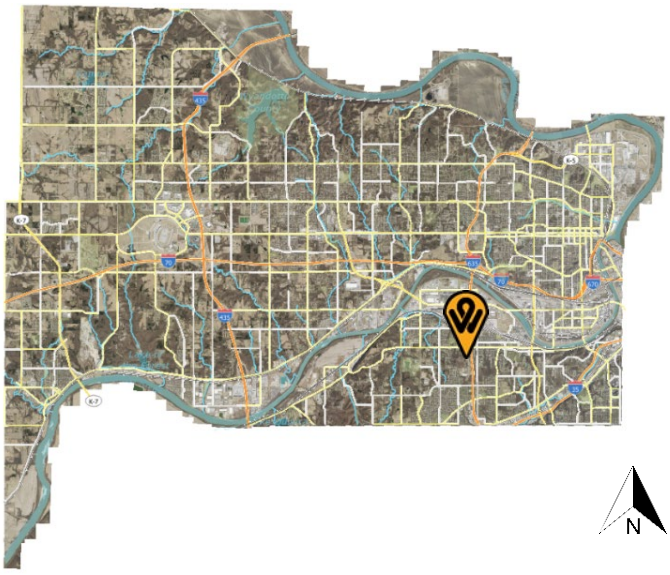
**Re:** **Special Use Permit Petition SP2025-026**

## GENERAL INFORMATION

**Applicant Information:**
Chris Hane
President
Assisted Transportation Service
1625 South 45th Street
Kansas City, Kansas 66106

**Subject Property:**
1625 South 45th Street
Kansas City, Kansas, 66106

**Requested Action and Purpose:**
Approval of a Special Use Permit to Operate Light Automotive Maintenance on Fleet Vehicles.




**Commission Districts:**
At-Large District #2 Commissioner:
Tom Burroughs
District #4 Commissioner:
Philip J Lopez

**Existing Zoning District(s):**
M-2 General Industrial District

**Plan Area:**
PlanKCK Comprehensive Plan

| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | **M-2 General Industrial** | **Multi-Tenant Commercial Building** |
| **South** | **M-2 General Industrial** | **Used Semi-Truck Sales Business** |
| **East** | **M-2 General Industrial** | **Vacant Industrial Lot and KDOT right-of-way for I-635** |
| **West** | **MP-3 Planned Heavy Industrial** | **Multi-Tenant Industrial Building** |

**Total Tract Size:** 1.365 Acres

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows for: Land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage; Land containing extractive industry; and, Land for public and private infrastructure.

**Major Street Plan:** The goDotte County-Wide Mobility Strategy designates South 45th Street as a local street with connection to Douglas Avenue on the south and Metropolitan Avenue, a major collector street, to the north.

**Parking Requirement:** The M-2 General Industrial District has a parking requirement for buildings less than 20,000 square feet in size, at a ratio of one (1) parking space per 500 square feet of building area for Industrial Uses. For Commercial Uses in the District, parking is required at a ratio of four (4) parking spaces per 1,000 square feet of building area. This property has provided 95 parking spaces, including 4 ADA accessible parking spaces.

**Landscaping Requirement:** The M-2 General Industrial District requires landscaping of trees at a ratio of one (1) tree per 10,000 square feet of land area. With 59,707 square feet of total area, six (6) trees are required.

**Advertisement:** The Wyandotte Echo –
May 15, 2025
Letters to Property Owners –
May 16, 2025

| | |
|---|---|
| **Public Hearing(s):** | August 11, 2025 and August 28, 2025 |
| **Public Support:** | None to date. |
| **Public Opposition:** | None to date. |

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Chris Hane, is requesting a Special Use Permit to operate a Light Automotive Maintenance on Assisted Transportation Services Fleet Vehicles inside the building at 1625 S 45th Street, 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:**

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

**Building, Zoning, or Code Enforcement Complaints:**

There are no notices of violation on the subject property.
Sign permits will be required for each wall sign on the property.

**Outstanding or Related Permit and Cases:**

1. 2003: DRC Permit 03300-00356 for the building addition where the proposed use will be located. Construction was completed in 2004.

**Previous Planning Actions:**

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 Turner Neighborhood, and Block Group 0437002. The neighborhood consists of Industrial multi-tenant buildings, Commercial multi-tenant buildings, Vacant industrial lots, and Single-family residences farther away. Interstate I-635 is the nearby federal highway with access to the major collector of Metropolitan Avenue. South 45th Street is a local street cul-de-sac that serves the Industrial valley area adjacent to Interstate I-635 and is further surrounded by Residential Districts at higher elevations to the north, west, and south.

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 M-2 General Industrial and MP-3 Planned Heavy Industrial Districts. The proposed use, which is Commercial in nature, is compatible with nearby uses if properly managed as it is proposed to be inside the enclosed building to serve the existing fleet of vehicles on site.

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 if it is properly managed within the limits described. 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 been occupied by the existing business since 1999.

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 Industrial, which allows for: Land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage; Land containing extractive industry; and, Land for public and private infrastructure. The proposed use conforms to the PlanKCK Comprehensive Plan designation

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, and will not exceed the capacity of South 45$^{th}$ Street, 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. The proposed use will not affect the use, quality, or marketability

of nearby property as it is proposed to be limited to inside of the enclosed building and is a similar intensity use as the adjacent uses of the neighboring properties

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, dust, or illumination is not expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property since it is limited to inside of the enclosed building.

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 Commercial/Industrial building.

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 Transportation Service business in an existing, built-out neighborhood.

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 this proposed use is an internal service to the existing business and not for external customer benefit. If denied, the property owner may not use the property for a Light Automotive Service activity, however, they can still continue the operation of the Transportation Service Business, or any other use allowed by-right in an M-2 General Industrial district which does not otherwise require additional permitting.

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 is not expected to result in the overcrowding or land or undue concentrations of population because the proposal will be limited to inside of the existing building and only for the fleet vehicles of the existing business.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 19th, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Management of daily operations to mitigate potential issues
Building improvements
Management of trash, debris, and automotive fluids
Light pollution
Landscaping
Sign permits required.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-026**, **for two (2) years**, subject to:

1. **A total of six (6) Trees are required on the property along South 45th Street.**
2. **This proposal is to add an automotive use to an existing building of all metal construction. Per Section 27-593(b)(19-20), certain building improvements are required:**
    b. **A brick wainscot is required on the lower third portion of the northern building addition on the west, north, and east sides. It should match the design, material, and horizontal level of the brick on the southern building.**
    c. **Exterior lighting in the building shall be hooded or controlled to direct light 90 degrees downward.**
    d. **The white PVC pipes of the Radon exhaust system shall be painted to match the building.**
    e. **The existing BPU transformer landscape screening shall be maintained.**
3. **The applicant and all designees and assigns shall be collectively responsible to manage the automotive maintenance activity and ensure that the activity remains wholly inside of the enclosed building at all times, and that all automotive fluids and other used auto parts are properly disposed.**
4. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request.**

5. **Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance.**
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.**
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. **This use presently proposes interior trash storage. Should the uses require outside trash storage in future, then a trash enclosure shall be required. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided.**
9. **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.**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office.**
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. **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;**
17. **The Special Use Permit shall be valid for (2) year(s) 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; and**
18. **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.**

19. **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 **SP2025-026** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Photos provided by Applicant

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Jason Faust, Associate Planner**
**jfaust@wycokck.org**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-026** 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 **SP2025-026,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:02:38:**

**SP2025-026 - CHRIS HANE**
**Synopsis**: Special Use Permit for maintenance of fleet vehicles at 1625 South 45th Street. *Detailed Outline of Requested Action:* The applicant, Chris Hane, is requesting a Special Use Permit to operate a Light Automotive Maintenance on Assisted Transportation Services Fleet Vehicles inside the building at 1625 South 45th Street, Kansas City, Kansas 66106.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Heath Bogart, Applicant Representative, 1625 South 45th Street, Kansas City, Kansas 66106

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:04:02:** Long Range Planner Alyssa Marcy stated that there are extensive landscaping and screening requirements in the conditions of approval of this application. Staff recommends approval.

**Motion starts at 1:04:31**:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-026 for two (2) years:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **A total of six (6) Trees are required on the property along South 45th Street.**
2. **This proposal is to add an automotive use to an existing building of all metal construction. Per Section 27-593(b)(19-20), certain building improvements are required:**
    - **f. A brick wainscot is required on the lower third portion of the northern building addition on the west, north, and east sides. It should match the design, material, and horizontal level of the brick on the southern building.**
    - **g. Exterior lighting in the building shall be hooded or controlled to direct light 90 degrees downward.**
    - **h. The white PVC pipes of the Radon exhaust system shall be painted to match the building.**
    - **i. The existing BPU transformer landscape screening shall be maintained.**
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**466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance.**

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16. **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;**
17. **The Special Use Permit shall be valid for (2) year(s) 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; and**
18. **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.**
19. **Substantive action towards the completion of all conditions of approval**

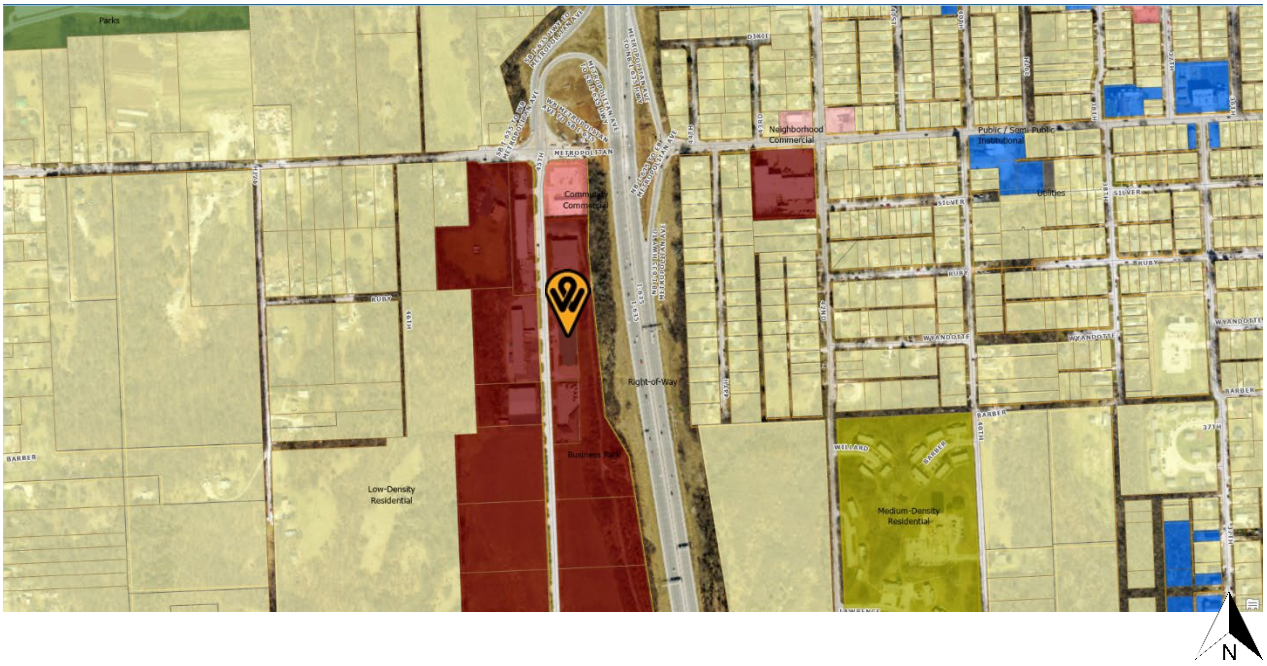
**herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions 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
Neighborhood Commercial
Public / Semi-Public Institutional
Utilities
Community Commercial
Right-of-Way
Business Park
Low-Density Residential
Medium-Density Residential
N

May 5, 2025

COMMISSIONER PHILIP LOPEZ
701 N 7TH STREET, 9TH FLOOR
KANSAS CITY, KS 66101

SUBJECT: Neighborhood Meeting

I have filed an application for a special use permit with the Planning + Urban Design Department # SP2025-026. The purpose of this special use permit is for Assisted Transportation to be allowed to perform light vehicle maintenance on our fleet inside our garage located at 1625 S. 45th Street, Kansas City, KS 66106.

I am having a neighborhood meeting on Monday, May 19th at 4:00p.m. at 1625 S. 45th Street, Kansas City, KS 66106. 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,

Chris M. Hane

Chris M. Hane, President
Assisted Transportation Services
ChrisH@assistedtransportation.com
(913) 449-7639

## AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas )
) SS:
COUNTY OF Johnson )

Comes now Chris M. Hane, of lawful age, ~~sound mind~~ CH and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2025-026.
2. That I conducted a neighborhood meeting on 5/19/2025.
3. The notice to nearby property owners was sent on 5/05/2025.
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 21 day of May, 2025.

My commission expires 27 of November, 2025.

NOTARY PUBLIC
STATE OF KANSAS
MAK VALENTINE
My Appointment Expires: 11/27/2027

Mak Valentine
Notary Public

# MINUTES:

Application Number: SP 2025-026

Date and Location: 5/19/2025, via Microsoft Teams at https://bit.ly/3GHoH2d

Meeting called to order at: 6:00pm

Names of people in attendance: Chris M. Hane (petitioner)
Heath Bogart (petitioner)
Tim Dzojko (petitioner)

Introductions:

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

No information was given because no one attended the meeting, other than the petitioner.

Questions and answers (include the following):

- Who asked question or gave comment No one
- What was the question or comment No questions or comments
- Who answered the question/comment No one
- What was the answer given No questions or comments

Meeting adjourned at: 6:30pm

Minutes taken by: Chris M. Hane

## PHOTOS from Applicant

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-037**

## GENERAL INFORMATION

**Applicant Information:**
Roderick Simmons Jr.
4845 Horton Street
Mission, Kansas 66202

**Subject Property:**
2614 South 27th Street
Kansas City, Kansas 66106

**Requested Action and Purpose:**
Approval of Renewal Special Use Permit to operate a Short-Term Rental (Non-Owner Occupied)

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

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

**Plan Area:**
PlanKCK Comprehensive Plan

| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | **R-1 Single Family District** | **Single-family homes** |
| **South** | **R-1 Single Family District** | **Single-family homes** |
| **East** | **R-1 Single Family District** | **Single-family homes** |
| **West** | **R-1 Single Family District** | **Single-family homes** |

**Total Tract Size:** 0.23 Acre

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks.

**Major Street Plan:** The goDotte Mobility Plan designates South 27th Street 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, at least one (1) of which shall be in a garage or carport. The property provides three (3) parking spaces, one (1) of which is 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, and one (1) tree per 7,000 square feet of site area for uses other than residences.

**Advertisement:** The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025

**Public Hearing(s):** July 14, 2025, August 11, 2025, and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** There was one (1) person in opposition at the July 14, 2025 meeting.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Roderick Simmons Jr., is requesting a Renewal for a Special Use Permit to operate a short-term rental at 2614 South 27th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of South 27th Street.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. There were multiple Notices of Violation on the subject property between the years of 2004 to 2013. These violations ranged from excessive weeds, inoperable vehicles parked on the property, and a stop work order for a lack of building permit for the addition to the second floor of the home on the property.

**Outstanding or Related Permit and Cases:**

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

**Previous Planning Actions:**

1. SP2024-010 – Special Use Permit – February 3, 2024 – Approved.

## FACTORS TO BE CONSIDERED

***1. The Character of the Neighborhood.***

The subject property is located in the Argentine Statistical Neighborhood area. The neighborhood is comprised of single-family residences. To the east of the subject property, there is undeveloped land that is zoned RP-5 Planned Apartment District. The subject property is located in the neighborhood, which is across the street from Maple Hill Cemetery, located off of Shawnee Drive.

***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 primarily by the R-1 Single Family District. Continuing use as a rental, either short or long-term, is consistent with other nearby properties in close proximity to the surrounding residential district. 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 length of time the property has remained vacant is unknown.

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 Comprehensive Plan designates the subject property as Low-Density Residential District, which allows for single-family homes. The use as a short-term rental conforms to the Master 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 South 27th Street, a local 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 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 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

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 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 maintained the proposed use according to previous conditions of approval.

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 seven (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 in-person at 2614 South 27 Street on June 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Illumination
Noise
Overcrowding
Parking
Vibration

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-037**, **for two (2) years**, subject to:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**

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. **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;**
17. **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;**
18. **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,**

19. **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 **SP2025-037** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Affidavit
Floor Plan
Improvement Images Attached to Application
Images Attached to Application
Proof of Insurance
Site Photographs taken by Planning Staff
August 11, 2025 City Planning Commission Minutes

## PUBLIC HEARING SCHEDULE

| Action(s) | City Planning Commission | Unified Government Board of Commissioners |
|---|---|---|
| Special Use Permit | July 14, 2025<br>Held over<br>August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**
**913-573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-037** 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 **SP2025-037,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 01:28:54:**

**SP2025-037 - RODERICK SIMMONS JR**
**Synopsis:** Renewal of a Special Use Permit (SP2024-010, which expired on June 13, 2025) for the continuation of a short-term rental at 2614 South 27th Street. *Detailed Outline of Requested Action:* The applicant, Roderick Simmons Jr., is requesting a Renewal for a Special Use Permit to operate a short-term rental at 2614 South 27th Street. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of South 27th Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Roderick Simmons Jr., Applicant, 4845 Horton Street, Mission, Kansas, 66202

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:33:21:** Long Range Planner Alyssa Marcy stated that this application is for a renewal of a non-owner-occupied short-term rental for a period of two (2) years. The conditions of approval include a maximum of seven (7) guests and all parking must be off street, with a maximum of three (3) vehicles. Staff recommends approval.

**Motion starts at 1:34:00**:

On motion by Commissioner Jones, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-037 for two (2) years:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Schwartz** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Straws** | **Not present** |

**Motion to recommend APPROVAL passed: 7 to 0**
**Subject to:**

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**

7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**
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;**

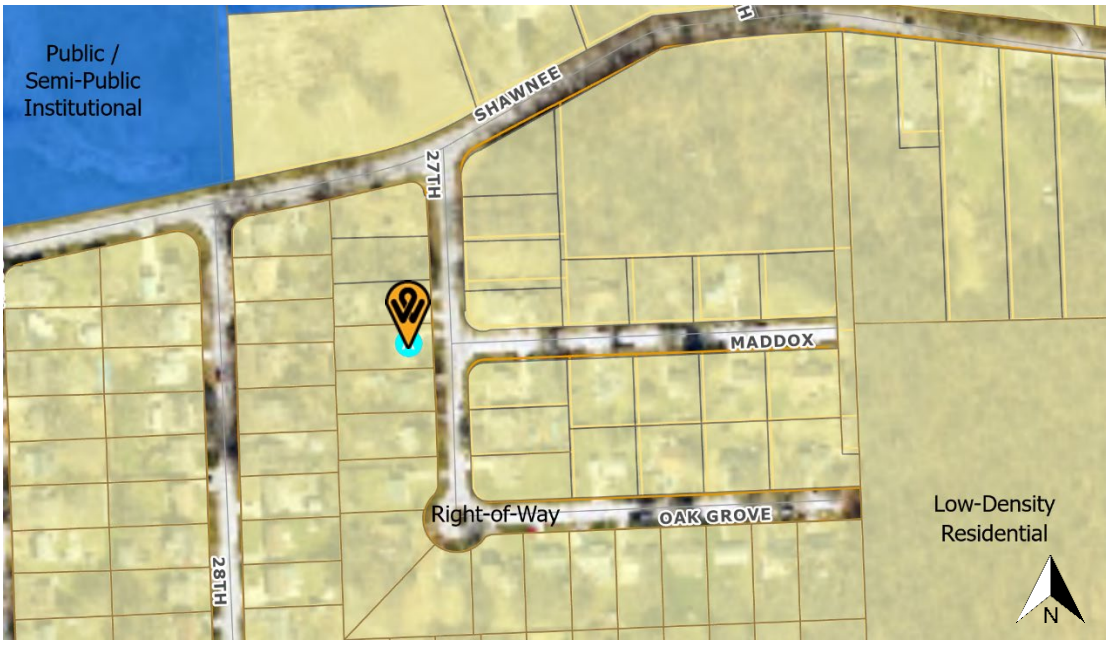
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and 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;**
17. **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;**
18. **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,**
19. **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

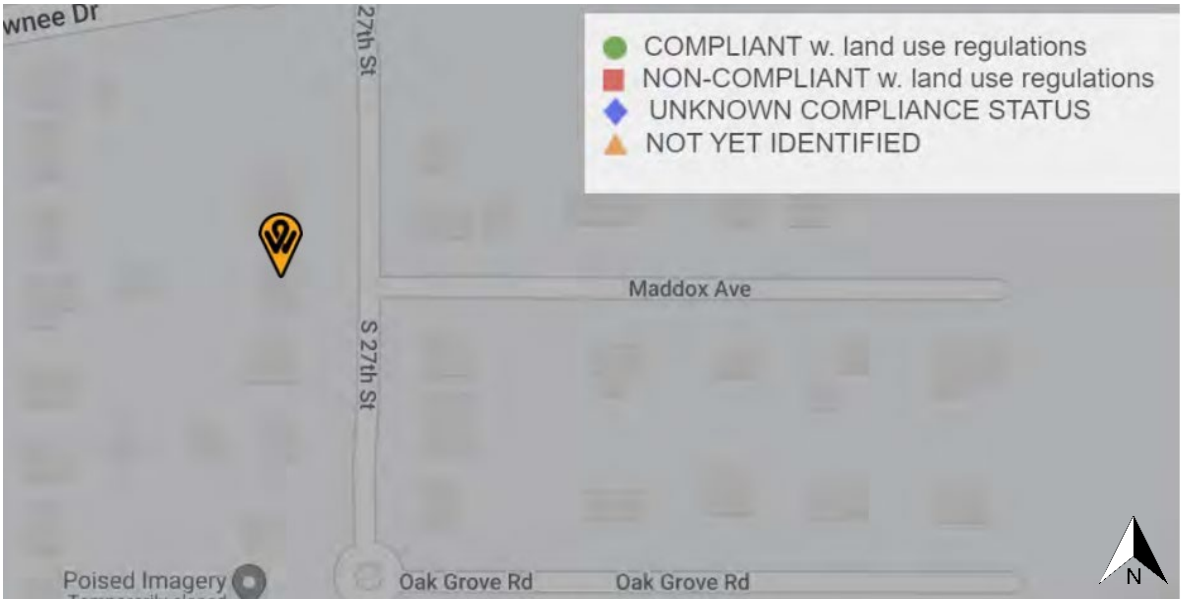
## AERIAL IMAGERY

## ZONING MAP

## LAND USE MAP




## SHORT-TERM RENTAL MAP



## NEIGHBORHOOD MEETING AFFIDAVIT AND SIGN IN SHEET

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )
) SS:
COUNTY OF Wyandotte )

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

1. That I am the petitioner for Petition # SP2025-037.
2. That I conducted a neighborhood meeting on 6/29/2025.
3. The notice to nearby property owners was sent on 6/13/2025.
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.

Christina Simmons
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of July, 2025.

My commission expires 12 of 18, 2025

VIRGINIA ELIZABETH AMPARAN AVILEZ
My Appointment Expires
12-18-2025

Virginia Amparan Avilez
Notary Public

Names of people in attendance:

1 Roderick Simmons Jr.
2 Christina Simmons
3 Roderick Simmons Sr.
4
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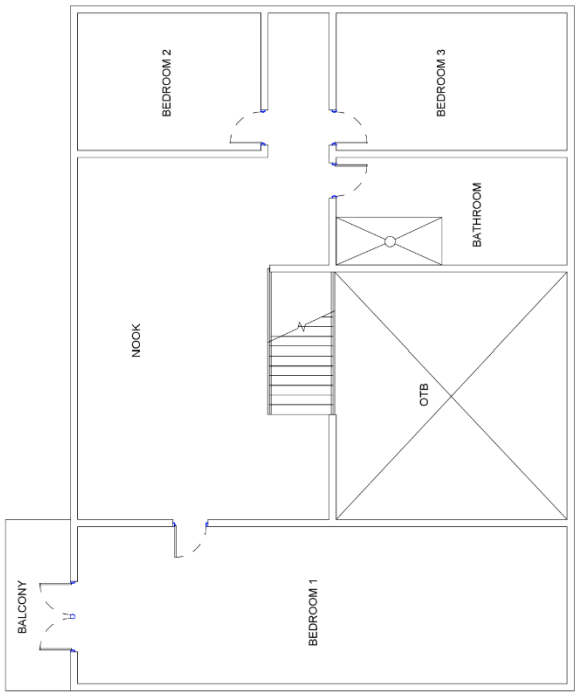
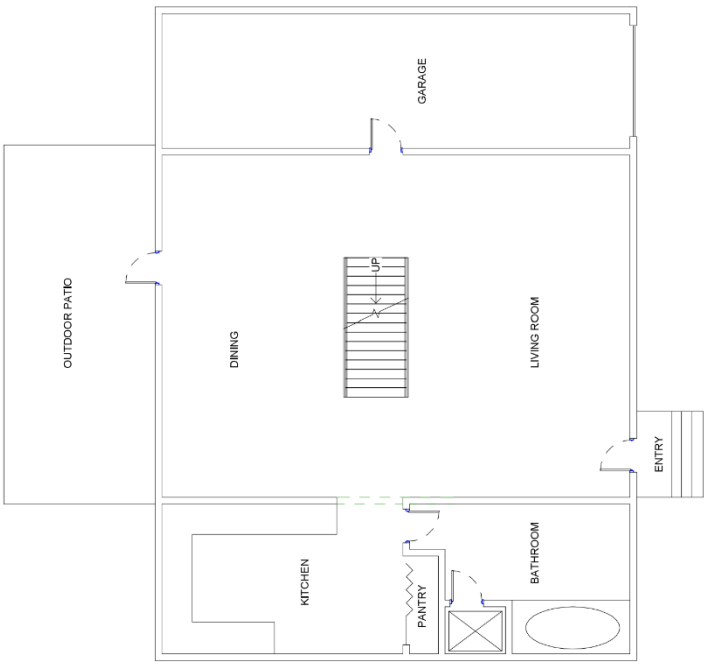
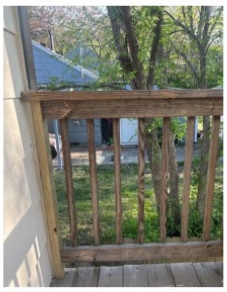
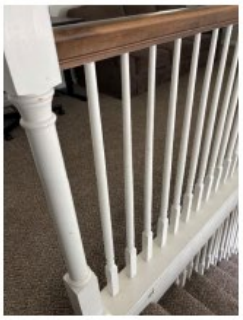
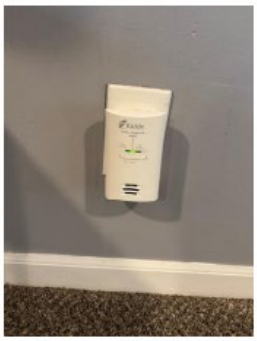
## FLOOR PLAN

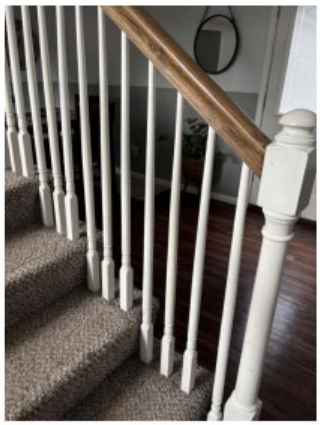

BEDROOM 2
BEDROOM 3
BATHROOM
NOOK
OTB
BALCONY
BEDROOM 1


GARAGE
OUTDOOR PATIO
DINING
UP
LIVING ROOM
ENTRY
KITCHEN
PANTRY
BATHROOM

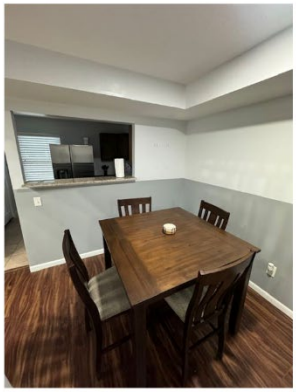
## IMPROVEMENT IMAGES ATTACHED TO APPLICATION

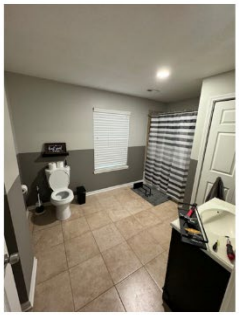


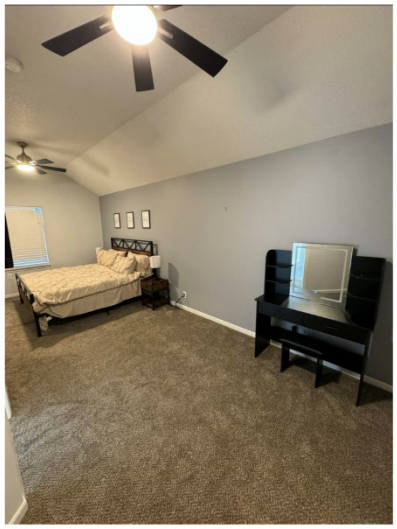



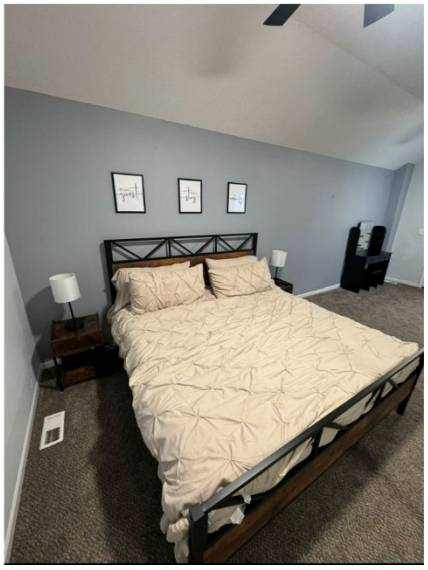


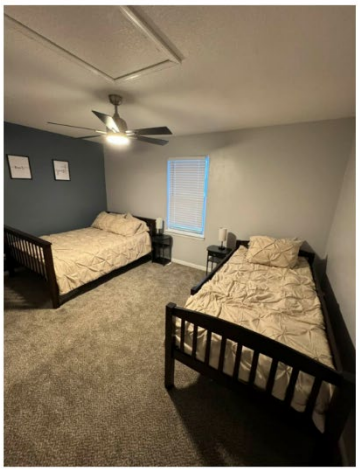
## IMAGES ATTACHED TO APPLICATION

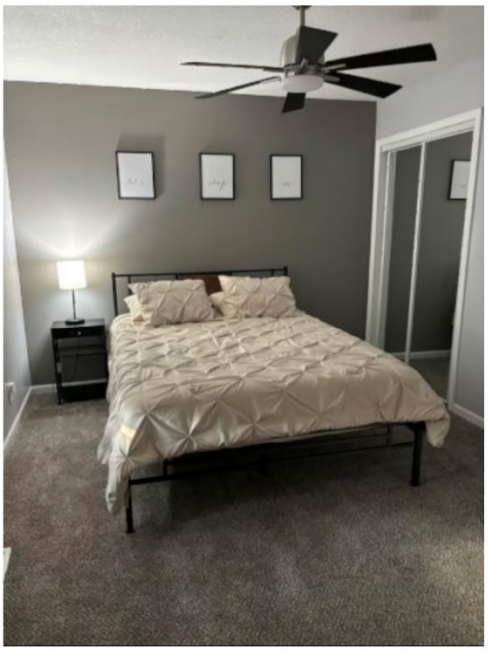


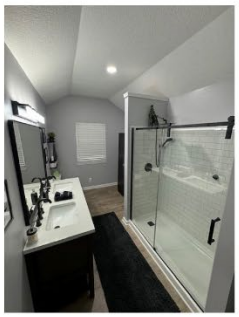


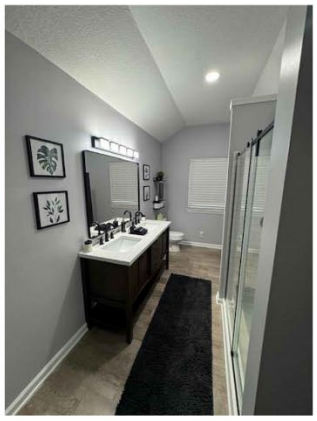












## PROOF OF INSURANCE

YOUR AGENCY
**VISTA INSURANCE LLC**
7700 SHAWNEE MISSION PKWY
OVERLAND PARK, KS 66202
PHONE: 1.913.962.5100 | FAX: (913) 631-0712

TRAVELERS

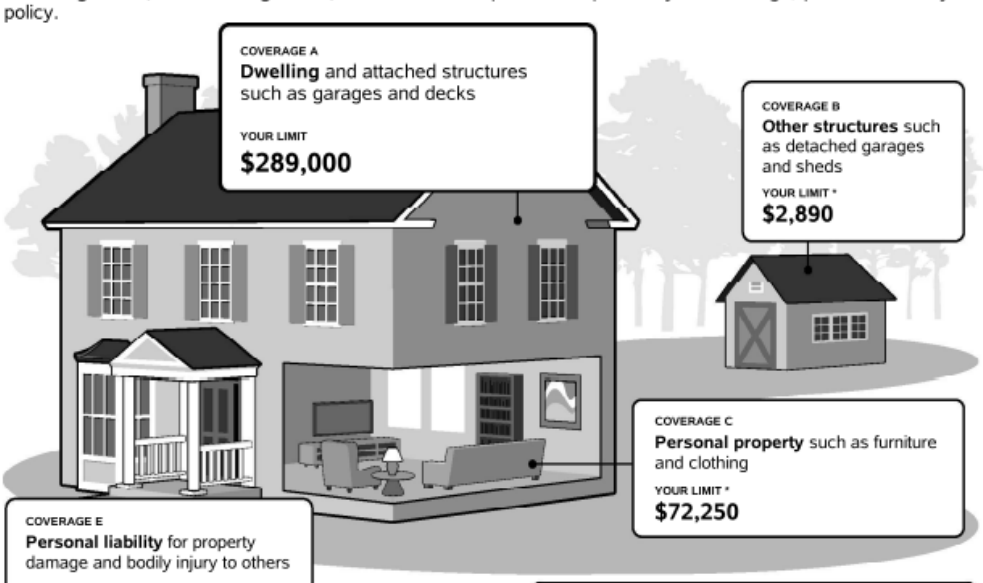
YOUR POLICY

614632002-633-1
2614 S 27TH ST
Aug 30, 2024 to Aug 30, 2025

Log in to MyTravelers.com to manage your policy and billing details.

# You're insured!

This document is intended to help you better understand your homeowners insurance. Your policy is effective from **August 30, 2024** to **August 30, 2025**. For a complete description of your coverage, please refer to your policy.



COVERAGE A
**Dwelling** and attached structures such as garages and decks
YOUR LIMIT
**$289,000**

COVERAGE B
**Other structures** such as detached garages and sheds
YOUR LIMIT *
**$2,890**

COVERAGE C
**Personal property** such as furniture and clothing
YOUR LIMIT *
**$72,250**

COVERAGE E
**Personal liability** for property damage and bodily injury to others
YOUR LIMIT
**$300,000**

COVERAGE F
**Medical payments** to others
YOUR LIMIT
**$1,000**

COVERAGE D
**Loss of use** or access to your dwelling
YOUR LIMIT *
**$57,800**

**Deductibles**
Amount of a covered claim that is your responsibility

| | |
|---|---|
| **All Perils** | **$5,000** |

**You're receiving four discounts for a total savings of $496.00**

- ☑ Early Quote
- ☑ Fire Protective Device
- ○ Water Protective Device
- ☑ Loss Free
- ○ Multi-Policy
- ○ Green Home
- ☑ Good Payer
- ○ Theft Protective Device

**12-month total premium**

**$1,771.00**

Go to **MyTravelers.com/discounts** and use product code QH2 to learn about all the discounts available to you.

* Your Coverage B, C, and D limits are maintained as a percentage of your Coverage A limit. If your Coverage A limit changes, your Coverage B, C, and D limits will be adjusted accordingly.

**This is not a policy document and does not change any provisions of your policy. There are exclusions, limitations, and conditions that apply to each coverage. If there is any conflict between your policy and this information, the provisions of your policy will apply.**

PL-50374 (05-17) Page 1 of 2

## IMAGES TAKEN ON 07/01/2025

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-039**

## GENERAL INFORMATION

**Applicant Information:**
Jyan Harris
1839 North 40th Street
Kansas City, KS 66102

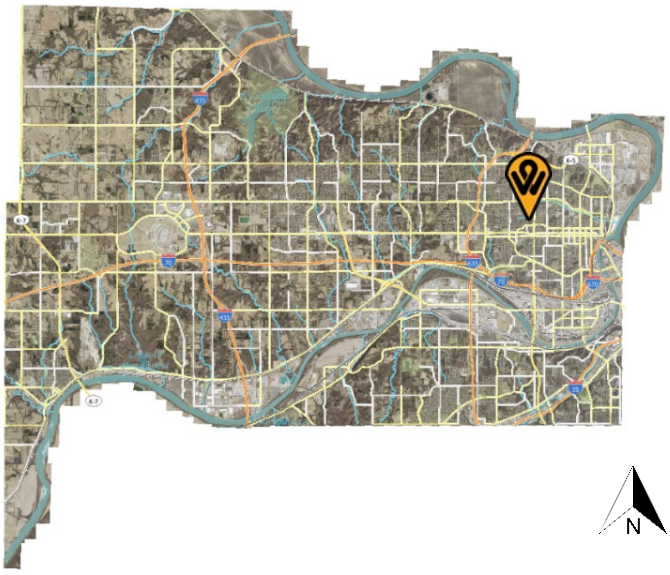
**Subject Property:**
1863 North 18th Street
Kansas City, Kansas 66104

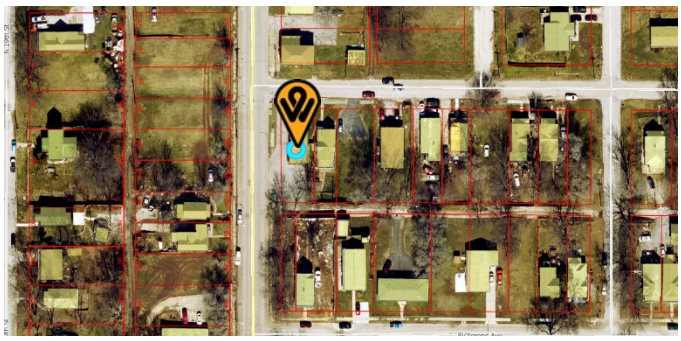
**Requested Action and Purpose:**
Approval of Special Use Permit for a liquor store.

**Commission Districts:**
At-Large Commissioner District #1: Melissa Bynum
District #4 Commissioner: Evelyn Hill

**Existing Zoning District(s):**
CP-1 Planned Limited Business District

**Plan Area:**
Northeast Area Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | R-2 Two Family District | Single-family homes and a vacant mixed-use building |
| **South** | R-2 Two Family District | Single-family homes |
| **East** | R-2 Two Family District | Single-family home |
| **West** | R-2 Two Family District | Vacant parcels |

**Total Tract Size:** 0.11 Acre

**Comprehensive Plan Designation:** The Northeast Area Plan designates this property as Lower-Medium Density Residential. Lower-Medium Density Residential is intended to promote infill development and investment by allowing additional units compared to the Single-Family district, while preserving the overall character of existing neighborhoods.

**Major Street Plan:** The goDotte Countywide Strategic Mobility designates North 18th Street as a Minor Arterial and Garfield Avenue as a Local Street.

**Parking Requirement:** Section 27-464(e) states that the uses in this district require paved off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

**Landscaping Requirement:** Section 27-464(d) states that trees are required at not less than one per 7,000 square feet of site area. Six-foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

**Advertisement:** The Wyandotte Echo – June 19, 2025
Letters to Property Owners – June 20, 2025 and July 2, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Jyan Harris, is requesting a Special Use Permit to operate a liquor store at 1863 North 18th Street Kansas City, Kansas 66104.

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. Staff in unable to access this information at this time.

**Building, Zoning, or Code Enforcement Complaints:**

1. GRA20-0003 – Graffiti – 11/30/2020 – Closed.
2. 19220-00242 – Graffiti – 04/29/2019 – Completed.

**Outstanding or Related Permit and Cases:**

1. 2025 – BOZA2025-021 – Variance in conjunction to SP2025-019 (scheduled to be heard by the Board of Zoning Appeals on August 11, 2025).

**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 Northeast Statistical Neighborhood, Census Block Group 0412001. The neighborhood consists of single-family homes and vacant parcels along North 18th Street. There is a vacant mixed-use building – ground floor commercial and second story apartment across Garfield Avenue to the north.

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. Staff realizes this property was formerly a liquor store in the early 2000s, but the building, at the corner of North 18th Street and Garfield Avenue, is in the middle of a residential neighborhood which is not compatible.

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 necessarily suitable for the subject property. There are commercial businesses and vacant commercial parcels along the 18th Street corridor between Parallel Parkway and New Jersey Avenue. Removal of restrictions will not detrimentally affect nearby property provided the property is properly maintained and the applicant complies the conditions of approval.

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

   The property is vacant. Unsure since when the property has been vacant.

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

   Special Use Permits are not addressed in the Northeast Area Plan. The Northeast Area Plan designates this property as Lower-Medium Density Residential, which is intended to promote infill development and investment by allowing additional units compared to the Single-Family district, while preserving the overall character of existing neighborhoods. This use is compatible with the designation set for it by the Northeast Area Plan, as it would be an increase of density in a traditionally single-family neighborhood.

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.***

   This proposal would not create any issues with traffic or the street network.

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.***

   This use is not a necessary convenience to the public. This will only be a convenience to the owners of the liquor store.

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, dust and/or illumination not expected to occur with this type of use.

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.

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 commercial structure in an existing, built-out 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 to public health, safety and welfare is minimal. The proposed use of the subject property is approximately 374 feet from Macs Park, a violation of 926 feet, 621 feet from Jersey Creek Park West, a violation of 679 feet, and 837 feet from Westheight Park, a violation of 463 feet. If denied, the property owner may not use the property as a liquor store, however, they can still use it as a commercial retail uses allowed in the C-1 District.

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 is not expected to result in the overcrowding or land or undue concentrations of population.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1863 N 18th Street on June 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Minimum distance separation for liquor stores

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-039**, **for two (2) years**, subject to:

1. **This City Planning Commission case is being heard in conjunction with**

**BOZA2025-021. 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 BOZA2025-021 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**

2. **Hours of operation shall be from 10:00 AM to 8:00 PM, Monday through Thursday and 10:00 AM to 10:00 PM, Friday and Saturday.**
3. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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;**
5. **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;**
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 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;**
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. **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;**

10. **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;**
11. **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;**
12. **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;**
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 **SP2025-039** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Memorandum
Neighborhood Meeting Notes
Engineering Memorandum Response
Floor Plans
Site Photographs

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-039** 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 **SP2025-039,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:35:52:**

**SP2025-039 - JYAN HARRIS**
**Synopsis:** Special Use Permit for a liquor store at 1863 North 18th Street (in conjunction with BOZA2025-021). *Detailed Outline of Requested Action:* The applicant, Jyan Harris, is requesting a Special Use Permit to operate a liquor store at 1863 North 18th Street Kansas City, Kansas 66104.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Thomas Stibal, Applicant Representative, 509 Armstrong Avenue, Kansas City, Kansas 66101

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:37:34:** Long Range Planner Alyssa Marcy stated that staff recommends approval of this application. The property has been a liquor store in the past, so the use is consistent with the property.

**Motion starts at 1:38:08**:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-039 for two (2) years:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 7 to 0**
**Subject to:**

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-021. 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 BOZA2025-021 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
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9. **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;**
10. **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;**
11. **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;**
12. **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;**

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

Mixed Use
18TH
SHORT
GARFIELD
Lower-Medium
Density
Residential
19TH
18TH
17TH
RICHMOND
N

## ADDITIONAL ATTACHMENTS

### AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS )

) SS:

COUNTY OF WYANDOTTE )

Comes now Thomas W. Stibal, of lawful age, sound mind and upon his oath states as follows:

1. That I am the attorney for the applicant for Application BOZA 2025-021 and Application SP2025-039.
2. That the applicant and I conducted a neighborhood meeting on June 26th, 2025.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed on June 9, 2025, to the property owners on the list provided by the Planning and Urban Design Department.

Further affiant saith not.

Thomas W. Stibal

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of June, 2025.

My commission expires 15th day of December, 2026.

CHARLENE MYERS
Notary Public - State of Kansas
My Appt. Expires 12-15-2026

Charlene Myers

Notary Public

# MEMORANDUM

I, the undersigned, have visited with Jyan Harris, the applicant for BOZA 2025-021 and SP 2025-039, regarding his plan to operate a convenience store in 473 square feet of space and a retail liquor store in 744 square feet of space at the address 1863 North 18th street in Kanss City, Kansas. He explained that his business plan was to be open Monday thru Thursday from 10:00 am to 10:00 pm, and to extend the hours on Friday and Saturday nights until 11:00. The business will be closed on Sunday. He is planning to manage it as a family operated business, and the plan includes having security (off duty police or sheriff department employees) on site during business hours.

He has explained to me that in order to do so he has asked the governing body to approve a special use permit for the lliquor store and a variance from the zoning regulations. He asked me to express my view on the applications by signing below and indicating whether I would be in favor of approval of the applications, have no opinion regarding the applications, or be opposed to the applications. By signing below or on the following page I am acknowledging that I have read the above information, and had any questions answered that I asked.

OWNER OCCUPIED HOMEOWNERS WITHIN 200 FEET OF 1863 n. 18TH ST.

| Signature<br>Name and address | Approve | No Opinion | Disapprove |
|---|---|---|---|
| Gia Bleu,1727 Richmond, KCK | X | | |
| Levell Brock, 1715 Richmond, KCK | X | | |
| Ivan Gandara 1856 N. 18 th St. KCK (913)765-0659 | X | | |
| Veronica L Gandara, 1856 N. 18th St. KCK (913) 999-6749 | X | | |
| Marrka Hicks, 1726 Richmond, KCK (913)963-2678 | X | | |
| 1718 s Richmon KCK | X | | |
| 1721 Kansas city KS 66104 | X | | |
| 1109 Richmond Ave. Evon Brown | X | | |
| 1707 Richmond Ave Kansas City KS 66104 | X | | |
| 1710 Richmond Ave Kansas city KS 66104 | X | | |
| 1806 garfield ave kc. KS 66104 Carrola herbert | X | | |
| 1806 Garfield ave Kc. KS 66104 Sarah. A | X | | |

Page 2

| | Approve | No Opinion | Disapprove |
|---|---|---|---|
| Maria Luz Mata, 1710 Richmond, KCK | X | | |
| Francisco A Olea, 1710 Richmond, KCK | X | | |
| Lilliana Olivas-Casillas, 1852 N. 18th St. KCK | X | | |
| Genisis Rios 1922 N. 18th St. KCK | | | |
| Julia M. Williams, 1731 Garfield KCK | | | |

I Jyan Harris met personally with each individual who has signed this document and described my plan and vision for the property and certify that the signatures were voluntary mde by the owner occupied households on the U/G Contact list provided to me.

Jyan Harris, 1839 N. 40th St. KCK

**THOMAS W. STIBAL, ESQ.**

ATTORNEY AT LAW

509 ARMSTRONG AVE.

KANSAS CITY, KANSAS 66101

PHONE 913.449.2189 FAX 913.281.1320

STIBALTHOMAS@GMAIL.COM

July 24,2025

Osiris Espinoza

Unified Government Planning Department

701 N. 7th St. 4th floor

Kansas City, Kansas 66101

Subject: Engineering Memorandums for BOZA2025-021 and SP 2025-039

Greetings: The purpose of this letter is to respond to the Engineering letters from Mr. Trumble.

Item 1. There are no plans for changes or improvements to the parking lot other than to have the parking lot striped and to designate handicap parking. We have yet to contract for that work to be done, but understand it to be a condition of approval. We have attached a not to scale drawing of the existing parking area.

Item 2. There already exists a ramped entrance to the building at the north door on the west side of the building facing 18th St. We believe that the existing ramp meets the ADA standards of one inch of rise per every one foot of run.

Item 3. The current traffic plan is to have traffic enter the parking lot through the current street access from the south side of the parking area off of 18th St. and to exit the parking area from the north access onto Garfield street. We will post no right turns from the parking lot to Garfield so that all traffic is routed back on to 18th St. The will minimize traffic impact on the residential neighborhood east of the location on 18th St. We believe that 18th t has been designed to handle the amount of new traffic created

by this retail operation. We expect the bulk of business to occur in the late afternoon and early evening hours 4:00 pm to 9:00 pm.

Item 4. There will not be a trash enclosure, as most of the materials handled will be recyclable, and will be broken down inside the store and trash pickup and recycling will be scheduled and set out on the day of pick up.

Regarding the sanitary sewer as addressed in the second letter we have had it viewed by closed circuit TV and I will attach the report to this letter. We have been told there are no issues regarding the sewer line.

Kindest Regards.

Thomas W. Stibal, J. D.

**Proposal**

| | |
|---|---|
| PROPOSAL NO. Victor PLUMBING | DATE 6-28-25 |
| BID NO. 913 850 3782 | ARCHITECT |
| TO Lyan Harris | WORK TO BE PERFORMED AT: |
| ADDRESS 1863 N 18th St | ADDRESS 1863 North 18 St |
| CITY, STATE Kansas City KS 66104 | CITY, STATE KCK 66104 |
| PHONE NO. 913-915-9943 | DATE OF PLANS |

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Area below for additional description and/or drawings:

Sewer main line was scoped 51ft to city main. Line was scoped from the clean out at the house trap. Line was scoped and no visible cracks or offsets were found. Sewer line was graded at 8/10.

Line was scoped 6-25-25

X

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of four hundred + thirty dollars

Dollars ($ 430.00 ) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Per

Note - This proposal may be withdrawn by us if not accepted within ____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date 6-25-25

Signature

Signature

adams 9456

12-12

GARFIELD AVE
GRASS CUT
6'
12'
5'
41.75'
744 □
473 □
23'.8"
23'.8"
2'
28'
120'
18TH ST
47'
GRASS CUT
43'

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-040**

## GENERAL INFORMATION

**Applicant Information:**
Nooshin and Simeon Bowman
458 Winnetka Avenue, Apt. 307
Winnetka, Illinois 60093

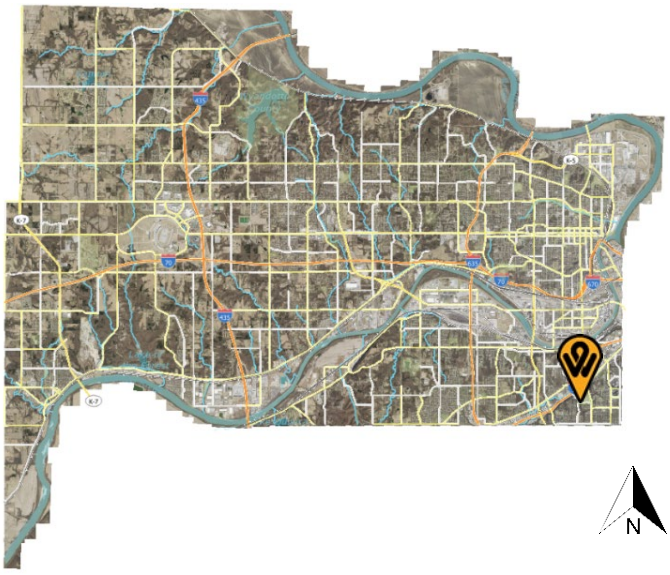
**Subject Property:**
4448 Rainbow Blvd
Kansas City, Kansas 66103

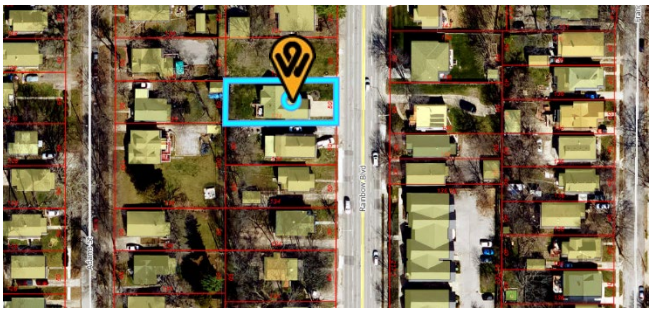
**Requested Action and Purpose:**
Approval of Special Use Permit to operate a Short-Term Rental (Non-Owner Occupied).

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

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

**Plan Area:**
Rosedale Area Plan



| | 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 District | Single-family homes |

**Total Tract Size:** 0.15 Acre

**Comprehensive Plan Designation:** The Rosedale Area Plan designates this 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 Countywide Strategic Mobility Plan designates Rainbow Boulevard as a Minor Arterial.

**Parking Requirement:** Section 27-455(d) states that two off-street parking spaces shall be provided on the premises for each single-family dwelling.

**Landscaping Requirement:** Section 27-700(a) states that one 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.

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicants, Nooshin and Simeon Bowman, are requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4448 Rainbow Blvd Kansas City, Kansas 66103.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. 11205-00179 – Code Environment – March 9, 2011 – Completed.
2. 05200-00000-03994 – Code Environment – September 27, 2005 – Completed.
3. 05200-00000-00810 – Code Environment – March 4, 2005 – Completed.
4. 04200-00000-00039 – Code Environment – January 8, 2004 – Completed.

**Outstanding or Related Permit and Cases:**

1. There are no additional related permits or 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 Rosedale statistical neighborhood and neighborhood group 452004. The neighborhood consists of R-1 (B) Single Family District to the north, east, south, and west. RP-5 Apartment District and C-3 Commercial District are also located to the east and south of the subject property with Rainbow Boulevard as its main street.

***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 property 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.

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 Rosedale Area Plan designates this 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. The proposed use conforms to The Rosedale Area Plan designation.

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 and will exceed the capacity of Rainbow Boulevard, a Minor Arterial Street type, 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 it is 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 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 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 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.

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 guests. The maximum number of vehicles off-street is one (1). 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 July 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Noise and Illumination
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-040**, **for one (1) year**, subject to:

1. **Maximum number of guests shall be 7;**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**

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. **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;**
17. **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;**
18. **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,**
19. **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 **SP2025-040** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Affidavit
Rental Licensing Home Inspection
Legacy Home Inspection
Insurance
Building Sketch
Guest Book
Landscape Plan

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**
**913-573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-040** 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 **SP2025-040,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:38:58:**

**SP2025-040 - NOOSHIN AND SIMEON BOWMAN**
**Synopsis:** Special Use Permit for a short-term rental at 4448 Rainbow Boulevard.
*Detailed Outline of Requested Action*: The applicants, Nooshin and Simeon Bowman, are requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4448 Rainbow Blvd Kansas City, Kansas 66103.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Nooshin and Simeon Bowman, Applicants, 458 Winnetka Avenue, Winnetka, Illinois 60093

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 1:43:20:** Long Range Planner Alyssa Marcy stated that this property is a non-owner-occupied short-term rental. The maximum number of

guests will be seven (7) and all parking must be off street. Staff recommends approval with conditions.

**Motion starts at 1:43:44**:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-040 for one (1) year:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 7 to 0**
**Subject to:**

1. **Maximum number of guests shall be 7;**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**

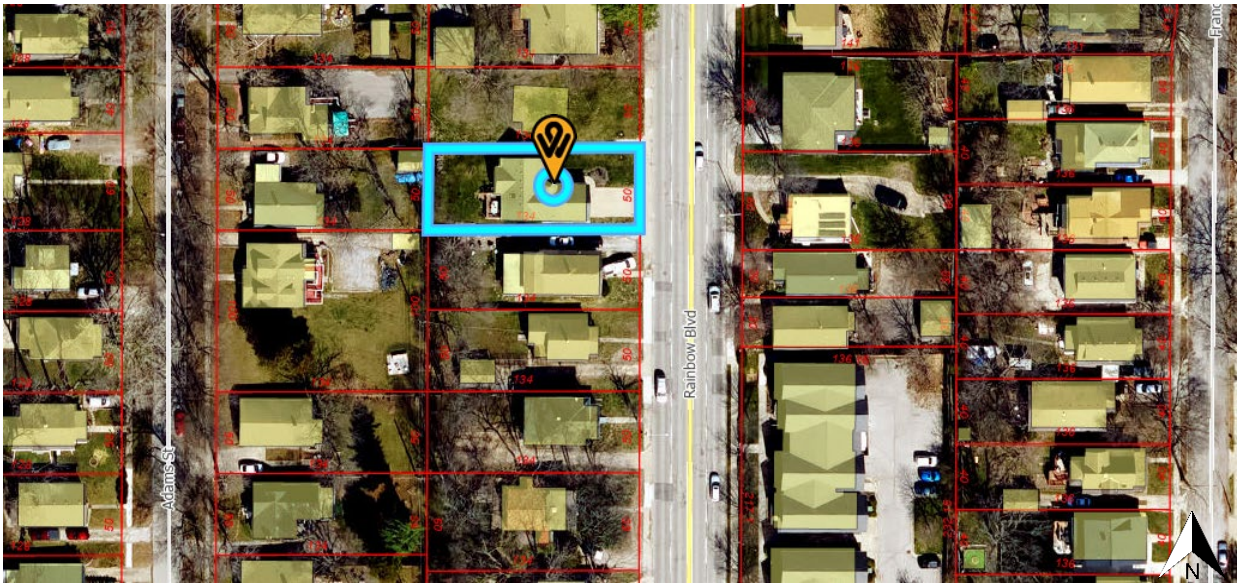
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
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. **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;**
17. **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;**

18. **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,**
19. **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

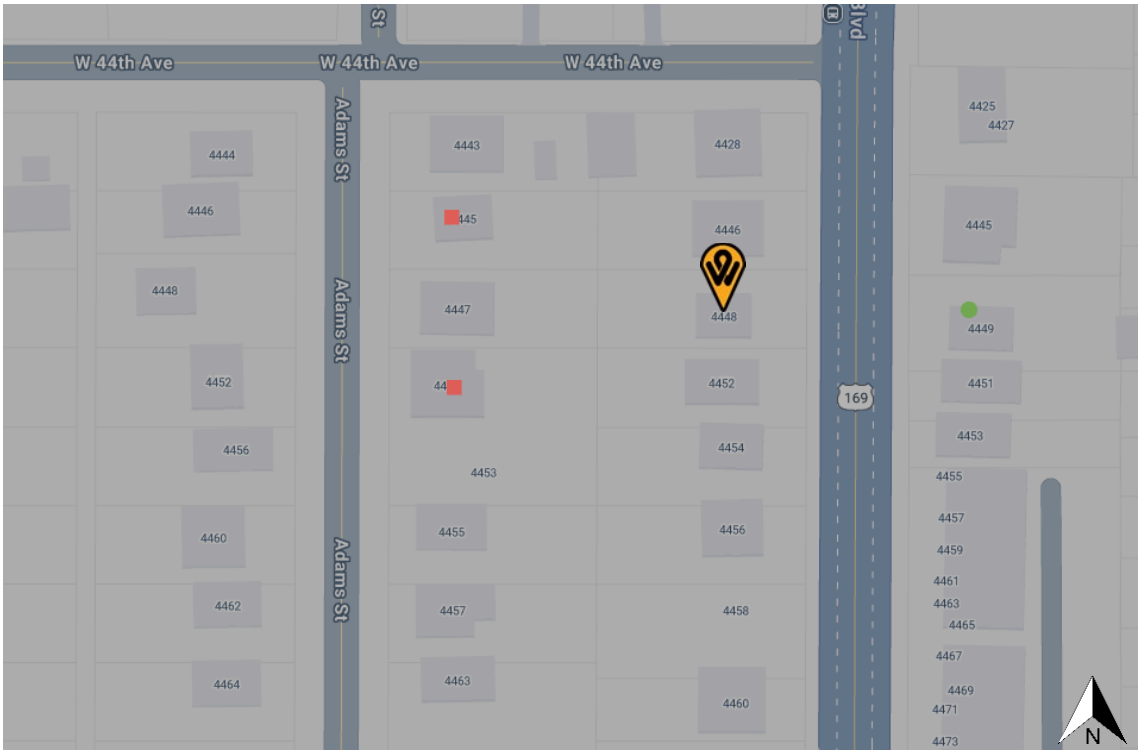
## AERIAL IMAGERY




## ZONING MAP

## LAND USE MAP

## SHORT-TERM RENTAL MAP



**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Illinois )
) SS:
COUNTY OF Cook )

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

1. That I am the petitioner for Petition # SP2025-040.
2. That I conducted a neighborhood meeting on July 24, 2025.
3. The notice to nearby property owners was sent on July 10, 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 26 day of July, 2025.

My commission expires 10 of 28, 2028.

Notary Public

Official Seal
JONATHAN D ACKERMAN
Notary Public, State of Illinois
Commission No. 999205
My Commission Expires October 28, 2028

**RENTAL LICENSING AND INSPECTION DIVISION**
Neighborhood Resource Center
Unified Government of Wyandotte County/Kansas City, Kansas
4953 State Avenue, Kansas City, Kansas 66102
p. (913) 573-8649 | f. (913) 573-8731 | www.wycokck.org/rentallicensing

Date: 5/10/2024

SIMEON BOWMAN
4448 RAINBOW BLVD
KANSAS CITY, 66103

**RE: Property: 4448 RAINBOW BLVD, KANSAS CITY, KS 66103**
**Case #:RLI-010736**

Dear Landlord:

We are pleased to inform you that the above property(s) has been approved for an Annual Rental License. The Rental Licensing staff would like to thank you for your cooperation and efforts in making Kansas City, Kansas a more liveable city.

If you have any questions concerning your inspection or approval, please call the office at 913-573-8649.

Sincerely,

Rachel Miskec

Rachel Miskec, Rental License Program Coordinator
Rental Licensing/Inspection Division
Unified Government of Wyandotte County / Kansas City, Kansas

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| | | |
|---|---|---|
| **Roofing** | | |
| Page 5 | Sloped Roofing | • Noted: Due to certain conditions was unable to walk on the roof for the inspection. A Licensed roofing professional is recommended to give a better evaluate of the entire roof condition.<br>• Repair: Tree limbs should be cut back so that they do not overhang the roof.<br><br>• Repair: Observed curling and lifted shingles on the roof. Recommend that a licensed roofing professional evaluate for necessary repairs. |
| Page 6 | Gutters | • Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. |
| Page 6 | Downspouts | • Repair: Downspouts should discharge water at least 36 to 48" away from foundation to help prevent foundation damage and moisture intrusion. Recommend adding extensions. |
| **Exterior** | | |
| Page 8 | Exterior Doors | • Repair: The front entry door handle / knob is loose. Recommend repair<br>• Safety Issue: The garage entry door is hollow-core wood. This door should be replaced with a solid wood, fire-rated door. |
| Page 9 | Porch | • Repair: Noted a void underneath front porch area. This void should be thoroughly filled to prevent separation and moisture intrusion. |
| Page 9 | Window Wells | • Repair: Window well covers should be added to prevent debris collection and water entry into the home. |
| Page 9 | Grading | • Repair: Areas of the soil near the foundation are in need of grading improvements. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from foundation. |
| **Electrical** | | |
| Page 11 | Main Panel | • Safety Issue: Observed a double tap inside the main electric panel. This represents an increased risk of electrical fire and/or electrocution. Recommend that a licensed electrician evaluate the electrical system and the components. |
| Page 11 | Outlets | • Safety Issue: Observed a GFCI outlet in the basement bathroom that did not trip during operation due to not being grounded. Recommend that a licensed electrician evaluate for repairs |





| | | |
|---|---|---|
| **Heating** | | |
| Page 13 | Supply/Return Air Ductwork | • Safety Issue / Repair: Supply air ductwork was observed within the garage. This represents an increased risk of flammable vapors and carbon monoxide traveling from within the garage to the interior living space. Repair as necessary. |
| **Plumbing** | | |
| Page 16 | Toilets | • Repair: Observed a loose toilet bowl at the bathroom. Recommend that toilet base be tightly secured. |
| **Appliances** | | |
| Page 19 | Stove Top | • Repair: The left burners did not operate at the time of inspection. Recommend repair. |

FOREMOST INSURANCE GROUP

**CORPORATE HEADQUARTERS**
5600 BEECH TREE LANE
CALEDONIA, MI 49316-0050

**MAILING ADDRESS**
P.O. BOX 2450
GRAND RAPIDS, MI 49501-2450

# INSURANCE ESTIMATE

Company: Foremost

Prepared on: 06/02/2025

[redacted]

Policy Period: 06/04/2025 - 06/04/2026

Insured Name: SIMEON BOWMAN

Mailing Address: 4448 RAINBOW BLVD
KANSAS CITY, KS 66103-3447

Program: Dwelling Fire Three

**Dwelling Information**

Location: 4448 RAINBOW BLVD
KANSAS CITY, KS 66103-3447

Year Built: 2007
Protection Class: 2

Territory: B
Occupancy: Vacation / Short-Term Rer

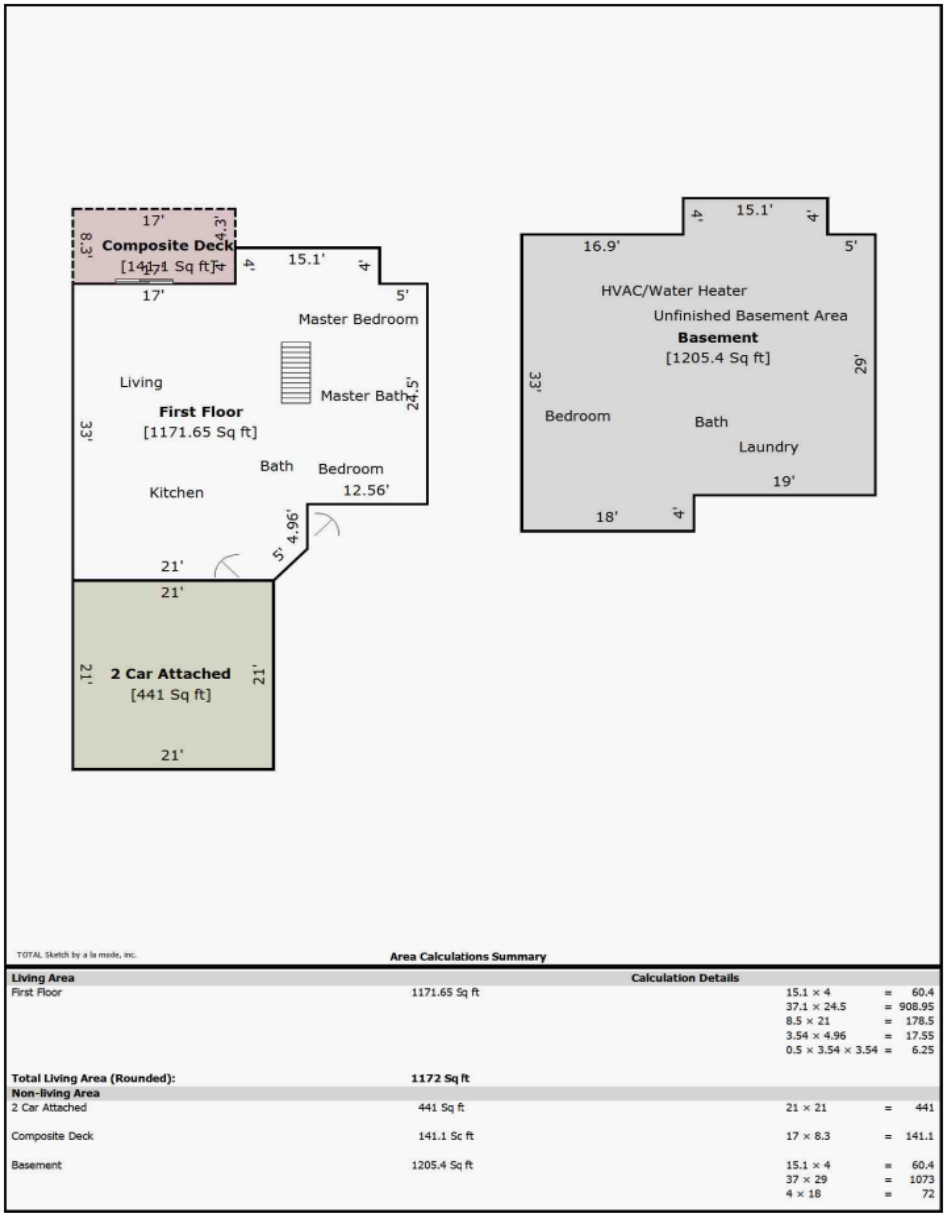
| Coverages/Endorsements | Total Coverage Amt | Deductible | Premium |
|---|---|---|---|
| Dwelling | $500,000 | $2,500 | $3,657 |
| Personal Property | $50,000 | $2,500 | $231 |
| Loss of Rents | $50,000 | | $150 |
| Premises Liability | $1,000,000 | | $140 |
| Medical Payments | $500 | | Incl |

**Discounts/Surcharges**

| | |
|---|---|
| Claims Free Discount | -$52 |
| Masonry Discount | -$525 |
| Multi-Policy Discount | -$263 |
| Tenant Screening Discount | -$52 |

## Building Sketch

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | Nooshin Bowman | | | | |
| Property Address | 4448 Rainbow Blvd | | | | |
| City | Kansas City | County | Wyandotte | State KS | Zip Code 66103 |
| Lender | Rocket Mortgage, LLC | | | | |




TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

| Living Area | | Calculation Details | | |
|---|---|---|---|---|
| First Floor | 1171.65 Sq ft | 15.1 × 4 | = | 60.4 |
| | | 37.1 × 24.5 | = | 908.95 |
| | | 8.5 × 21 | = | 178.5 |
| | | 3.54 × 4.96 | = | 17.55 |
| | | 0.5 × 3.54 × 3.54 | = | 6.25 |
| **Total Living Area (Rounded):** | **1172 Sq ft** | | | |
| **Non-living Area** | | | | |
| 2 Car Attached | 441 Sq ft | 21 × 21 | = | 441 |
| Composite Deck | 141.1 Sc ft | 17 × 8.3 | = | 141.1 |
| Basement | 1205.4 Sq ft | 15.1 × 4 | = | 60.4 |
| | | 37 × 29 | = | 1073 |
| | | 4 × 18 | = | 72 |

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

# Welcome to Your Kansas City Stay!

## Welcome

Come stay in our beautiful spacious house! This house is in the heart of Kansas City. Just a short distance from all the major hospitals, shopping, dining, and entertainment in Kansas City. The house features 3 bedrooms and 3 bathrooms, a full-size kitchen, and easy Self-check-in. Indulge in local cuisine and nightlife at nearby popular spots. Explore nearby parks or visit the nearby Plaza, Westport, Downtown P&L, and sports stadiums. Book now for a memorable and enjoyable stay in KC.

## Our Property

- Prime location - steps from KU Med
- Quiet and quaint neighborhood
- Spacious 3BD Bungalow with 1 King bed and 2 Queen beds + (one queen blow up bed if needed)
- Beautiful back deck with comfy seats and a firepit down in the grass
- 3 Fully Equipped Bathrooms
- Fully equipped kitchen with oven/stove
- Stocked Coffee bar with Keurig
- Washer and Dryer
- Flat-screen TV with access to all streaming platforms
- Private free parking (fits 4 cars in driveway)
- Free and fast WIFI
- Easy and secure Self-Checkin

BEDROOMS & LIVING AREA

Ultimate comfort and relaxation await you on your King and queen-sized beds. Cozy up for movie night with your guests!

BATHROOMS

3 full-size bathrooms with plush linens, soaps, hairdryer, and a first aid kit.

KITCHEN & DINING ROOM

Fully equipped kitchen with stainless steel appliances, Keurig, toaster, dishwasher, and basic cooking

# Welcome to Your Kansas City Stay!

essentials. Dining table seats 6.

OUTSIDE SPACE

Private deck with comfortable seating and a firepit area in the grass.

## Guest Access

You will have private self-checkin with the whole home to yourself!

This home has fast, reliable internet for streaming or Zoom meetings.

Keypad located at the front door for key access.

Security camera at the front facing driveway (no cameras inside).

Washer and dryer available and free to use.

## Other Notes

- Reservation holder must be present during the stay.
- No parties allowed. Evidence may result in immediate cancellation.
- No smoking or illegal drugs inside. Smoking allowed outside.
- Violations may result in additional fees.

## Check-in & Check-out

Check-in: 4:00 PM

Check-out: 11:00 AM

Lock Box Instructions:

1. Look for the castle-like home. Park in the large driveway.
2. Follow the path to the right to the front door.
3. Lock box on the door contains the key.
4. Code: 1945
5. Scramble the code after use.

# Welcome to Your Kansas City Stay!

Congrats, you made it! Let us know if you have any questions.

Simeon and Nooshin Bowman

(913)-837-6569

## WiFi Details

WiFi: RainbowCastle

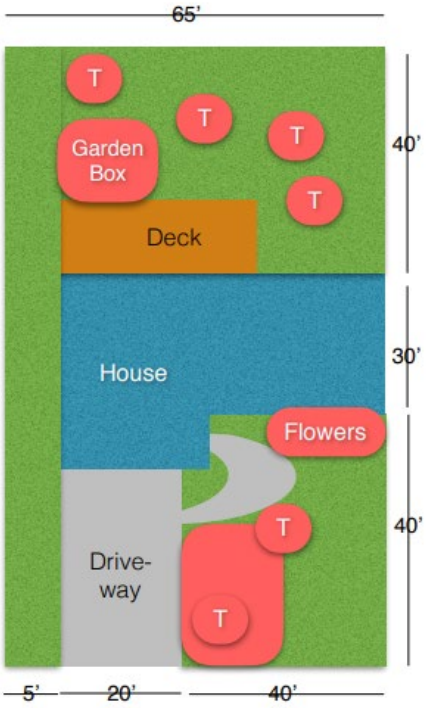
Password: RainbowCastle987

## Guest Book

Please sign below to help us remember our wonderful guests.

| Guest Name | Address | Where From |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

4448 Rainbow Blvd, Kansas City, KS | Landscape Plan (Not to scale) | Nooshin & Simeon Bowman



# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-042**

## GENERAL INFORMATION

**Applicant Information:**
Faris Farassati
12704 Woodson Street
Overland Park, Kansas 66209

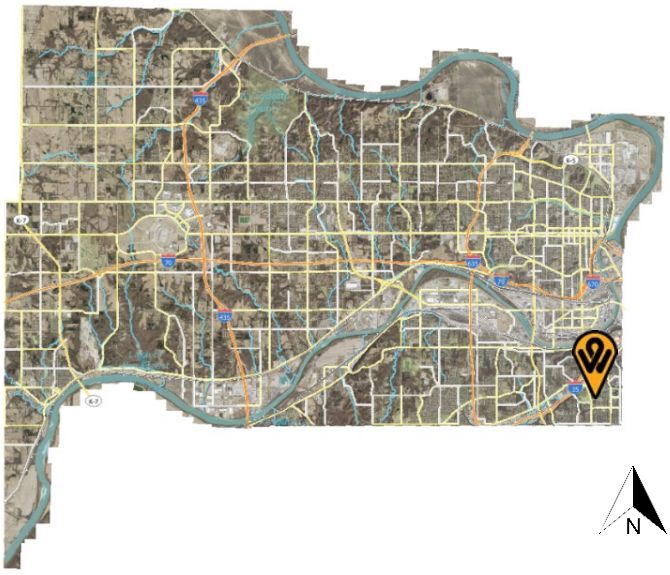
**Subject Property:**
2605 West 39th Avenue
Kansas City, Kansas 66103

**Requested Action and Purpose:**
Requesting a Special Use Permit to continue the operation of an existing day care center.

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

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

**Plan Area:**
Rosedale Area Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | R-1(B) Single Family District | Fisher Park |
| **South** | R-1(B) Single Family District | Duplexes and Single-family homes |
| **East** | R-1(B) Single Family District | Parking lot and apartments |
| **West** | R-1(B) Single Family District | Fisher Park and duplexes |

**Total Tract Size:** 0.37 Acre

**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 Countywide Strategic Mobility Plan designates West Lake Avenue and West 39th Avenue as Local Streets.

**Parking Requirement:** Section 27-469(e) requires the use of off-street parking with one (1) parking space for each 500 square feet of building floor area. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet. For every 25 parking spaces, one (1) must be ADA. For every six (6) ADA parking spaces, one (1) must be van accessible.

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

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Faris Farassati, is requesting the renewal of a Special Use Permit (SP2023-043) for the purpose of the continued operation of a day care center at 2605 West 39th Avenue. The applicant lapsed on their previous application, which will expire on October 5, 2025.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

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

**Outstanding or Related Permit and Cases:**

1. None

**Previous Planning Actions:**

1. Approval of a Special Use Permit (SP2023-043) for two (2) years to operate a children's day care in 2023.
2. Approval of a Special Use Permit (SP2020-076) for two (2) years to operate a children's day care in 2020.
3. Approval of a Special Use Permit (SP2018-075) for two (2) years to operate a children's day care in 2018.
4. Approval of a Special Use Permit (SP2014-043) for two (2) years to operate an adult day care in 2014.
5. Approval of a Special Use Permit (SP2012-022) for two (2) years to operate an adult day care in 2012.

## FACTORS TO BE CONSIDERED

***1. The Character of the Neighborhood.***

The subject property is within the Rosedale Statistical Neighborhood, the Hilltop Neighborhood group and the Rosedale Development Association (RDA) group. The neighborhood consists of a diversity of residential uses, including single-family residences, duplexes, fourplexes, and garden-style apartments, as well as a parking lot for the University of Kansas Medical Center, and Fisher Park, directly adjacent to the subject property

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 of properties nearby are set out above. The proposed use is compatible with the zoning and uses of properties nearby given the mixed residential nature of the area.

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?***

   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. It is being used as a Daycare.

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 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. The proposed use conforms to the comprehensive plan, as it is an institutional use, which serves the surrounding residential neighborhood.

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 inherently results in the increase of vehicular traffic. The vehicular traffic incurred by the proposed use is not expected to result in the increase of traffic to the point where it would exceed the capacity of West 39th Avenue, a Local Street, if properly managed, especially during peak times.

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.***

   Vibration, illumination and dust are not normally associated with the proposed use and will not be an issue if managed properly. Children may be the source of noise particularly during the times of day when let outside to play. Operation is to take place during the daytime hours only. The proposed use will not create problems for near-by properties if managed properly.

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 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 maintained the proposed use according to previous conditions of approval. They have fulfilled all conditions for the previous Special Use Permit (SP2023-043).

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

    The proposed use should not result in the overcrowding of land as it intends to operate within the existing structure with required capacity limits. The parking of cars on site may become an issue if not managed properly. The proposed use will cause a high concentration of population as the ratio of teachers to students per

classroom is defined by one (1) teacher per every 15 students, and the facility will accommodate 85 students.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

None.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-042**, **for five (5) years**, subject to:

1. **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;**
2. **If approved, the applicant must file and maintained a current business occupation tax application and entertainment license 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;**
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4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
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7. **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;**

8. **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;**
9. **The Special Use Permit shall be valid for five (5) 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;**
10. **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,**
11. **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 **SP2025-042** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Floor Plans
Code Analysis
Images Attached to Application

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**
**913-573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-042** 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 **SP2025-042,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 56:52:**

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

**CONSIDERATION OF THE JULY 14, 2025 CITY PLANNING COMMISSION MINUTES.**

**SP2025-042 - FARIS FARASSATI**
**Synopsis:** Renewal of a Special Use Permit (SP2023-043, expires October 5, 2025) for a daycare at 2605 West 39th Avenue. *Detailed Outline of Requested Action:* The applicant, Faris Farassati, is requesting the renewal of a Special Use Permit (SP2023-043) for the purpose of the continued operation of a day care center at 2605 West 39th Avenue. The applicant lapsed on their previous application, which will expire on October 5, 2025.

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 Items on the Agenda tonight:

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 August 11, 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, Change of Zones, and Master Plan Amendments; 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.

Lindsay Madigan, 2306 South 71st Street, Kansas City, Kansas 66106, requested PLAT2025-023 be removed from the Consent Agenda.

**Motion starts at 36:55**:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE of the remainder of the consent agenda:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to APPROVE passed: 6 to 0**

**Subject to:**

**SP2025-042:**

1. **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;**
2. **If approved, the applicant must file and maintained a current business occupation tax application and entertainment license 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;**
3. **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;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
7. **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;**

8. **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;**
9. **The Special Use Permit shall be valid for five (5) 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;**
10. **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,**
11. **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

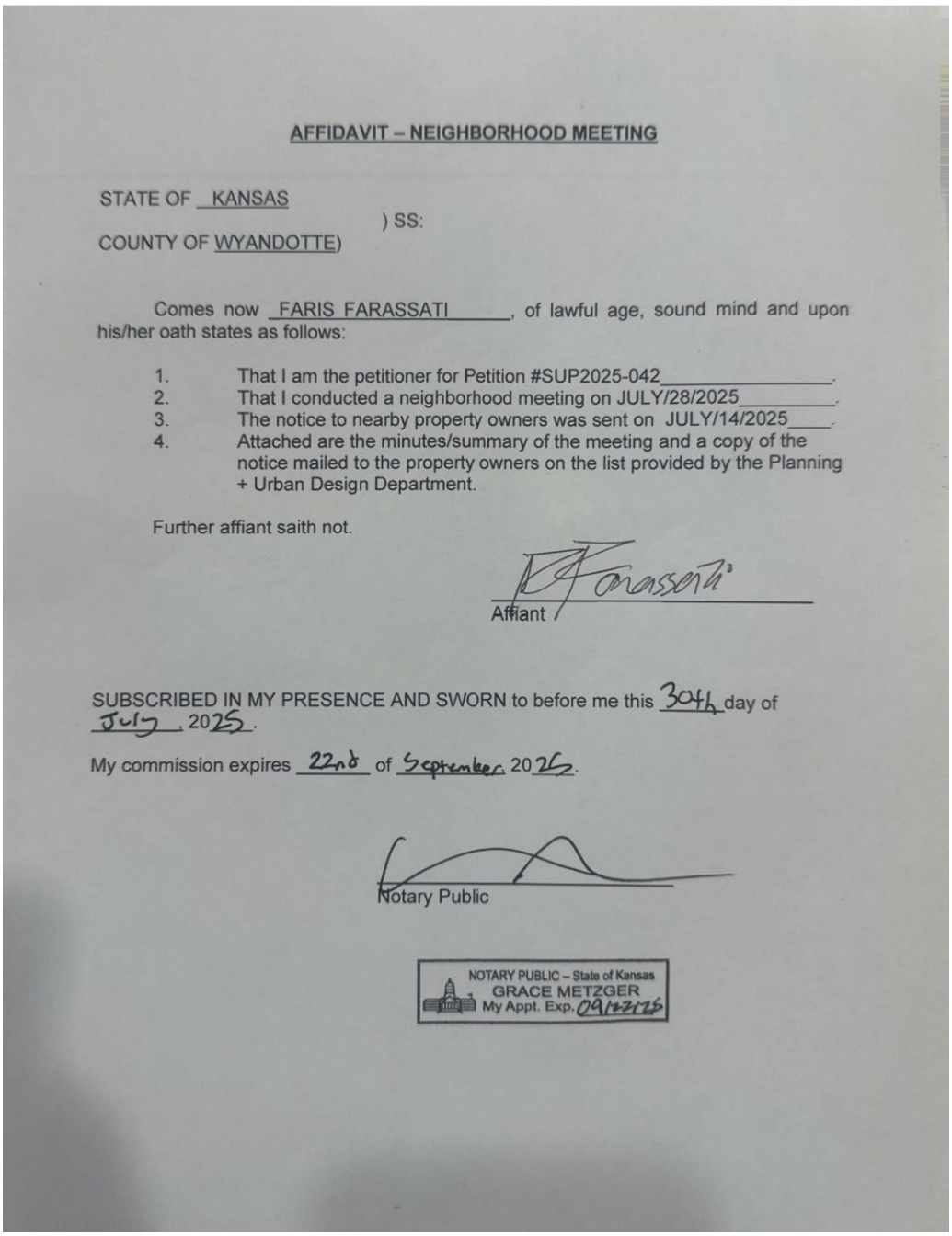
## AERIAL IMAGERY

## ZONING MAP

## LAND USE MAP

Parks and
Open Space
39TH
Urban
Mixed Use
General Urban
SPRINGFIELD
BOOTH
FISHER
LAKE
Single Family
N

## ADDITIONAL ATTACHMENTS



**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF KANSAS
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #SUP2025-042.
2. That I conducted a neighborhood meeting on JULY/28/2025.
3. The notice to nearby property owners was sent on JULY/14/2025.
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 30th day of July, 2025.

My commission expires 22nd of September, 2025.

Notary Public

NOTARY PUBLIC – State of Kansas
GRACE METZGER
My Appt. Exp. 09/22/26

Summary of Neighborhood meeting and discussion

Questions asked:

Q: How will you make sure the noise level does not go out of control and you are able to respond to issues.

A: We are going to make sure all renters are aware of noise complaints in the past and the issues that it can cause the neighborhood. Both property managers are within 20 minutes of the property and have shared their contact information with the neighbors to be available.

Q: What are the types of renters that you are planning to rent to?

A: We want people to rent for at least 2 weeks ideally. We can work with different websites as well as associations for short term renting capabilities.

Q: How will the house be taken care of?

A: The interior changes and all lawn keeping and yard maintenance is done by both property managers.

# Outlook Academy

**2605 W. 39th Avenue**
**Kansas City, KS 66103**

**Construction Documents**

**Date:11/08/2021**

Sheet Name

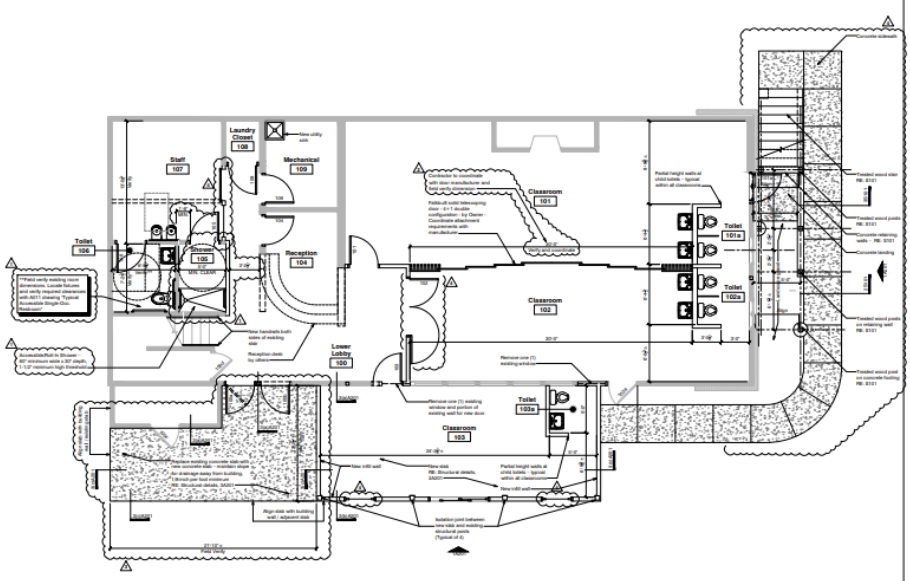
**SITE PLAN**

**C100**

## DOOR SCHEDULE

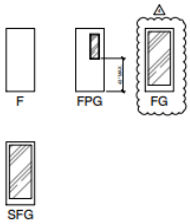
| DOOR | | | | | | | | | FRAME | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MARK | LOCATION | SIZE WIDTH | HT | THK | MATL | TYPE | GLAZ | FINISH | MATL | TYPE | FINISH | DETAIL HEAD | JAMB | SILL | RATED | LOCKSET | NOTES |
| 100a | Lower Lobby | 3'-0" | 6'-8" | 1-3/4" | ALUM | SPG | Yes | PT | HM | - | PT | - | - | - | No | Panic | Aluminum storefront entrance |
| 100b | Lower Lobby | 3'-0" | 6'-8" | 1-3/4" | ALUM | SPG | Yes | PT | HM | - | PT | - | - | - | No | Panic | Aluminum storefront entrance |
| 100c | Exterior Closet | 3'-0" | 6'-8" | 1-3/4" | HM | F | No | PT | HM | - | PT | - | - | - | No | Storeroom | - |
| 100d | Lower Lobby | alr | alr | alr | WD | F | No | PT | alr | - | PT | - | - | - | No | Storeroom | - |
| 101 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 102 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 102a | Classroom | 3'-0" PVB | 6'-8" FV | 1-3/4" | HM | F | No | PT | HM | - | PT | - | - | - | No | Panic | New door in existing opening |
| 103 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 104 | Reception | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 105 | Shower | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Privacy | - |
| 106 | Toilet | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Privacy | - |
| 108 | Laundry Closet | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Storeroom | - |
| 109 | Mechanical | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Storeroom | - |

| DOOR | | | | | | | | | FRAME | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MARK | LOCATION | SIZE WIDTH | HT | THK | MATL | TYPE | GLAZ | FINISH | MATL | TYPE | FINISH | DETAIL HEAD | JAMB | SILL | RATED | LOCKSET | NOTES |
| 200 | Entry | 3'-0" | 6'-8" | 1-3/4" | ALUM | SPG | Yes | PT | ALUM | - | CLR | - | - | - | No | Panic | Aluminum storefront entrance |
| 201 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 202 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 202a | Classroom | 3'-0" PVB | 6'-8" FV | 1-3/4" | HM | F | No | PT | HM | - | PT | - | - | - | No | Panic | New door in existing opening |
| 203 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 204 | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 206 | Closet | alr | alr | alr | WD | F | No | PT | alr | - | PT | - | - | - | No | Storeroom | - |
| 208 | Toilet | 3'-0" | 6'-8" | 1-3/4" | WD | F | No | PT | HM | - | PT | - | - | - | No | Privacy | - |
| 209 | Kitchen | 3'-0" | 6'-8" | 1-3/4" | WD | FPG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 101a | Classroom | 3'-0" | 6'-8" | 1-3/4" | WD | FG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |
| 202b | Classroom | 3'-0" FIX | 6'-8" | 1-3/4" | WD | FG | Yes | PT | HM | - | PT | - | - | - | No | Classroom | - |




1 1st FLOOR PLAN
SCALE: 1/4"=1'-0"

### DOOR TYPES




### PLAN LEGEND

Existing wall to remain

Existing wall to be removed

New wall

MSA
McHENRY SHAFFER ARCHITECTURE

Scott Associates

**Outlook Academy**
2605 W. 39th Avenue
Kansas City, KS 66103

All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

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Revisions
1 12/30/2020
2 1/6/2021
3 2/2/2021
4 3/25/2021

Construction Documents

**Date:12/18/2020**

Sheet Name
**1st FLOOR PLAN**

**A101**

## FINISH SCHEDULE

| ROOM NO. | ROOM NAME | FLR | BASE | WALL | CLNG | NOTES |
|---|---|---|---|---|---|---|
| 100 | Lower Lobby | LVP-1 | RB-1 | PT-1 | ACT | |
| 101 | Classroom | LVP-2 | RB-2 | PT-2 | ACT | |
| 101a | Toilet | LVP-2 | RB-2 | PT-2,CT | ACT | 1 |
| 103 | Classroom | LVP-2 | RB-2 | PT-2 | ACT | |
| 103a | Toilet | LVP-2 | RB-2 | PT-2,CT | ACT | 1 |
| 103 | Classroom | LVP-2 | RB-2 | PT-3 | PT-C | |
| 103a | Toilet | LVP-2 | RB-2 | PT-3,CT | ACT | 1 |
| 104 | Reception | LVP-1 | RB-1 | PT-1 | ACT | |
| 105 | Shower | CT | CT | PT-1,CT | ACT | 1,2 |
| 106 | Toilet | CT | CT | PT-1,CT | ACT | 2 |
| 107 | Staff | LVP-1 | RB-1 | PT-1 | ACT | |
| 108 | Laundry | LVP-1 | RB-1 | PT-1 | ACT | |
| 109 | Mechanical | - | RB-1 | PT-1 | ACT | |

| ROOM NO. | ROOM NAME | FLR | BASE | WALL | CLNG | NOTES |
|---|---|---|---|---|---|---|
| 200 | Entry | LVP-1 | RB-1 | PT-1 | ACT | |
| 201 | Classroom | LVP-2 | RB-2 | PT-4 | ACT | |
| 201a | Toilet | LVP-2 | RB-2 | PT-4 | ACT | 1 |
| 201b | Closet | | | | | |
| 202 | Classroom | LVP-2 | RB-2 | PT-5 | ACT | |
| 202a | Toilet | LVP-2 | RB-2 | PT-5 | ACT | 1 |
| 202b | Alcove | LVP-2 | RB-2 | PT-5 | ACT | |
| 203 | Classroom | LVP-2 | RB-2 | PT-6 | ACT | |
| 203a | Toilet | LVP-2 | RB-2 | PT-6 | ACT | 1 |
| 204 | Classroom | LVP-2 | RB-2 | PT-7 | ACT | |
| 204a | Toilet | LVP-2 | RB-2 | PT-7 | ACT | 1 |
| 205 | Upper Lobby | LVP-1 | RB-1 | PT-1 | ACT | |
| 206 | Closet | LVP-1 | RB-1 | PT-1 | ACT | |
| 207 | Corridor | LVP-1 | RB-1 | PT-1 | ACT | |
| 208 | Toilet | LVP-1 | CT | PT-1 | ACT | 2 |
| 209 | Kitchen | LVP-1 | RB-1 | PT-1 | ACT-2 | 4 |

### FINISH LEGEND

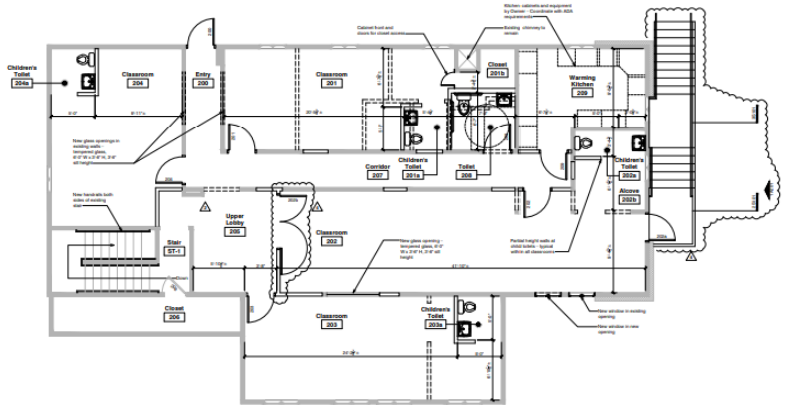
FLOOR
LVP-1 Vinyl Plank Flooring (Color #1)
LVP-2 Vinyl Plank Flooring (Color #2)
CT Ceramic Tile

WALL/CLNG
ACT Acoustical Ceiling Tile
CT Ceramic Tile (see Notes)
PT-1 Painted Gypsum Board (Color #1)
PT-2 Painted Gypsum Board (Color #2)
PT-3 Painted Gypsum Board (Color #3)
PT-4 Painted Gypsum Board (Color #4)
PT-5 Painted Gypsum Board (Color #5)
PT-6 Painted Gypsum Board (Color #6)
PT-7 Painted Gypsum Board (Color #7)
PT-C Painted Gypsum Board Ceiling (SW 7006 - Extra White)

BASE
RB-1 Rubber Base (Color #1)
RB-2 Rubber Base (Color #2)
CT Ceramic Tile

### FINISH NOTES

1. Ceramic wall tile on toilet-side of partial height walls.
2. Ceramic wall tile to 5'-4" above finish floor.
3. Ceramic wall tile align to top of shower.
4. Epoxy wall paint.




2 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

### PLAN LEGEND

Existing wall to remain

Existing wall to be removed

New wall

MSA
McHENRY SHAFFER ARCHITECTURE

Scott Associates

**Outlook Academy**
2605 W. 39th Avenue
Kansas City, KS 66103

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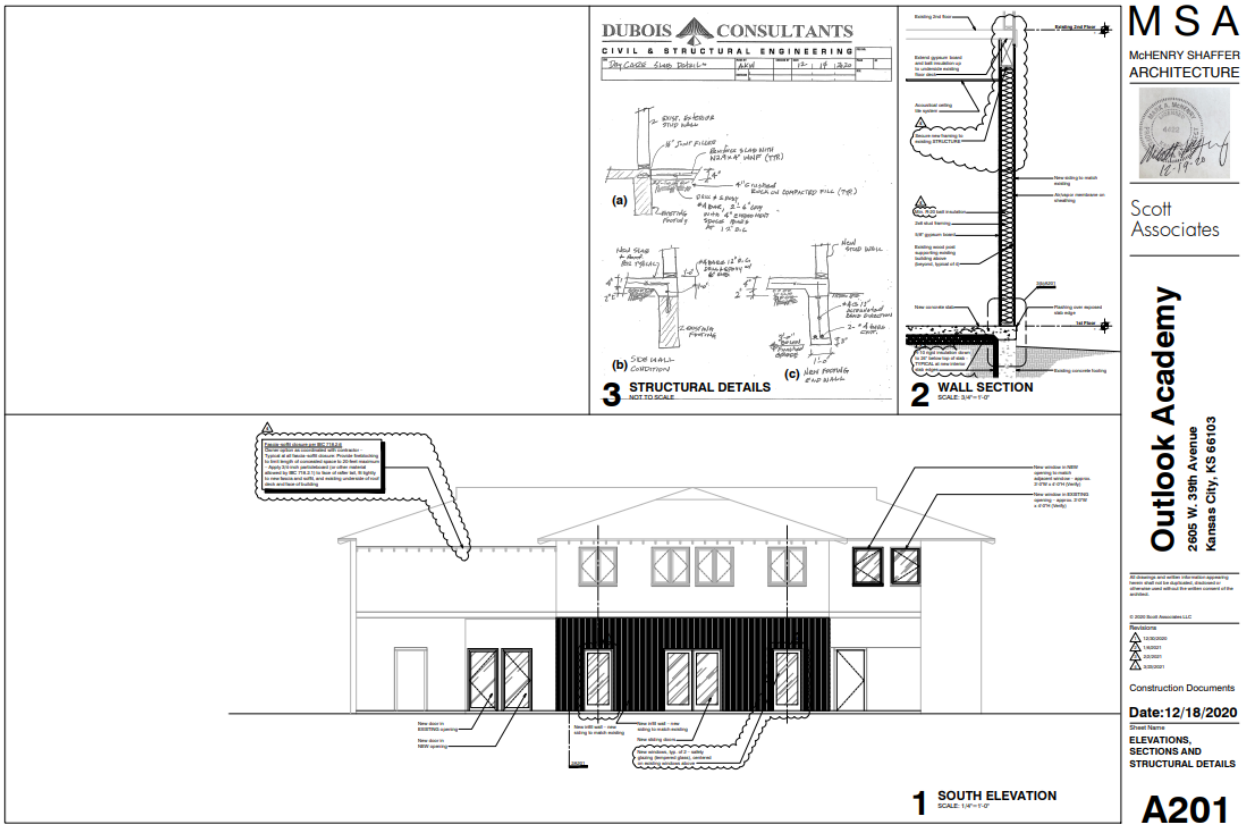
Revisions
1 12/30/2020
2 1/6/2021
3 2/2/2021
4 3/25/2021

Construction Documents

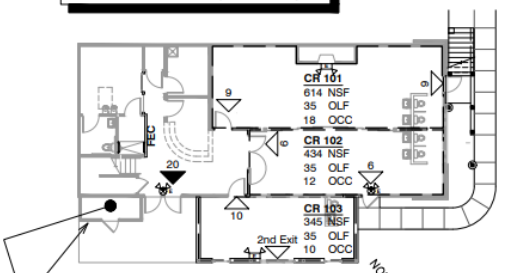
**Date:12/18/2020**

Sheet Name
**2nd FLOOR PLAN**

**A102**


DUBOIS CONSULTANTS
CIVIL & STRUCTURAL ENGINEERING
3 STRUCTURAL DETAILS
NOT TO SCALE
2 WALL SECTION
SCALE: 3/4"=1'-0"
1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
MSA
McHENRY SHAFFER ARCHITECTURE
Scott Associates
Outlook Academy
2605 W. 39th Avenue
Kansas City, KS 66103
Construction Documents
Date:12/18/2020
ELEVATIONS, SECTIONS AND STRUCTURAL DETAILS
A201

1st FLOOR shall be used for children less than 3 years of age.



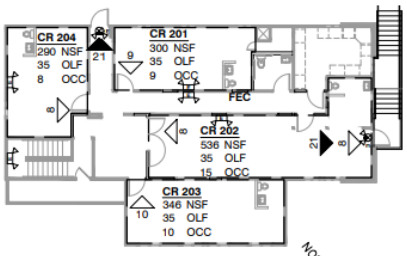

## 1st FLOOR CODE PLAN

Excerpted from Sheet A001

Fire Department Connection

Alarm Control Panel

2nd FLOOR shall be used only for children 3 years or more of age.

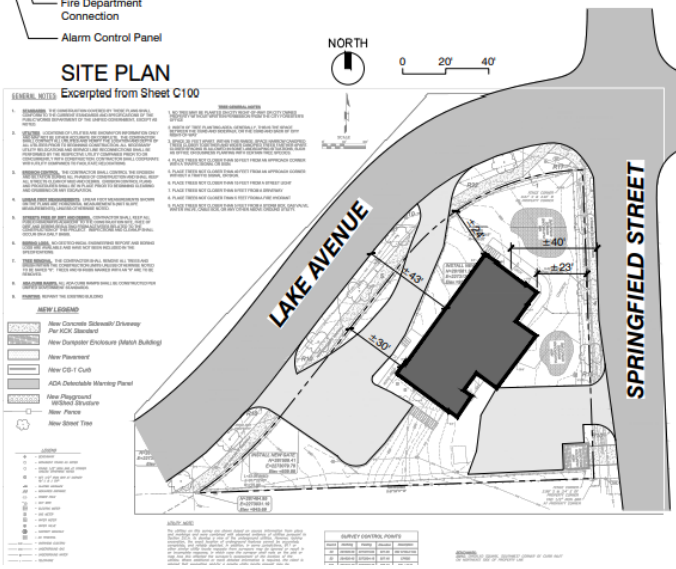



## 2nd FLOOR CODE PLAN

Excerpted from Sheet A001

## SITE PLAN

Excerpted from Sheet C100




**NOTE:**
All Drawings and Information provided on this sheet is excerpted from respective Architectural, Civil and Fire Protection design and engineering drawing sets and is for reference only. These are not as-built drawings and do not reflect an inspection of as-built conditions. Refer to referenced Drawing Sets for complete information.

## CODE PLAN LEGEND

Existing wall to remain

Measured area boundary

New wall

Combined exit load (number of occupants)

Individual room exit load (number of occupants)

Emergency Battery Unit (per electrical)

Exit Light (per electrical)

CR Classroom
NSF Net square feet
OLF Occupant load factor (square feet per occupant)
OCC Number of occupants

## CODE ANALYSIS

CODES AND ORDINANCES

The Unified Government has adopted the following codes and ordinances:

2012 International Building Code
2012 International Mechanical Code
2012 Uniform Plumbing Code
2011 National Electrical Code
2012 International Fire Code
2009 International Energy Code
Current NFPA Life Safety Code
Ordinances of the United Government of Wyandotte County / Kansas City, KS
NFPA 72

OCCUPANCY GROUP – I-4

TYPE OF CONSTRUCTION –
Type V-B - Fully sprinklered per IBC 903.3.1.1

BUILDING AREA
Allowable = 9,000sf per story
Actual 1st Floor = 2,269sf
Actual 2nd Floor = 2,339sf

BUILDING HEIGHT
Allowable (with automatic sprinkler system increase) = 2 stories, 60 feet
Actual = 2 stories, ±25'-0"

OCCUPANT LOAD

| | | |
|---|---|---|
| 1st Floor | | |
| DAYCARE | OLF 35 net (area per Code Plan below) | 40 occupants |
| 2nd Floor | | |
| DAYCARE | OLF 35 net (area per Code Plan below) | 42 occupants |

PORTABLE FIRE EXTINGUISHERS (IBC 906)
1. Provide portable fire extinguishers rated MINIMUM 2-A:10-B:C (IBC 906.3) where indicated on Code Plans.
2. Maximum travel distance to a portable fire extinguisher is 75 feet (IBC 906.3).
3. Portable Fire Extinguishers shall be located within fully-recessed or semi-recessed Fire Extinguisher Cabinets. The top of the extinguisher shall be not more than 5 feet above the floor; the bottom of the extinguisher shall not be less than 4 inches from the floor.

Project construction purpose: Renovation, change in occupancy

Reason for submittal: New licensure

Building address: 2605 W. 39th Avenue, Kansas City, KS 66103

Owner: Faris Farassati, (913) 645-7929

Design date and revisions:

Name of responding fire service: Kansas City Kansas Fire Department

Name of local building inspection department: Unified Government of Wyandotte County and Kansas City

Structural code requirements: All building components are not required to be fire-resistance rated (0 hours per IBC Tables 601 and 602)

Active fire safety features: Automatic sprinkler system throughout; fire alarm; emergency lighting

NOTE: There will be no cooking that will produce grease laden vapors.

## CODE ANALYSIS

Excerpted from Sheet A001

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-044**

## GENERAL INFORMATION

**Applicant Information:**
Mitch Lichterman
3138 Patricia Avenue
Los Angeles, California 90064

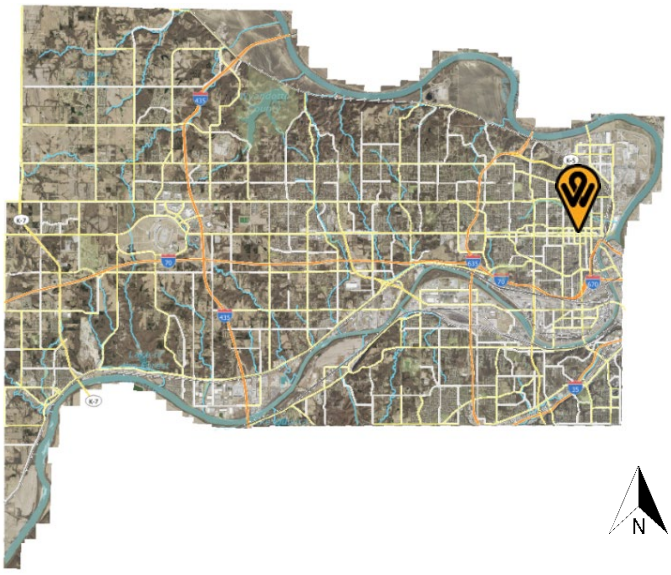
**Subject Property:**
1017 North 9th Street
Kansas City, Kansas 66101

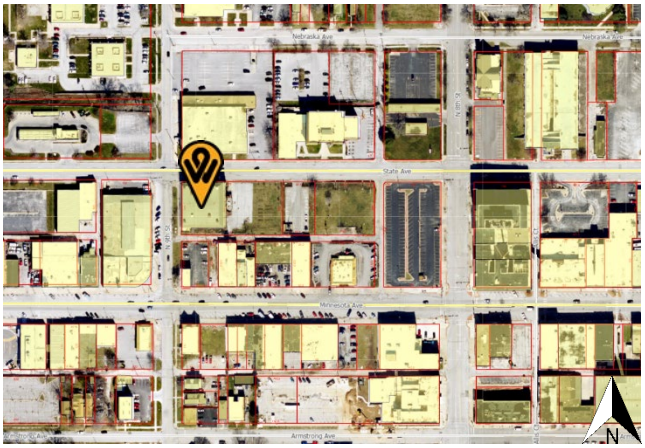
**Requested Action and Purpose:**
Approval of a Special Use Permit to operate an event space on the second floor of a mixed-commercial building.

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

**Existing Zoning District(s):**
C-3 Commercial District

**Comprehensive Plan Area:**
Downtown Area Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | CP-3 Planned Commercial District | Wyandotte County Election Office |
| **South** | C-D Central Business District | Commercial medical office |
| **East** | CP-2 Planned General Business District | McDonald's parking lot |
| **West** | C-D Central Business District | Commercial business |

**Total Tract Size:** 0.90 Acre

**Comprehensive Plan Designation:** The Downtown Area Plan designates this property as Downtown Mixed Use, which allows multi-story buildings with commercial/retail uses at street level preferred, with office uses and some residential uses above. Live/work units with commercial/retail on the first floor and residential above area allowed if work units on the first floor contribute to the commercial/retail nature of the block.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates State Avenue as a Major Arterial and North 9th Street a Local Street.

**Parking Requirement:** Section 27-467(e) Uses in this district require 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.

Section 27-668(a)(12) One (1) space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area.

The applicant is providing 34 off-street parking spaces for the event space.

The Unified Government passed an ordinance on July 17, 2025, which does not require off-street parking for commercial businesses and mixed-use buildings with up to six (6) residential units.

| | |
|---|---|
| **Landscaping Requirement:** | Section 27-467(g) Trees are required to be provided at not less than one per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. |
| **Advertisement:** | The Wyandotte Echo – July 17, 2025<br>Letters to Property Owners – July 18, 2025 |
| **Public Hearing:** | August 11, 2025 and August 28, 2025 |
| **Public Support:** | There was (1) person present at the August 11, 2025 City Planning Commission. |
| **Public Opposition:** | None to date. |

## PROPOSAL

*Detailed Outline of Requested Action:* The representative, Nick Ewing with Sullivan Palmer Architects, on behalf of Mitch Lichterman with 9th and State LLC, has applied for a Special Use Permit to an event space on the second floor in conjunction with a ghost kitchen/co-preparation space on the ground floor at 1017 North 9th Street.

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

**Outstanding or Related Permit and Cases:**

1. There are no outstanding or related permit or case on the subject property.

**Previous Planning Actions:**

1. There are previous planning actions on the subject property.

## FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Riverview Statistical Neighborhood and Block Group #0418001. The neighborhood is in the Central Business District, immediately south of State Avenue and two (2) blocks west of KCKPD Headquarters. There are office, civic and commercial uses/businesses along State Avenue. The proposed ghost prep kitchen (first floor) and event space (second floor) currently resides in formerly the Kansas City, Kansas High School Gymnasium and Laboratory, a State and Federally designated historic building, which is also within the local and State Downtown Kansas City, Kansas Historic District.

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 commercial uses. The proposed uses are for a large, co-shared preparatory kitchen on the first floor and an event space on the second floor.

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, however, if not managed properly, issues such as noise and illumination may impact Horace Mann Lofts, which are apartments across the street northeast on State Avenue. The removal of restrictions will not detrimentally affect nearby property as long as all conditions of approval are adhered to.

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

   The property has been vacant since 2021.

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

   Special Use Permits are not addressed in the Downtown Area Plan. The Downtown Mixed Use land use designation allows multi-story buildings with commercial/retail uses at street level preferred, with office uses and some residential uses above. Live/work units with commercial/retail on the first floor and residential above area allowed if work units on the first floor contribute to the commercial/retail nature of the block. While not explicitly stated, a commercial ghost prep kitchen and event space are both commercial uses in nature, which are allowed in the Area Plan.

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, specifically the event space will result in an increase of traffic, as it is utilizing a vacant second floor. This increase, however, should not exceed the capacity of North 9th Street or State Avenue. There is on-street parking along State Avenue, North 9th Street and Minnesota Avenue that is not utilized in the evening.

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 event space is not reasonably necessary, but does provide an alternate space for corporate meetings, parties and other functions. As long as the proposed use abides by the conditions of approval, and takes steps to mitigate the issues, such as noise and illumination, the use is not expected to impact the use, quality, and marketability of nearby 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 expected to occur in durations as not to create issues with nearby properties, especially in the late evening hours because the majority of businesses in this area are closed after 5:00 PM.

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, commercial building.

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 commercial structure in an existing, built-out downtown urban commercial core.

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 moderate. If denied, the property owner may not use the property for an event space however, they can still use the property for a variety of commercial and/or residential purposes. If

denied, the building owner could not reapply for the same use (event space) for one (1) year.

***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 both the overcrowding of land and undue concentrations of population for the event space on the second floor. These issues may arise due to the nature of event spaces, which often attract larger groups of individuals and vehicles. If managed properly and if parking does not impact the adjacent commercial businesses and the neighborhood at-large, these items should not be a major concern.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on July 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Parking
Occupancy Limits
Waste Management
Hours of Operation

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-044**, **for two (2) years**, subject to:

1. **A security contract will be provided when a third-party company is hired. This contact, as well as a security plan with surveillance camera locations, will be provided prior to building permit approval;**
2. **For the event space, the proposed hours are from 8:00 AM to 12:00 AM for any day of the week;**
    a. **All entertainment must cease by 12:00 AM;**
3. **The trash enclosure will be screened by a trash enclosure with an opaque fence;**
4. **No events may occur outside;**
5. **Doors and windows must stay closed during any entertainment performance;**

6. **Alcohol can only be provided by licensed vendors;**
7. **For events with live entertainment, the Applicant must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity.**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.**
    c. **An I.D. scanner will be used at all times.**
    d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**
8. **No amplified speakers or entertainment is allowed in outdoor spaces;**
9. **The parking lot shall be resurfaced and restriped;**
10. **KCKFD may have additional comments regarding egress of the event space on the second floor;**
11. **Install wheel stops in the customer parking lot and truck parking lot so vehicles do not roll into the grass or damage the fence;**
12. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
13. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
14. **Any new lighting whether installed on the building or in the adjacent parking lot shall be installed to have a 90-degree cutoff fixtures;**
15. **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;**
16. **If approved, the 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;**
17. **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;**

18. **The subject property is within the boundaries of a Historic District, Historic District Environs, or is an identified Historic Landmark. A Historic Environs Review/Certificate of Appropriateness is required prior to any demolition, alteration, construction, repair, change of occupancy, or change in use of the subject property. Please contact the Department of Planning and Urban Design at (913) 573-5750 or email planninginfo@wycokck.org to begin that process;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **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.**
21. **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;**
22. **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;**
23. **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.**
24. **Subject to approval, the Special Use Permit shall be valid for (2) year(s) 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;**

25. **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,**
26. **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 **SP2025-044** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Floor Plan
Site Photographs

## PUBLIC HEARING SCHEDULE

| Action(s) | City Planning Commission | Unified Government Board of Commissioners |
|---|---|---|
| Special Use Permit | August 11, 2025 Approval | August 28, 2025 |

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

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-044** 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 **SP2025-044,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 3:34:19:**

**SP2025-044 - MITCH LICHTERMAN**
**Synopsis:** Special Use Permit for a kitchen and event space at 1017 North 9th Street.
*Detailed Outline of Requested Action:* The representative, Nick Ewing with Sullivan Palmer Architects, on behalf of Mitch Lichterman with 9th and State LLC, has applied for a Special Use Permit to an event space on the second floor in conjunction with a ghost kitchen/co-preparation space on the ground floor at 1017 North 9th Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Mitch Lichterman, Applicant
- Nick Ewing, Architect, Sullivan Palmer Architects, 8621 Johnson Drive, Merriam, Kansas 66202
- Greg Kindle, President of the Wyandotte Economic Development Council

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 3:39:28:** Long Range Planner Alyssa Marcy stated that Staff recommends approval of this application for two (2) years. She noted that this was a project that could not move forward without last month's parking moratorium being passed.

**Motion starts at 3:39:39**:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-044 for two (2) years:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Not present** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **A security contract will be provided when a third-party company is hired. This contact, as well as a security plan with surveillance camera locations, will be provided prior to building permit approval;**
2. **For the event space, the proposed hours are from 8:00 AM to 12:00 AM for any day of the week;**
    a. **All entertainment must cease by 12:00 AM;**
3. **The trash enclosure will be screened by a trash enclosure with an opaque fence;**
4. **No events may occur outside;**
5. **Doors and windows must stay closed during any entertainment performance;**
6. **Alcohol can only be provided by licensed vendors;**
7. **For events with live entertainment, the Applicant must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-**

**104,f), including:**

a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity.**
b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.**
c. **An I.D. scanner will be used at all times.**
d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**

8. **No amplified speakers or entertainment is allowed in outdoor spaces;**
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14. **Any new lighting whether installed on the building or in the adjacent parking lot shall be installed to have a 90-degree cutoff fixtures;**
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18. **The subject property is within the boundaries of a Historic District, Historic District Environs, or is an identified Historic Landmark. A Historic Environs Review/Certificate of Appropriateness is required prior to any demolition, alteration, construction, repair, change of occupancy, or change in use of the subject property. Please contact the Department of Planning and Urban Design at (913) 573-5750 or email planninginfo@wycokck.org to begin that process;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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21. **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;**
22. **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;**
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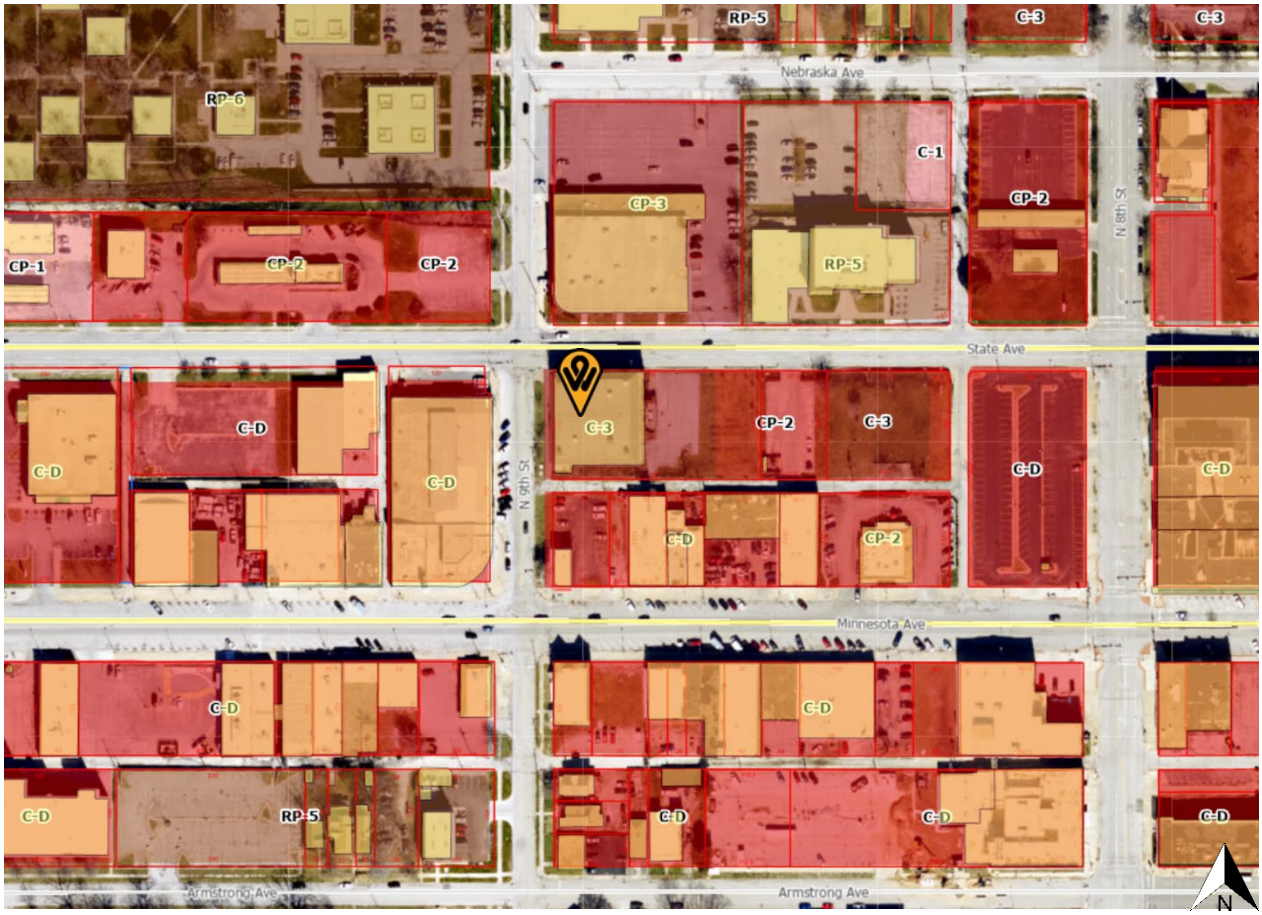
25. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
26. **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 MAP

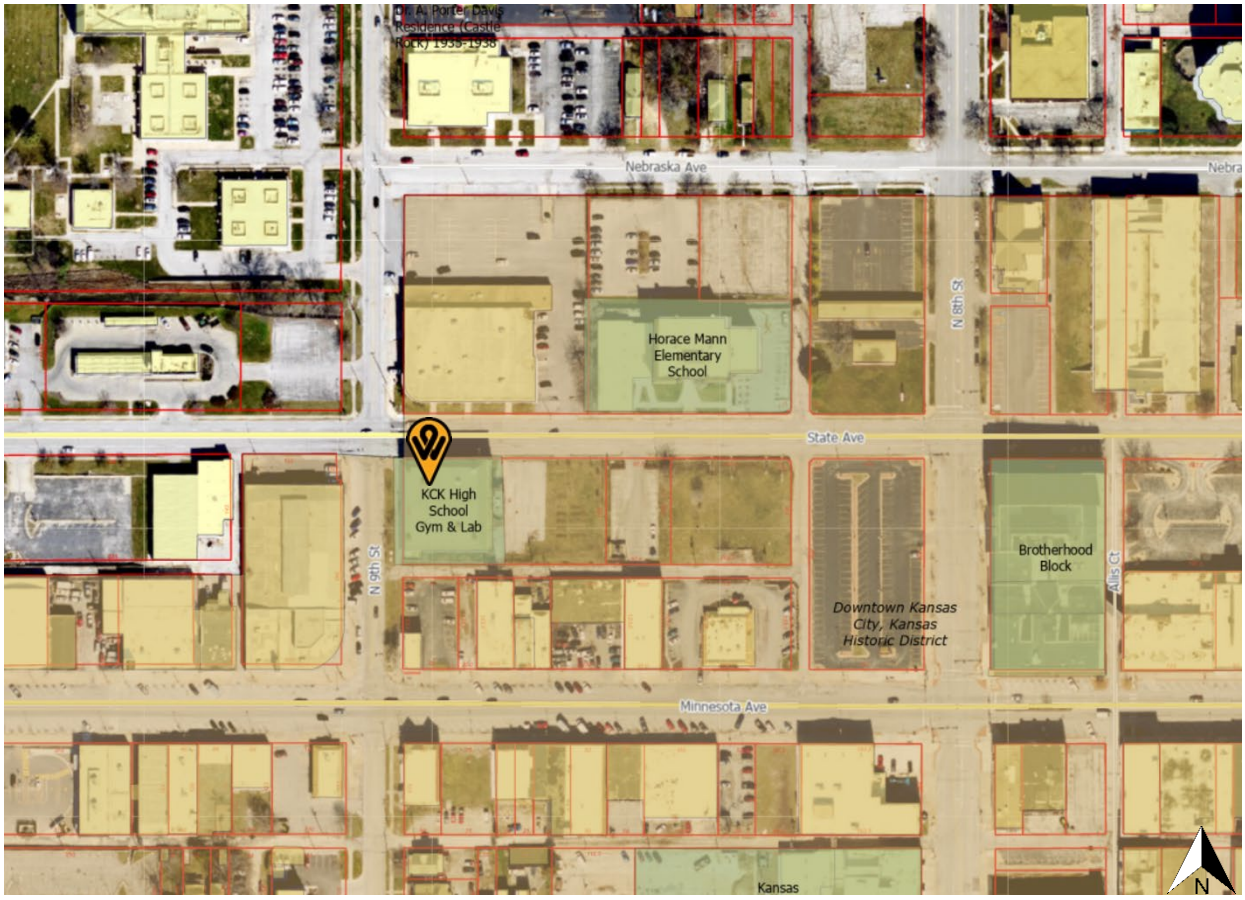
## ZONING MAP


RP-5
C-3
C-3
Nebraska Ave
RP-6
C-1
CP-3
CP-2
N 8th St
CP-1
CP-2
CP-2
RP-5
State Ave
C-D
C-D
C-D
C-3
CP-2
C-3
C-D
C-D
N 9th St
C-D
CP-2
Minnesota Ave
C-D
C-D
C-D
RP-5
C-D
C-D
C-D
Armstrong Ave
Armstrong Ave
N

## LAND USE MAP

WASHINGTON
WASHINGTON
Urban Residential
Neighborhood Mixed-Use
NEBRASKA
NEBRASKA
Planned Open space
STATE
STATE
10TH
9TH
8TH
Downtown Mixed-Use
MINNESOTA
ALLEY
ARMSTRONG
Public / Semi-Public
ANN
N

## HISTORIC LANDMARK AND DISTRICT MAP



Sullivan Palmer
architects

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

July 28, 2025

RE: Special Use Permit Petition SP2025-044
1017 N 9th Street
Kansas City, KS 66102

Dear Planning and Urban Design Staff:
This letter is in response to the SUP review draft comments of July 23, 2025. The responses as follows correspond with the plan review comment list:

Planning and Urban Design

1. We had submitted a Historical Landmarks Review Application on July 2nd for a historic review.
2. The event space will be rented out for varying type of events
3. Varying types of events will occur, including but not limited to: wedding receptions, banquets, school dances, business conferences, etc.
3.a. A security contract will be provided when a third-party company is hired. This contract, as well as a security plan with surveillance camera locations, will be provided prior to Building Permit approval.
4. Proposed hours could range from 9am – 12am for any day of the week, but the majority of events will be from 5pm-12am on weekend days.
5. The Event Space could be used on each day of the week, but the majority of the events will be on Fridays and Saturdays.
6. Two trash containers will be provided near the SE corner of the building, and will be sized appropriately for a large event.
6.a. The trash containers will be screened by a trash enclosure with an opaque fence.
7. Based on the current preliminary floor plan submitted for Special Use Permit, the maximum allowable # of occupants (at one time) is 677, per the International Building Code occupant load calculations.
8. There will be third-party vendors.
8.a. Alcohol will be served only by an approved/licensed vendor.
9. There will be no outside events.
10. There is potential for live entertainment in the Event Space; for example, a band for a wedding reception. Any live entertainment shall comply with all applicable city requirements.
11. Additional hvac will be provided, and new ADA-compliant restrooms will be provided for the increased occupancy. New lighting will be installed too for the proposed Event Space use. A catering kitchen space is also indicated on the current preliminary floor plan. A full set of plans shall be submitted for Building Permit review & approval, if the Special Use Permit is approved.

12. Acknowledged
13. Acknowledged. Future Civil Engineering site plans shall indicate wheel stops.
14. Acknowledged

Standard Conditions
1. thru 14. Acknowledged

Planning Engineering
A.1. Acknowledged
B.1. We received Engineering comments on July 18th via email, and at that time, we requested that these Engineering comments be waived and not be required for the SUP approval. We will deliver full Civil Engineering construction documents when we submit for Building Permit, and all of those Engineering comments will be addressed at that time. In fact, a Surveyor has been commissioned and surveying work has already commenced. We received an email from Engineering on July 25th that confirms that their comments can perform as a condition of the SUP without plans being provided in advance.
C.1. Acknowledged

If you have comments, clarifications, or require additional responses; please feel free to contact our office.

Sincerely,

9th and State, LLC
1017 N 9th Street
Kansas City, KS 66102
Mitch Lichterman
Mitch Lichterman
mitch@autolinkps.com
310-529-4944

Sullivan Palmer Architects, Inc.
8621 Johnson Dr.
Merriam, KS 66202
Nick Ewing
Nicholas C. Ewing II, RA, LEED AP
nick@sullivanpalmer.com
816-589-9507

Sullivan Palmer
architects

Special Use Permit Neighborhood Meeting
9th and State, LLC
1017 N 9th Street, Kansas City, KS 66102

**MEETING MINUTES**

Application #: SP2025-044
Date: July 28, 2025
Location: virtually on Microsoft Teams

Meeting called to order at: 5:00pm

People in attendance: Nick Ewing – Sullivan Palmer Architects
Mitch Lichterman – 9th and State, LLC
Marc Golden – Complete Carpet & Flooring, 911 State Ave (neighbor)
Carma Chopp (local developer, not a neighbor)
Jenny Vergara (not a neighbor, just wanted to listen to the meeting)

Introduction: Nick Ewing gave the introduction, and greeted all participants.

Presentation: Mitch Lichterman gave a presentation that summarized the entire project. He informed the participants that we propose for the 2nd Floor gymnasium to be remodeled as a multi-purpose event space use, and the 1st Floor classrooms to be remodeled for multiple commissary kitchen use. Nick Ewing added information regarding site improvements, including: lot paving, ADA parking, fencing, and trash enclosure location.

Question #1:
Marc Golden asked if the City has provided any pushback on this project or if the City has been supportive?
Answer #1:
Nick Ewing said that the City has been supportive, and that the applicants have received encouragement. He added that the applicants have had numerous discussions with multiple departments at the Unified Government. He listed Planning, Historical Landmarks, Economic Development, and Parking as the departments that the applicants have met with.
Question #2:
Carma Chopp asked for more information regarding the kitchens?
Answer #2:
Mitch Lichterman answered that the kitchen spaces will be rented out by food truck vendors & local restaurant owners who need a small space to prep their food.
Question #3:
Carma Chopp asked if any food will be served on site?
Answer #3:
Mitch Lichterman answered that no food will be served on site, similar to a food hall or food court.

Question #4:

Carma Chopp asked if any of the kitchens will provide online food orders via DoorDash or UberEats?

Answer #4:

Mitch Lichterman answered that DoorDash and UberEats orders will be available for any of the kitchen tenants that wants to utilize those type of services.

Question #5:

Carma Chopp asked about the parking situation for DoorDash or UberEats pickup?

Answer #5:

Nick Ewing answered that DoorDash and UberEats delivery drivers will be able to park in the parking lot (east of the building), and can enter into an isolated reception area to pick up the orders to be delivered. Nick Ewing showed the preliminary Site Plan and the preliminary Floor Plans.

Question #6:

Carma Chopp asked if there were any interior design renderings of the event space?

Answer #6:

Nick Ewing answered that there are no renderings of the event space. He added that the applicants are waiting for the SUP application approval before proceeding beyond the preliminary phases of design.

Comment #7:

Marc Golden stated that homelessness has been an ongoing issue for this area, and expressed his excitement for other businesses to move into the community.

Response #7:

Mitch Lichterman thanked Marc Golden for his support.

Meeting adjourned at: 6:00pm

Minutes taken by: Nick Ewing

## AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri )
) SS:
COUNTY OF St. Charles )

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

1. That I am the petitioner for Petition # SP2025-044.
2. That I conducted a neighborhood meeting on 7-28-25.
3. The notice to nearby property owners was sent on 7-12-25.
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.

Nick Ewing
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29 day of July, 2025.

My commission expires 01 of 17, 2027.

Carly Edelen
Notary Public

CARLY EDELEN
Notary Public - Notary Seal
State of Missouri
Commissioned for St Charles County
My Commission Expires: Jan. 17, 2027
22938361

SULLIVAN PALMER ARCHITECTS

Date: 6-25-25

Revision:

Drawn by: MZE

Sheet:

SPECIAL USE PERMIT

PRELIMINARY SITE PLAN

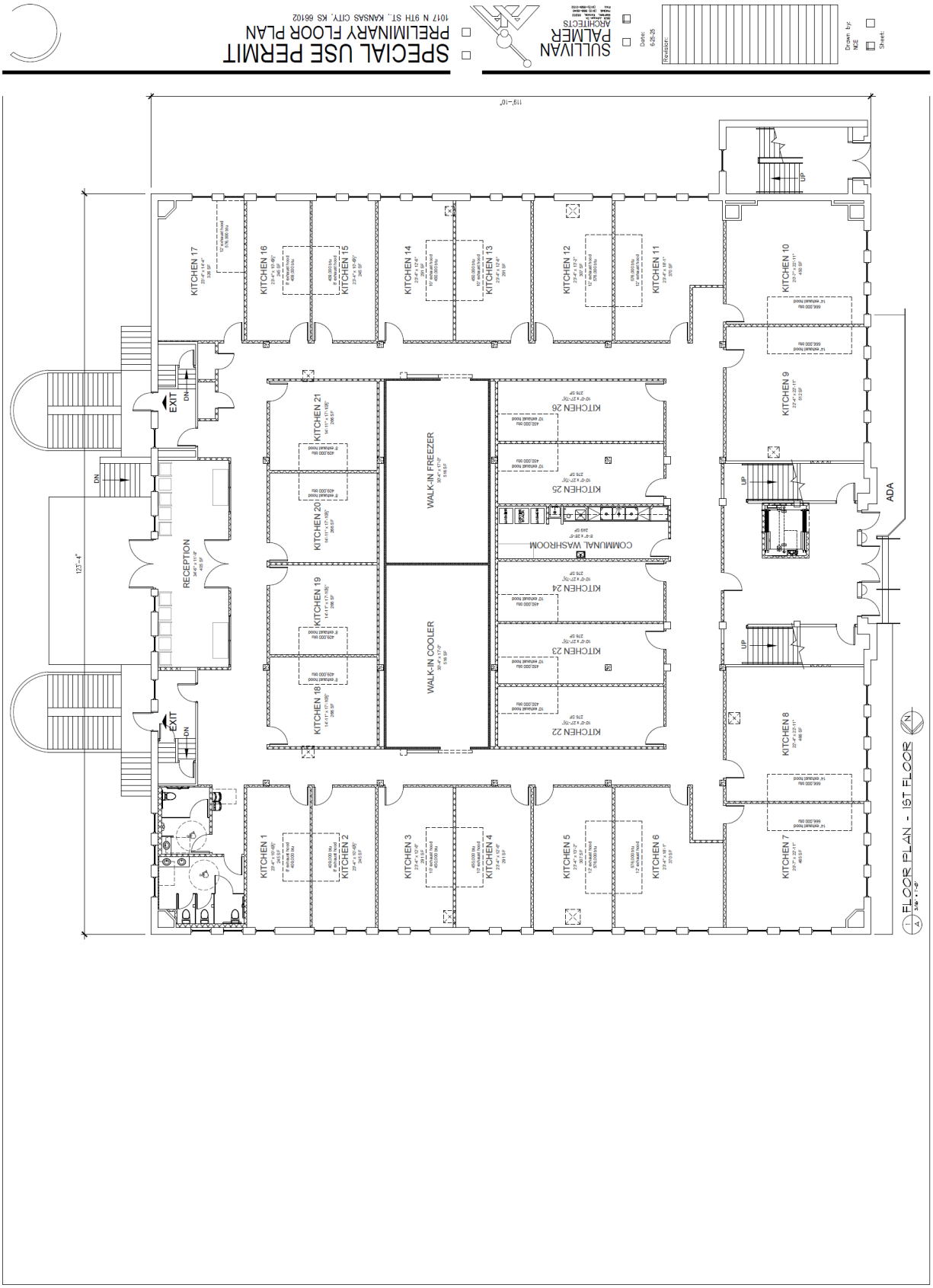
1017 N 9TH STREET, KANSAS CITY, KS 66101




1 SITE PLAN



2 AERIAL


SPECIAL USE PERMIT
PRELIMINARY FLOOR PLAN
1017 N 9TH ST., KANSAS CITY, KS 66102
SULLIVAN PALMER ARCHITECTS
Date: 6-25-25
Revision:
Drawn by: NKE
Sheet:
KITCHEN 1
KITCHEN 2
KITCHEN 3
KITCHEN 4
KITCHEN 5
KITCHEN 6
KITCHEN 7
KITCHEN 8
KITCHEN 9
KITCHEN 10
KITCHEN 11
KITCHEN 12
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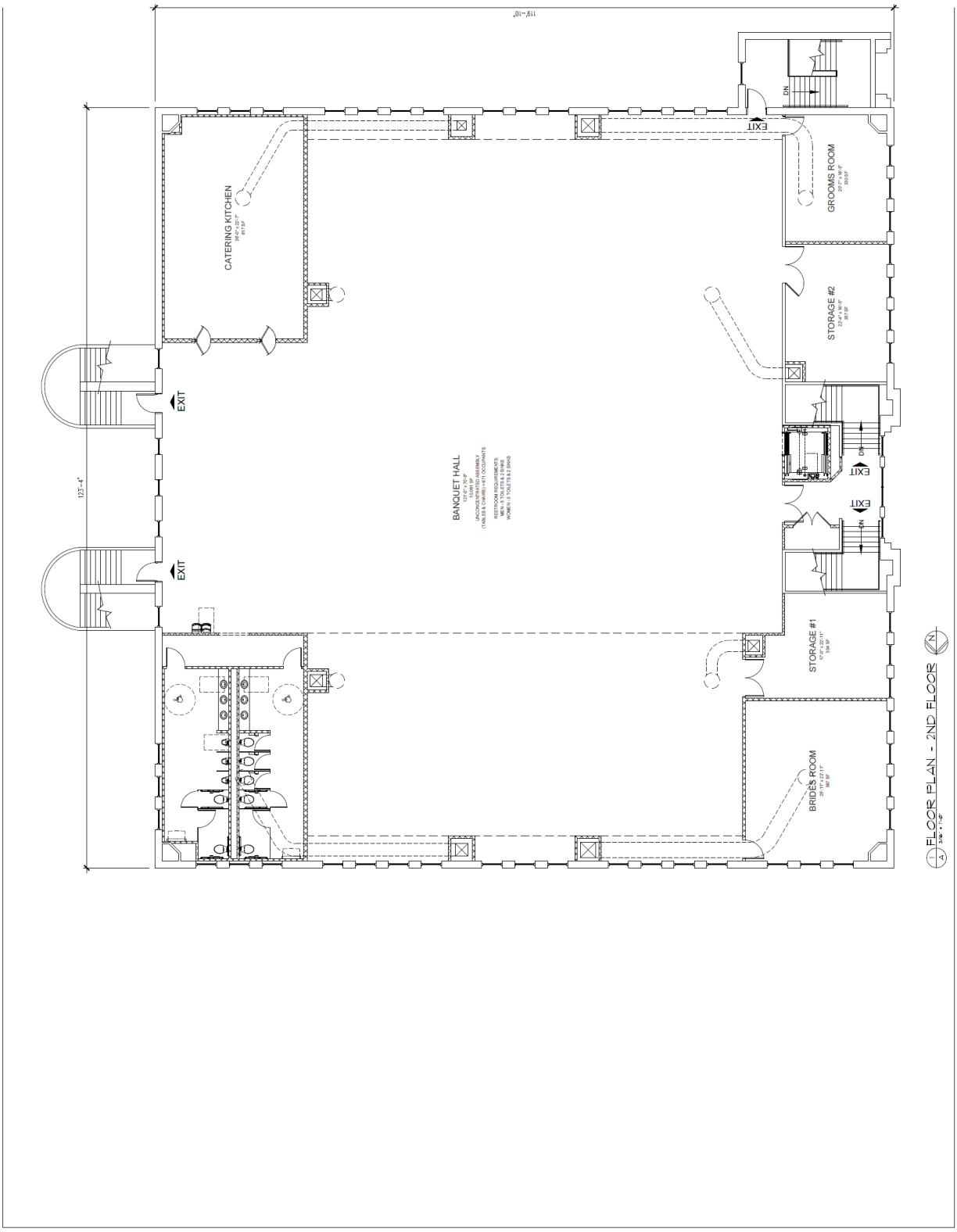
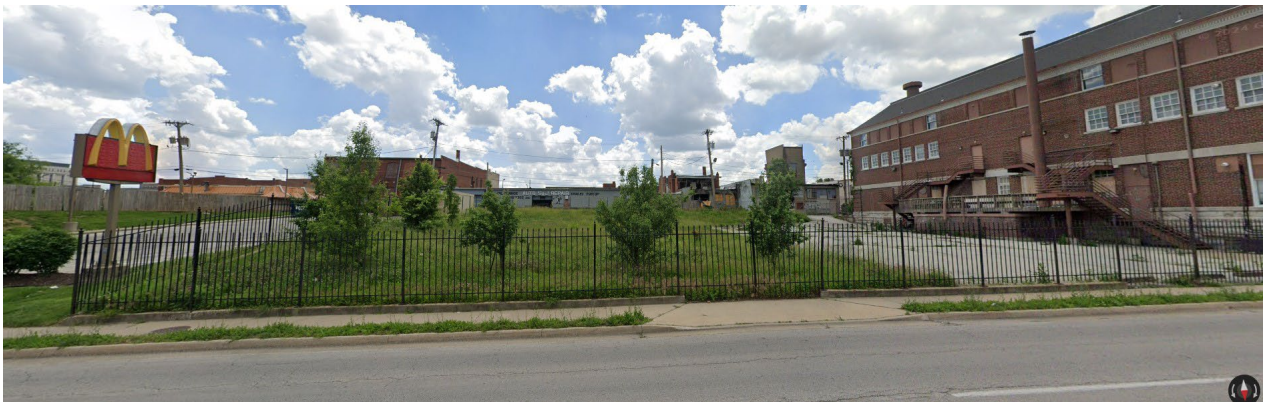
KITCHEN 17
KITCHEN 18
KITCHEN 19
KITCHEN 20
KITCHEN 21
KITCHEN 22
KITCHEN 23
KITCHEN 24
KITCHEN 25
KITCHEN 26
WALK-IN COOLER
WALK-IN FREEZER
COMMUNAL WASHROOM
RECEPTION
EXIT
DN
UP
ADA
119'-10"
123'-4"
1 FLOOR PLAN - 1ST FLOOR
3/32" = 1'-0"


SPECIAL USE PERMIT
PRELIMINARY FLOOR PLAN
1017 N 9TH ST., KANSAS CITY, KS 66102
SULLIVAN PALMER ARCHITECTS
Date: 6-25-25
Revision:
Drawn by: MZE
Sheet:
CATERING KITCHEN
BANQUET HALL
GROOMS ROOM
STORAGE #2
STORAGE #1
BRIDES ROOM
EXIT
DN
123'-4"
1 FLOOR PLAN - 2ND FLOOR

9TH STREET

State Ave



# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-045**

## GENERAL INFORMATION

**Applicant Information:**
Arin Woodson
Property Owner
8323 Tauromee Avenue
Kansas City, Kansas 66112

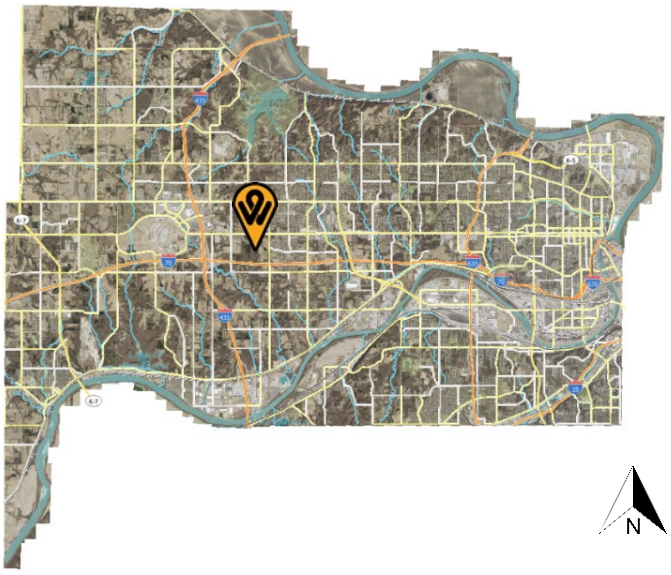
**Subject Property:**
7917 Tauromee Avenue
Kansas City, Kansas 66112

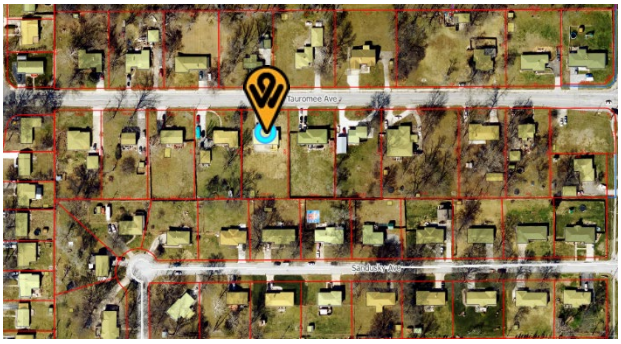
**Requested Action and Purpose:**
Approval of Special Use Permit Renewal to operate a Short-Term Rental (Non-Owner Occupied).

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

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

**Plan Area:**
PlanKCK Comprehensive Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | R-1 Single Family District | Single-family home |
| **South** | R-1 Single Family District | Single-family home |
| **East** | R-1 Single Family District | Single-family home |
| **West** | R-1 Single Family District | Single-family home |

**Total Tract Size:** 0.49 acre

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential District, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Tauromee Avenue as a Minor Collector.

**Parking Requirement:** Section 27-454(e) states Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. The property provides four (4) parking spaces, two (2) of which are in the garage.

**Landscaping Requirement:** Section 27-700(a) states that one 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.

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Arin Woodson, is requesting a Special Use Permit to operate a short-term rental at 7917 Tauromee Avenue, Kansas City, Kansas. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 7800 – 7900 block of North 78th Street.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. ENV22-1221– Fallen Tree.
2. ENV23-2987– Trash out on curb.
3. NOV 16201-00027– Multiple violations, railing missing on back porch and wooden fence in need of repair.
4. QRT23-0218– Trash violation, Abatement requested, case dismissed.

**Outstanding or Related Permit and Cases:**

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

**Previous Planning Actions:**

1. SP2024-019 – Special Use Permit – Approved – September 21, 2024.

## FACTORS TO BE CONSIDERED

***1. The Character of the Neighborhood.***

The subject property is located in the Victory Hill Statistical Neighborhood area and is in the Stony Point/Hunters Glen neighborhood group. The neighborhood is comprised of single-family residences. Stony Point North Elementary School is located 0.5 mile to the West of the subject property. This neighborhood is located to the South of State Avenue, which is a mixed-use, commercial 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 primarily by the R-1 Single Family District. Use as a rental, either short or long-

term, is consistent with other nearby properties in the surrounding residential district. 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 has been used as a Short-Term Rental since 2024.

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 designates the subject property as Low-Density Residential, which allows for allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks. The use as a short-term rental conforms to the Comprehensive Plan with the approval 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 Tauromee 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.

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, illumination, and vibration 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 typically an issue related to the use of a residential property as a short-term rental in an urbanized 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

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 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 maintained the proposed use according to previous conditions of approval.

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 7. The maximum number of vehicles off-street is three (3). 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 7917 Tauromee Avenue on July 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Noise, Illumination, and Vibration
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-045**, **for one (1) year**, subject to:

1. **All items identified in the inspection report must be addressed and completed within a one (1) year of the approval of SP2025-045;**
2. **Maximum number of guests shall be seven (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 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;**
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 **SP2025-045** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Inspection Report
Insurance
Floor Plans
Rental Management Book
Guest Book
Site Photographs

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**
**913-573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-045** 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 **SP2025-045,** 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.

**August 11, 2025, City Planning Commission Minutes**

**Hearing starts at 56:52:**

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

**CONSIDERATION OF THE JULY 14, 2025 CITY PLANNING COMMISSION MINUTES.**

**SP2025-045 - ARIN WOODSON**
**Synopsis:** Renewal of a Special Use Permit (SP2024-019, expired July 18, 2025) for a short-term rental at 7917 Tauromee Avenue. *Detailed Outline of Requested Action:* The applicant, Arin Woodson, is requesting a Special Use Permit to operate a short-term rental at 7917 Tauromee Avenue, Kansas City, Kansas. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 7800 – 7900 block of North 78th Street.

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 Items on the Agenda tonight:

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 August 11, 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, Change of Zones, and Master Plan Amendments; 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.

Lindsay Madigan, 2306 South 71st Street, Kansas City, Kansas 66106, requested PLAT2025-023 be removed from the Consent Agenda.

**Motion starts at 36:55**:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE of the remainder of the consent agenda:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to APPROVE passed: 6 to 0**
**Subject to:**
**SP2025-045:**

1. **All items identified in the inspection report must be addressed and completed within a one (1) year of the approval of SP2025-045;**
2. **Maximum number of guests shall be seven (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;**

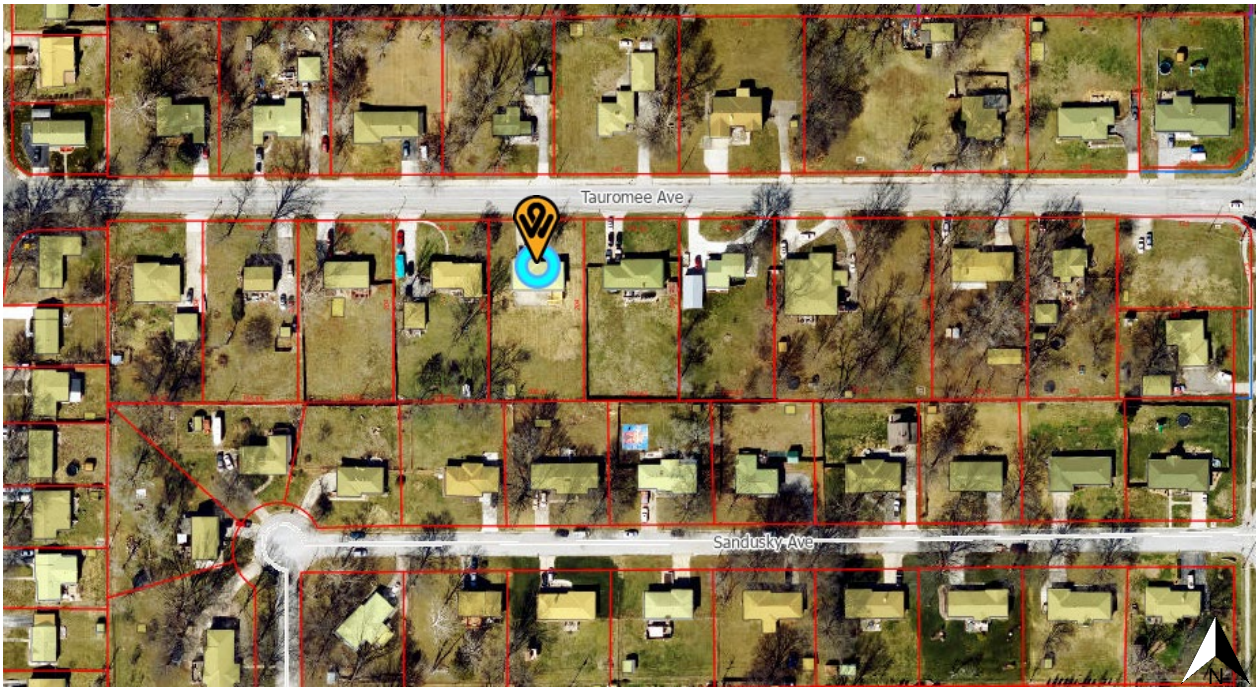
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet 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;**

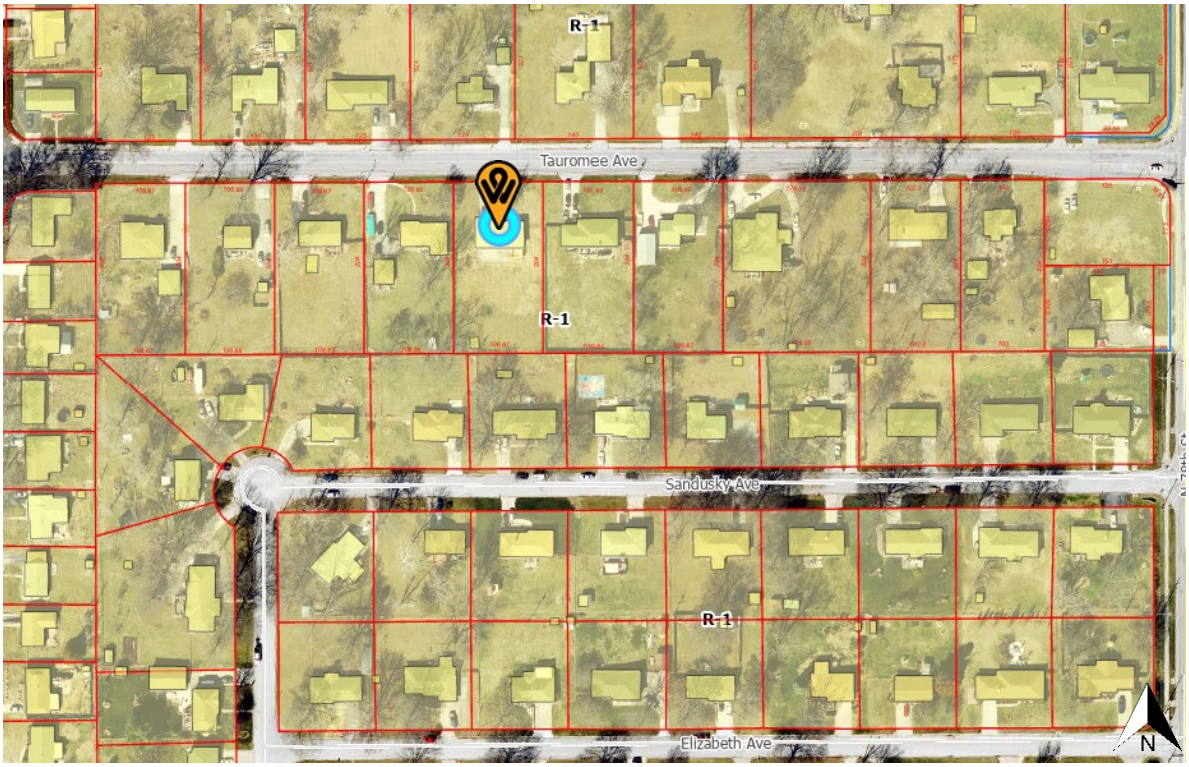
17. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and 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 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;**
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.**

# ATTACHMENTS

## AERIAL IMAGERY

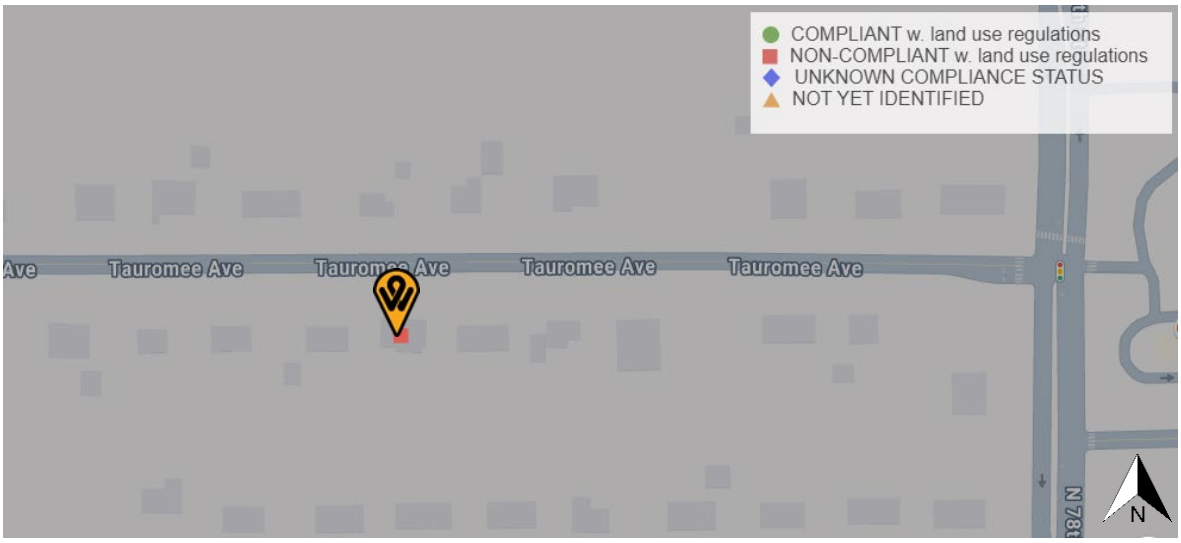



## ZONING MAP



## LAND USE MAP

## SHORT-TERM RENTAL MAP



## ADDITIONAL ATTACHMENTS

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF KANSAS )
) SS:
COUNTY OF WYANDOTTE )

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

1. That I am the petitioner for Petition # SP2025-045.
2. That I conducted a neighborhood meeting on 7/28/25.
3. The notice to nearby property owners was sent on 7/14/25.
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.

Arin Woodson
Affiant

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

My commission expires 22ND of MAY, 2029.

M Theresa Woodson
Notary Public

M. Theresa Woodson
Notary Public
State of Kansas

9.4.1 Distribution Systems

Safety Hazard

## GARAGE DUCTWORK

There are active HVAC ducts present in the garage. This is a potential safety issue as automobile gasses (including CO) may enter the ductwork and the living spaces of the home. This duct should be sealed (or a proper damper system added) or removed.

Recommendation

Contact a qualified HVAC professional.

7.6.2 GFCI & AFCI

Safety Hazard

## NO GFCI PROTECTION INSTALLED

No GFCI protection present in standard locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Depending on the age and location of the property this observation may not be a requirement, however we still recommend the improved the safety of these devices.

Recommendation

Contact a qualified electrical contractor.

Exterior (Deck)

Kitchen (Throughout)

Garage (Throughout)

7.7.1 Smoke Detectors

Safety Hazard

## SMOKE DETECTORS INSUFFICIENT

The installation of smoke detectors inside and outside sleeping areas and on each floor of the home including the garage and utility room/basement and kitchen areas is recommended. Depending on the age and location of the home this may not be a local requirement however it remains a safety improvement recommendation for all homes.

Recommendation

Contact a qualified electrical contractor.

7.6.1 GFCI & AFCI

Safety Hazard

## GFCI DAMAGED/INOPERATIVE

A Ground Fault Circuit Interrupter (GFCI) outlet is inoperative. This circuit should be repaired. There may be power present but the safety feature does not operate (trip or reset) properly.

Note: This defective GFCI receptacle, could be causing other outlets not to trip. See no GFCI protection section

Recommendation

Contact a qualified electrical contractor.

Basement

Basement

5.5.1 Walls

Safety Hazard

## MOLD/MILDEW

Signs of sporadic mold-like growth was observed on the walls in the basement. It is impossible to determine the type or potential toxicity of this material without proper testing and lab analysis. Recommend airborne testing prior to closing.

Recommendation

Contact a qualified mold inspection professional.

Basement (Behind Water Heater)

4.6.1 Garage Door Opener

Safety Hazard

## AUTO-REVERSE ADJUSTMENT/REPAIR

The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener is in need of adjustment repairs at this time.

Recommendation

Contact a qualified garage door contractor.

**Buckman Insurance, Inc.**
Issued by HOMESITE INDEMNITY COMPANY
11532 West 95th Street
Overland Park, KS 66214-
(913) 681-3200

**Insured Name and Mailing Address:**
ARIN WOODSON
ROBERT MELCHER
7917 TAUROMEE AVE
KANSAS CITY, KS 66112-

[redacted]
This policy covers the listed location(s) from:
12:01 AM October 6, 2024 through
12:01 AM October 6, 2025 (local time)

**Send payment to:**
PO Box 1409
NEWARK, NJ 07101-1409

**Insured Location**
7917 TAUROMEE AVE KANSAS CITY, KS 66112-2639
**Residence:** Primary home

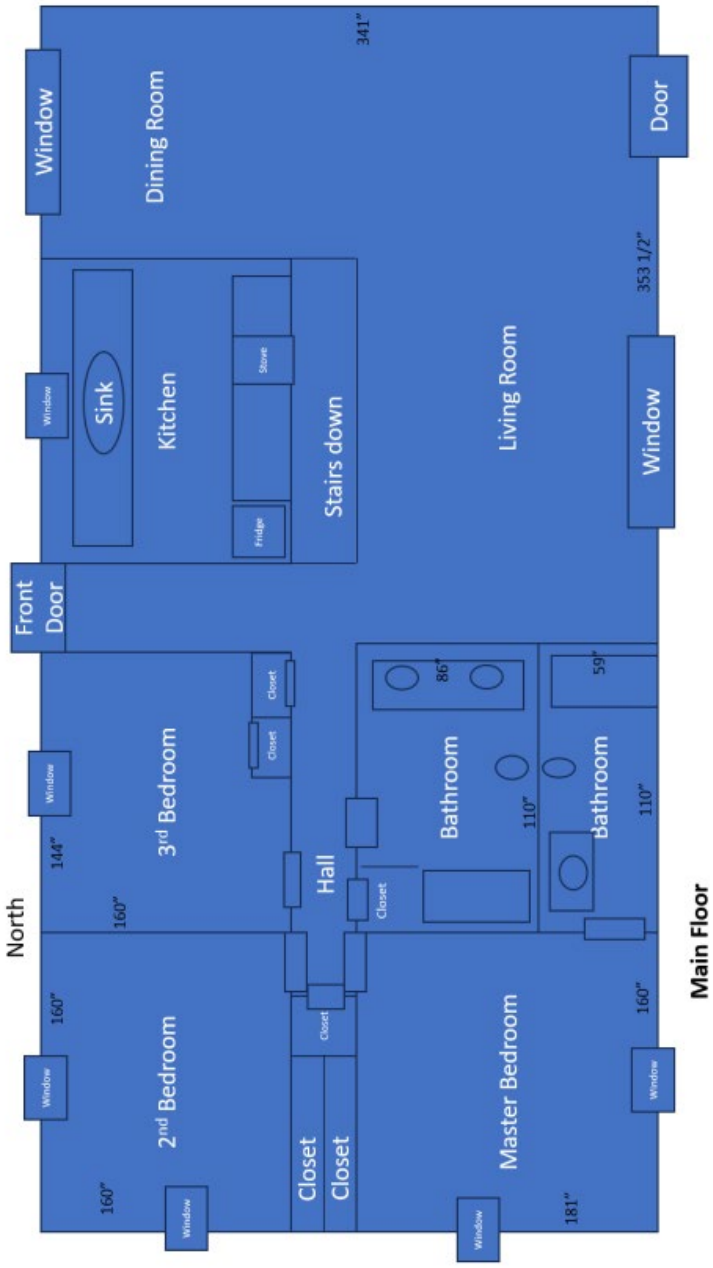
**Deductible:** $1000
**Wind/Hail Deductible:** 2% ($7380.00)

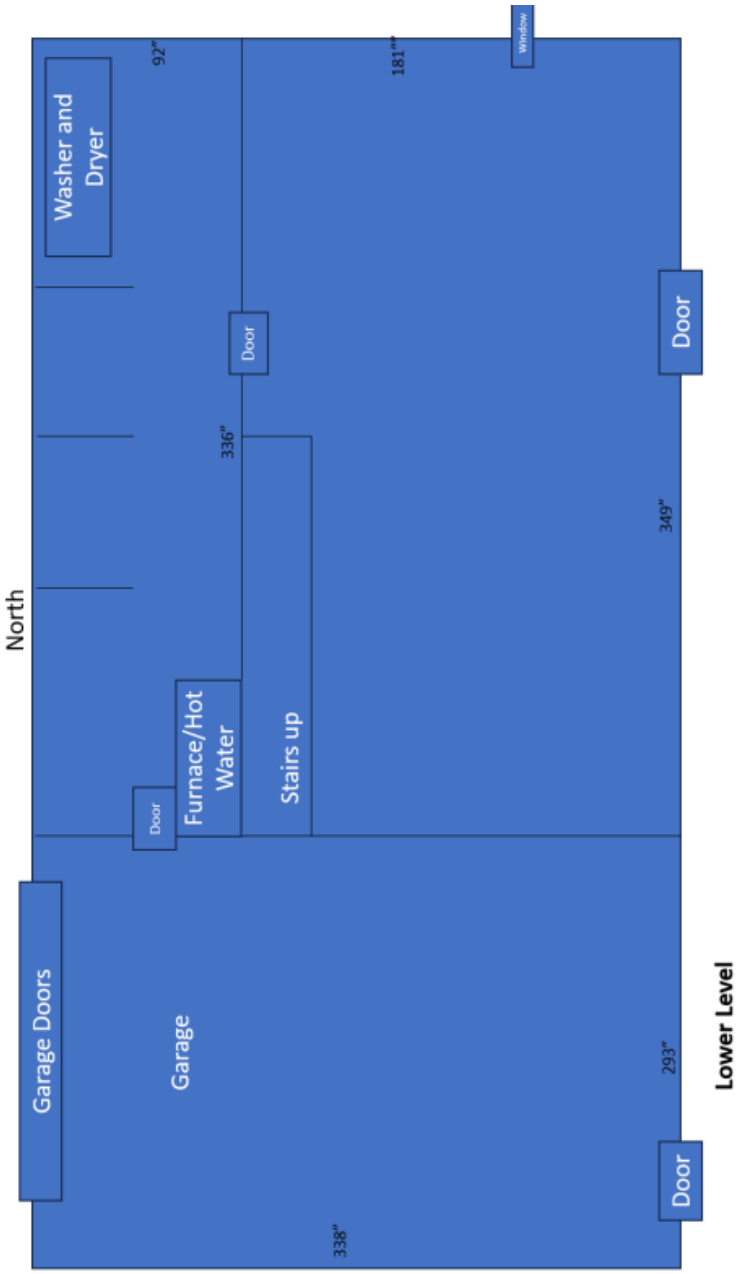
| Coverage | Limit | |
|---|---|---|
| **Section I - Property** | | |
| A. Dwelling | $369,000 | |
| B. Other Structures | $36,900 | |
| C. Personal Property | $184,500 | |
| D. Loss of Use | $110,700 | |
| **Section II - Liability** | | |
| E. Personal Liability | $300,000 | |
| F. Medical Payments to Others | $1,000 | |
| **Total Policy Premium** | | $2221.00 |
| **Total Amount Due** | | $0.00 |
| **Total Amount Paid** | | *$2221.00 |

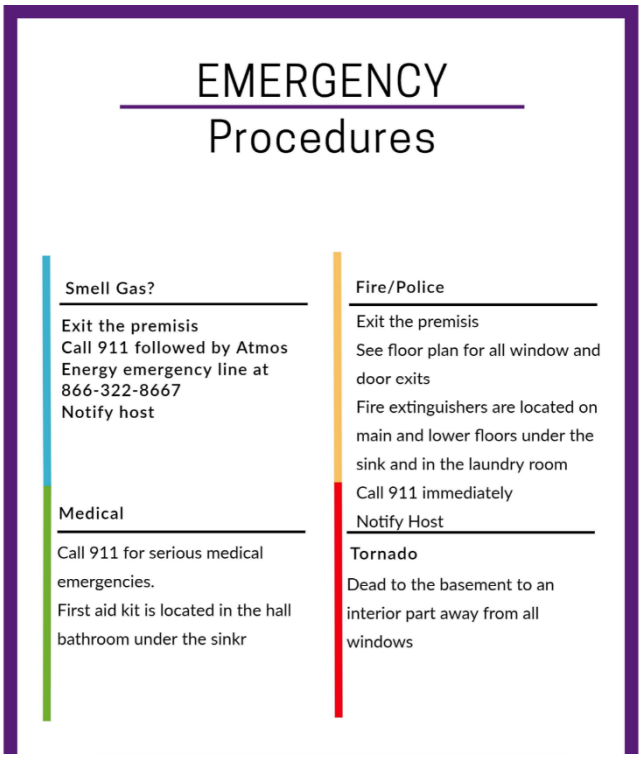
*Please note that installment fees are not included in these totals and vary by payment plan option.

**First Mortgagee**
[redacted]
COMMUNITYAMERICA CREDIT UNION ISAOA /
AT
IMA
PO BOX 39517
SOLON, OH 44139

**Notes:**
H03 – Homeowners
HO 04 20 - Specified Additional Amount Insurance for Ccv A limit 25%


North
Window
Dining Room
341"
Door
Sink
Kitchen
Window
Stove
Fridge
Stairs down
Living Room
353 1/2"
Front Door
Window
3rd Bedroom
144"
Closet
Closet
Hall
Closet
Bathroom
86"
110"
Bathroom
59"
110"
Window
160"
160"
2nd Bedroom
Window
160"
Closet
Closet
Master Bedroom
181"
Window
Window
Main Floor


Washer and Dryer
92"
181"
Window
Door
Door
336"
349"
North
Furnace/Hot Water
Stairs up
Door
Garage Doors
Garage
293"
Door
338"
Lower Level


EMERGENCY
Procedures
Smell Gas?
Exit the premisis
Call 911 followed by Atmos Energy emergency line at 866-322-8667
Notify host
Medical
Call 911 for serious medical emergencies.
First aid kit is located in the hall bathroom under the sinkr
Fire/Police
Exit the premisis
See floor plan for all window and door exits
Fire extinguishers are located on main and lower floors under the sink and in the laundry room
Call 911 immediately
Notify Host
Tornado
Dead to the basement to an interior part away from all windows

Please
DO NOT FLUSH
ANYTHING OTHER THAN TOILET PAPER
Thank you!

YOUR LOGO
Welcome to
Your Airbnb home
HOUSE RULES
Pets, no
Smoking is not allowed
Garbage pickup is every Friday morning
Wi-Fi
Network name:
Password:
No parties or excessive noise will be allowed
Please set the thermostat back to where it was on your arrival
CHECK - OUT
Instructions
We kindly ask you to check-out by 11:00 am. This will give us time to clean the house before the next guest arrives
All used food and beverages must be removed from the refrigerator
Dishes, glasses and cutlery should be placed in the dishwasher
Used linens should be placed in the laundry basket
All garbage should be placed in containers in garage
Please make sure all doors and windows are locked

Garbage Disposal & Pick Up
Garbage Disposal
Upon your departure, please take all trash to the garage and place in garbage containers
Garbage Collection
Please place containers at the curb near the mailbox every Thursday evening. for Friday morning pick up
Please return garbage containers to the garage after the next day's pickup
Thank you!

# WELCOME

## Highlights

**Address:** 7917 Tauromee Ave.
Kansas City, KS 66112

**Hosts:** Arin and Bob
913-707-1639
arin.woodson@yahoo.com

**WIFI:** Login – DreamHouse
Password – superman

**Door Code:** 1639

## Feel at home in our Modern Oasis

Begin your morning by enjoying a cup of coffee while relaxing on the back porch or patio.

Inside, you'll find a bright and roomy space, offering ample opportunity to unwind.

Venture out to discover a variety of restaurants, shops, and entertainment options nearby, or stay in and bond with the family over a game of basketball or ping pong.

Whether your visit is for work or pleasure, we're confident that our home will suit your needs perfectly.

# About Us

Bob and I are passionate about traveling and have been guests in numerous rental properties across the United States. When the opportunity presented itself to buy back my childhood home, we made it happen and quickly got to work renovating. And now, as hosts ourselves, we eagerly anticipate the opportunity to welcome you and your family to our home!

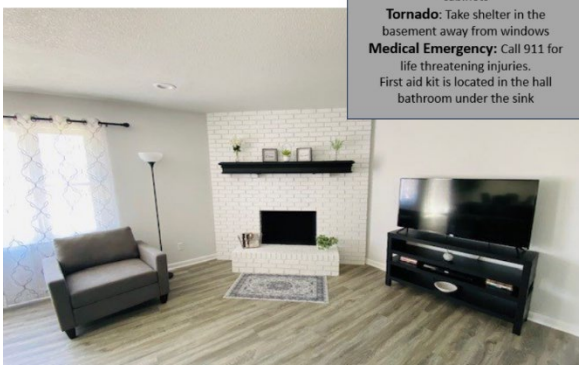
## Arin and Bob

### Host Contact Info

Arin and Bob
913-707-1639
arin.woodson@yahoo.com

### Emergency Info

**Gas**: - Exit the premises immediately, call 911, Atmos Energy 866-322-8667 and notify us
**Fire**: Exit the premises immediately, call 911 and notify us
Extinguishers are located under the kitchen sink and in the laundry room cabinets
**Tornado**: Take shelter in the basement away from windows
**Medical Emergency:** Call 911 for life threatening injuries.
First aid kit is located in the hall bathroom under the sink



# Checking In and Out

## Check In:

**Door code is 1639** and auto locks in about 30-45 seconds, so please be mindful if leaving the door open for an extended period of time

We hope you enjoy the many amenities our home has to offer, but please only use/consume what is needed and leave the rest for future guests to enjoy!

**WIFI** – name: DreamHouse
password: superman

## House Rules

Fireplaces are for decorative use, no fires allowed

No smoking in the house

No parties

Please be mindful of the neighbors during late night hours and keep noise to normal level (especially outside)

No pets

Turn gas off on grill when not in use

## Check Out:

**Check out is 11:00am**
**Please complete the below checklist prior to departure.**

- Move all furniture back to its original position
- Adjust thermostat to original setting
- Start a load in the washer with all used towels
- Wash all dishes OR load the dishwasher and start
- Pick up and place all trash in one of the many trash receptacles throughout the house
- Lock all exterior doors and windows
- Turn off all appliances and lights
- Remove and dispose of any items (except condiments and unopened drinks) from the fridge
- Please leave any beds used unmade, we will strip and wash linens

# Things To Do & See

## Food & Drink

### Yard House

1863 Village West Pkwy- 913-788-4500
With up to 130 beers on tap, great food and an awesome house margarita, Yard House will not disappoint!

### Italian Delight

3145 State Ave. – 913-287-4323
This locally owned NY style pizza and Italian joint has been happily serving KC for over 33 year!

### Stix

1846 Village West Pkwy – 913-299-3788
If you're looking for Asian food or sushi, this is the place to go! Hibachi and regular dining available.

### Ponaks

2856 Southwest Blvd – 816-753-0775
A local favorite for Mexican food and the famous "Liquid Attitude" AKA margaritas!

## Outdoors

### Wyandotte County Lake

9100 Leavenworth Road
Head on out for fishing, boating or hiking on this 400-acre lake with marina for boat rentals. Children's fishing pond, shelters for rent, archery range, playground and more!

### Legends Outdoor Shopping

1843 Village West Parkway
With more than 100 designer outlets, retail and dining options, you're sure to have a good time!

### Howl in One Mini Golf

10401 Bass Pro Drive – 913-299-7001
Located outside of Great Wolf Lodge indoor water park.

### Chiefs, Royals, Sporting KC, Current, Monarchs

Catch a game at one of our many sports venues throughout the city!

## Entertainment

### Great Wolf Lodge

10401 Cabela Dr – 800-608-9653
If you have small ones, this indoor and outdoor water park will surely keep them entertained for the day!

### Downtown Kansas City

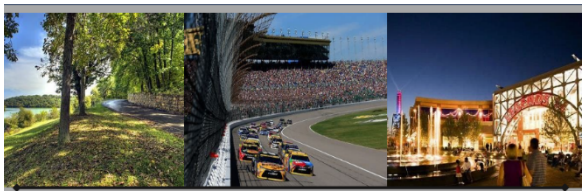
With multiple hot spots downtown, including Power and Light district, The Crossroads or The Plaza, you can't go wrong..

### Boulevard Brewery

2534 Madison Ave – 816-4747095
Kansas City's finest beer/brewery featuring Tank 7, Wheat, Pale Ale and more!

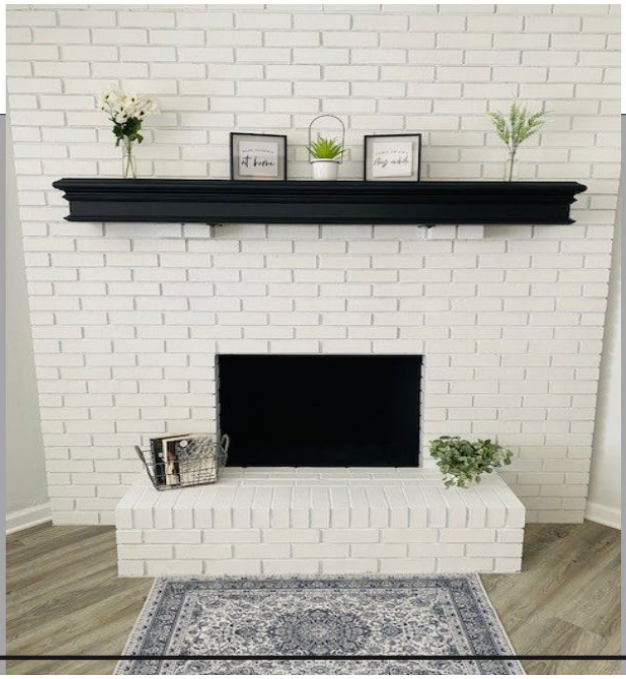
### Union Station

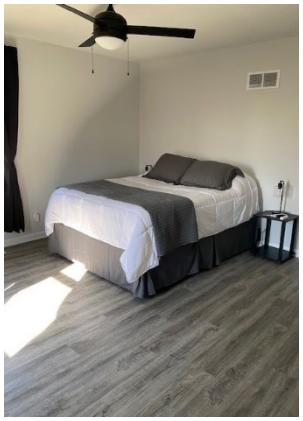
30 W Pershing Rd – 816-460-2000
Historical landmark filled with activities including LEGO exhibit, Science City, Planetarium theatre and more!

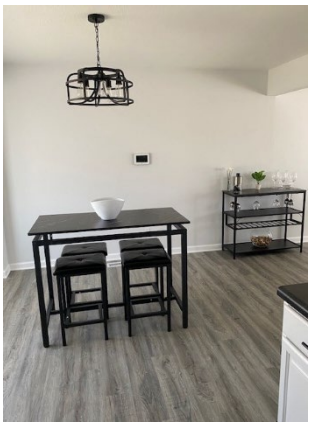


# Thank You !!

We're incredibly grateful for the opportunity to host you! With so many choices available, we truly value your decision to stay with us. We trust your experience was fantastic, and if there are any ways we can enhance your current or future visits, please let us know. Your feedback is valued, so if you could spare a moment to leave a review, we'd greatly appreciate it! See you next time!







# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-046**

## GENERAL INFORMATION

**Applicant Information:**
William Fred Holt
1424 South 80th Street
Kansas City, Kansas 66111

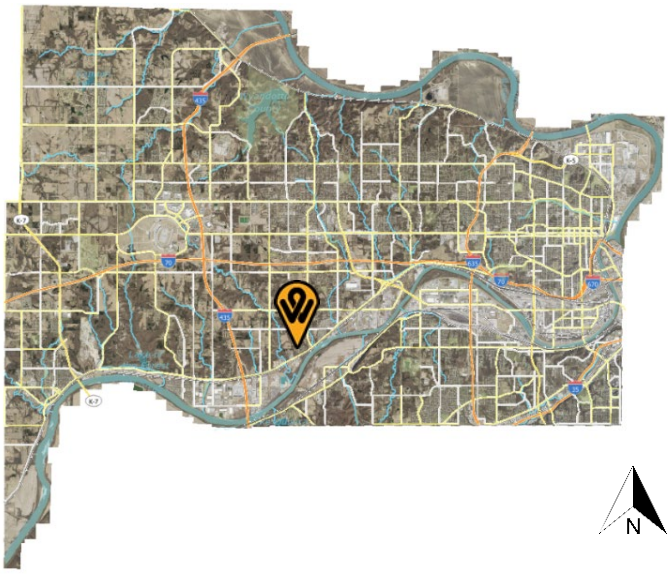
**Subject Property:**
1424 South 80th Street
Kansas City, Kansas 66111

**Requested Action and Purpose:**
Approval of a Special Use Permit to keep a shipping container.

**Commission Districts:**
At-Large District #2 Commissioner:
Tom Burroughs
District #6 Commissioner:
Philip J. Lopez

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

**Plan Area:**
PlanKCK Comprehensive Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | R-1 Single-Family District | Single-family home |
| **South** | R-1 Single-Family District | Single-family home |
| **East** | R-1 Single-Family District | Single-family homes |
| **West** | R-1 Single-Family District | Single-family home and undeveloped, wooded lot |

**Total Tract Size:** 1.34 Acres

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential District, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks.

**Major Street Plan:** The goDotte Countywide Strategic Mobility designates 80th Street as a Local 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, at least one (1) of which shall be in a garage or carport. The property provides four (4) parking spaces, two (2) of which are in the garage.

**Landscaping Requirement:** Section 27-700(a) states that one 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.

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, William Fred Holt, is requesting a Special Use Permit to keep a shipping container in subject property at 1424 South 80th Street, Kansas City, Kansas 66111.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. PMZ25-0055 – Zoning PMC – April 9, 2025 – Extension Granted.
2. ENV25-0549 – Code Environment – March 7, 2025 – Closed.

**Outstanding or Related Permit and Cases:**

1. There are no additional related permits or 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 Muncie-Stony Point Statistical Neighborhood, Census Block Group 0440031. The neighborhood consists of single-family homes to the north, east, south, and west. The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential District, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks. The subject property's main street is South 80th Street, being a Local Street.

***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 single-family homes to the north, east, south, and west. Additionally, there is also MP-1 Planned Light Industrial and Industrial Park District and MP-2 Planned General Industrial District to the southwest of the subject property along Kaw Drive. The proposed use, which is industrial in nature, is not compatible with nearby uses even if properly 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 not suitable for the subject property because shipping containers should be located in an industrial zone. 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.

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 Low-Density Residential District, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks. The proposed use conforms to the PlanKCK Comprehensive Plan designation

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, and should not exceed the capacity of south 80$^{th}$ street, a local street type 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. The shipping container being in the subject property will only affect the property owners. The proposed use does not affect the use, quality, or marketability of nearby 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.***

   It is not expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property, however If issues do occur, the property owners will have to relocate the shipping container to an industrial zone.

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

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

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 shipping container in an established, built-out 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 to public health, safety and welfare is minimal since the Special Use Permit will only affect the property owners. If denied, the property owner may not use the property to maintain the shipping container.

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 is not expected to result in the overcrowding or land or undue concentrations of population because it is only affecting the property owners.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1424 South 80th Street on July 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

None

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-046**, **for two (2) years**, subject to:

1. **The Special Use Permit for the Temporary Use of Land for Commercial**

**Purposes (SP2025-046) is only for two (2) years and is not renewable. The temporary shipping container will need to be relocated to an industrial zoning district upon expiration of this Special Use Permit;**

2. **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;**
3. **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;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
7. **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;**
8. **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;**

9. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Because this is a temporary use of land for commercial purposes, the Special Use Permit may not be renewed;**
10. **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,**
11. **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 **SP2025-046** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Notes
Images Attached to the Application

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025, Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-046** 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 **SP2025-046,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 3:40:32:**

**SP2025-046 - WILLIAM HOLT**
**Synopsis:** Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a shipping container at 1424 South 80th Street. *Detailed Outline of Requested Action:* The applicant, William Fred Holt, is requesting a Special Use Permit to keep a shipping container in subject property at 1424 South 80th Street, Kansas City, Kansas 66111.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- William Holt, Applicant, 1424 South 80th Street, Kansas City, Kansas 66111

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 3:42:34:** Long Range Planner Alyssa Marcy stated

that application is a temporary Special Use Permit for a shipping container for two (2) years. Staff recommends approval.

**Motion starts at 3:43:07**:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-046 for two (2) years:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Not present** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

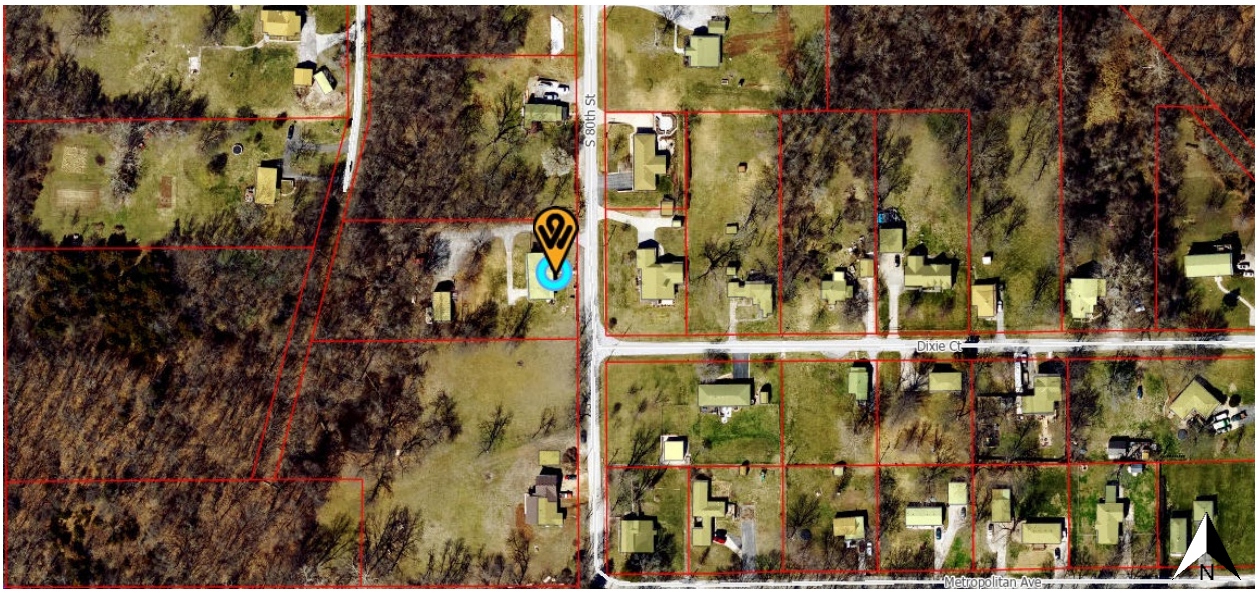
1. **The Special Use Permit for the Temporary Use of Land for Commercial Purposes (SP2025-046) is only for two (2) years and is not renewable. The temporary shipping container will need to be relocated to an industrial zoning district upon expiration of this Special Use Permit;**
2. **Per Section 27-723(a), 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;**
3. **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;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**

7. **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;**
8. **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;**
9. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Because this is a temporary use of land for commercial purposes, the Special Use Permit may not be renewed;**
10. **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,**
11. **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.**

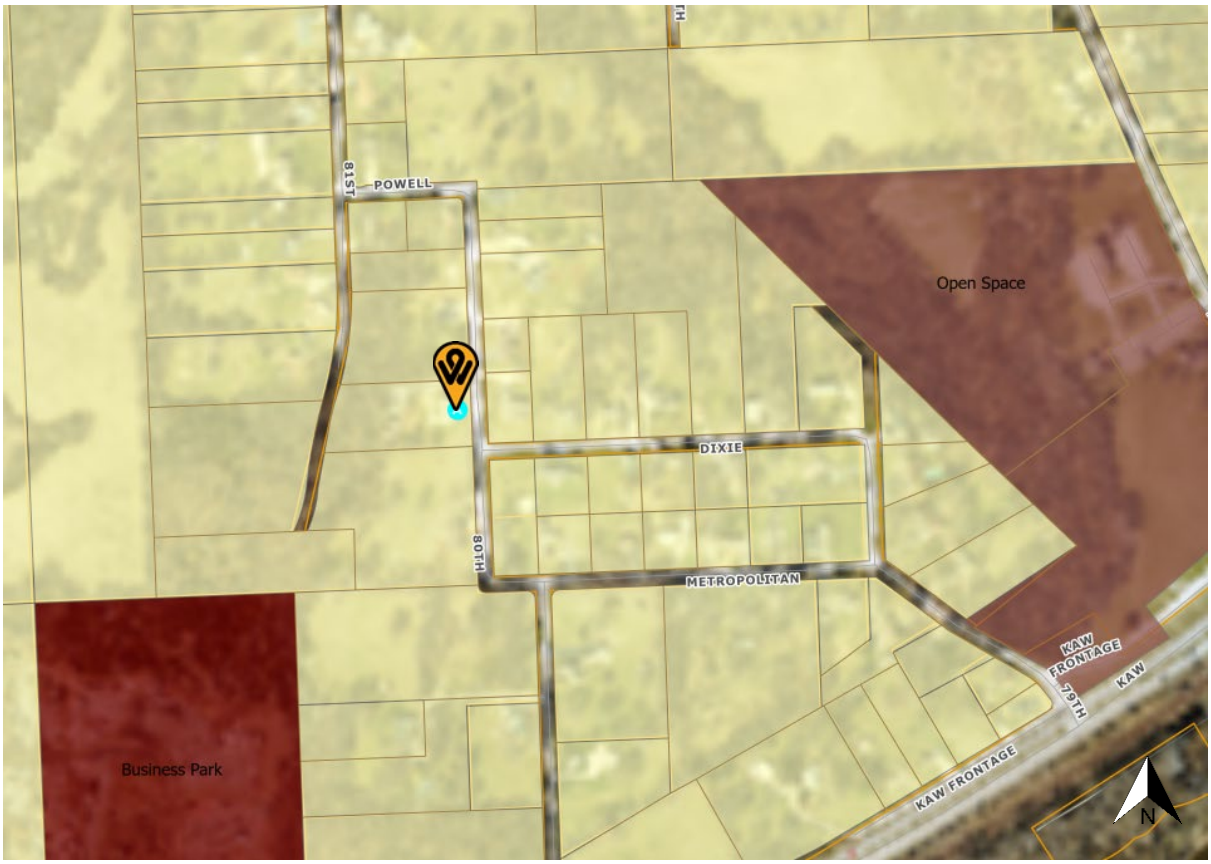
# ATTACHMENTS

## AERIAL IMAGERY

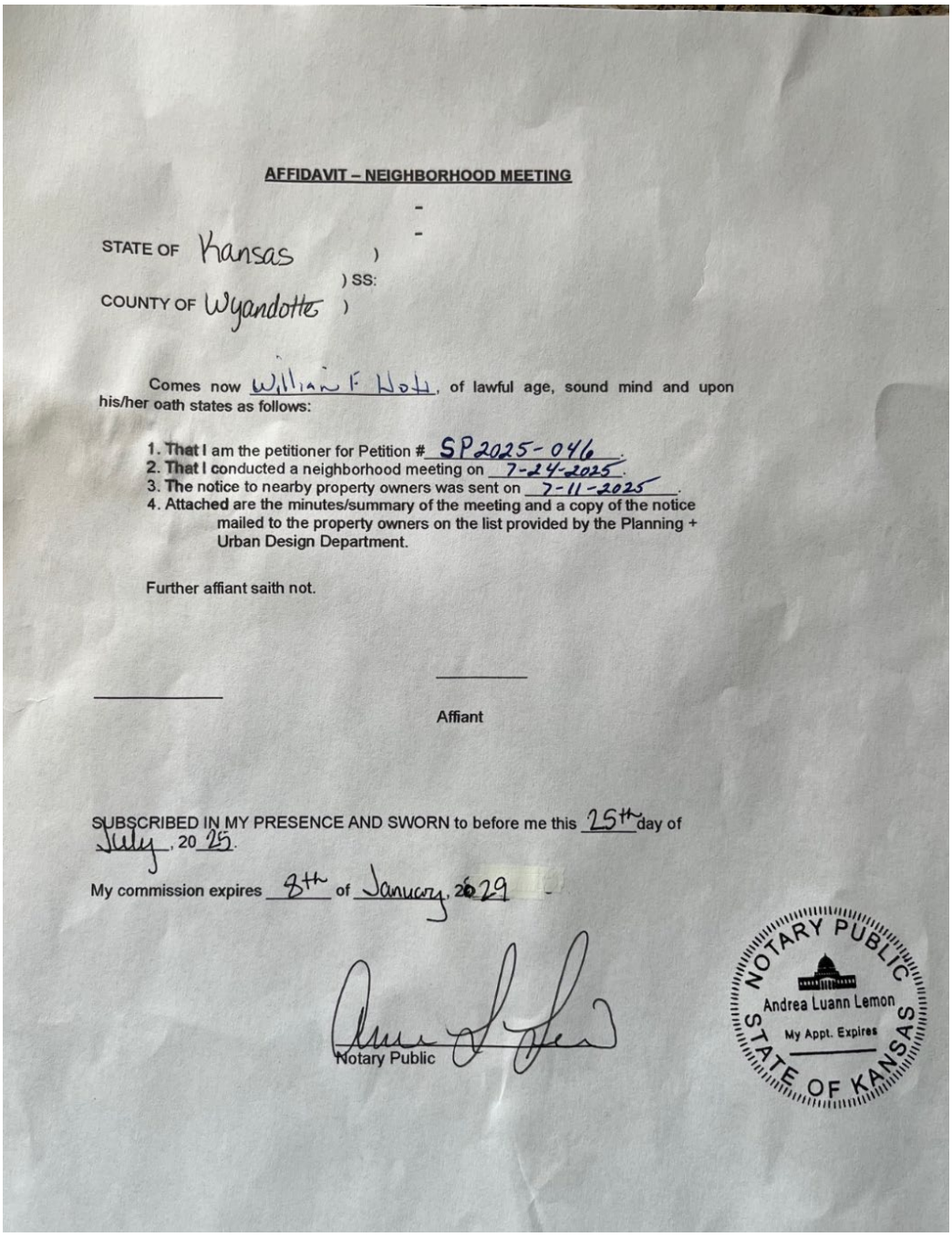



## ZONING MAP

## LAND USE MAP


81ST
POWELL
Open Space
DIXIE
80TH
METROPOLITAN
KAW FRONTAGE
KAW
79TH
KAW FRONTAGE
Business Park
N

## ADDITIONAL ATTACHMENTS



**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )
) SS:
COUNTY OF Wyandotte )

Comes now William F. Noll, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-046.
2. That I conducted a neighborhood meeting on 7-24-2025.
3. The notice to nearby property owners was sent on 7-11-2025.
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 July, 2025.

My commission expires 8th of January, 2029

Notary Public

NOTARY PUBLIC
Andrea Luann Lemon
My Appt. Expires
STATE OF KANSAS

Red dot is wh

Sent from my iPhone

Date: 7/11/2025

Name Fred + Kathy Holt
Address 1424 S. 80 St.
City/State/Zip KCK 66111

SUBJECT: Neighborhood Meeting

I have filed an application with the Planning + Urban Design Department # SP2025-046. The purpose of this:
(please use all that applies)

- change of zone
- ✓ special use permit
- preliminary plan review

is for a ConX Box we use for Storage + Security of tools to stay on our Proper

at the following address: 1424 S. 80 St. KCK 66111.

I am having a neighborhood meeting on July 24, 2025 Thur. at 5 p.m. at the following address 1424 S. 80 St. KCK.

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.
Kathy - 913-299-0008 or email Kathy@KC.RR.Com.
Sincerely,
Fred + Kathy Holt

Application Number: SP2025-046
Date and Location: 7-24-2025 1424 S. 80 St.

Meeting called to order at: 5pm

Names of people in attendance:

Showed UP
5pm JON KILL Pennykie Left 5:18 pm
5:30 pm LAWRENCE Gearheart > Left 5:35pm
Betty Gearheart

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

I explained this is to keep a conx Box for storage in our back yard for 2yr.
Lawrence stated it was the dumbest thing he ever heard to go thru this.
(Kathy) I answered I agree.
Jon said he never heard of such bullshit to go thru to keep a storage box.
Kathy) I answered I agree.

I have photos of when each person arrived and time stamped.

Meeting adjourned at: 5:45 pm

Minutes taken by: Kathy Holt

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-047**

## GENERAL INFORMATION

**Applicant Information:**
Maribel Santa Anna
6300 Parallel Parkway
Kansas City, Kansas 66102

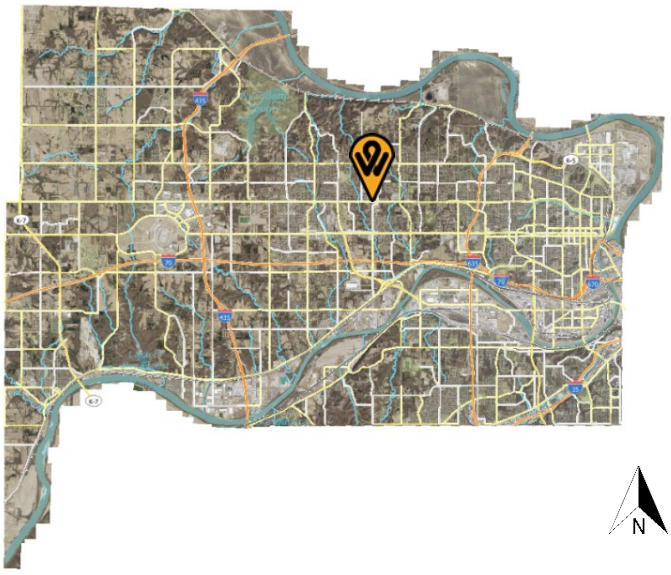
**Subject Property:**
6300 Parallel Parkway
Kansas City, KS 66102

**Requested Action and Purpose:**
Approval of a Special Use Permit to continue to operate an event space with offices (expires on August 3, 2025).

**Commission Districts:**
Commissioner At-Large, District #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

**Existing Zoning District(s):**
CP-0 Planned Nonretail Business District

**Comprehensive Plan Area:**
PlanKCK Comprehensive Plan



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | R-1 Single Family District | Single-family home |
| **South** | CP-2 Planned General Business District | Commercial building (vacant) |
| **East** | R-1 Single Family District | Vacant residential parcel |
| **West** | R-1 Single Family District | Single-family home |

**Total Tract Size:** 2.10 Acres

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial and North 63rd Street a Minor Collector.

**Parking Requirement:** Section 27-463(e) states uses in this district require 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. The structure is 10,125 square feet, which requires 41 parking spaces, two (2) of which must be ADA spaces. It is unclear how much parking will be on site, however, the property has ample space to provide the required parking.

**Landscaping Requirement:** Section 27-467(g) Trees are required to be provided at not less than one per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing:** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Maribel Santa Anna, is requesting a Special Use Permit to continue to operate an event space with offices at 6300 Parallel Parkway. This is the first renewal of SP2023-023 that was approved for two (2) years.

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

**Outstanding or Related Permit and Cases:**

1. 2025 – PLM25-0363 – Plumbing Permit for replumbing water and drain lines.
2. 2024 – DRC24-0024 – Building Permit for a Change of Occupancy from a funeral home to an event space.

**Previous Planning Actions:**

1. 2023 – SP2023-23 – Special Use Permit to operate an event space for two (2) years.

## FACTORS TO BE CONSIDERED

***1. The Character of the Neighborhood.***

The subject property is located within the Bethel-Welborn Statistical Neighborhood, Census Block Group 041301. The neighborhood features a mix of single-family residential, as well as light commercial businesses. The property is located in a commercial node along Parallel Parkway, which is a major mixed-use corridor that runs west to Tonganoxie and east to Fairfax.

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 of nearby properties are set out above. The proposed use could create compatibility issues with nearby single-family residences, as noise and illumination are common with event spaces, however, if managed properly, the proposed use should be compatible with nearby properties.

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 property is suitable for an event space as it is proposed to be located within a former funeral home with an extensive amount of parking provided. There is the possibility for increased traffic and parking demand, as well as potential impacts from noise and illumination, however, if managed properly, these impacts should not be an issue.

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

   The property is not vacant, as this is a renewal of SP2023-023, for an event space.

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 this property as Public/Semi-Public, which allows publicly-owned or non-profit property. The proposed use does not conform to the Area Plan; While it is a Semi-Public Use, the property is not owned by a public entity or non-profit property.

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 will inherently lead to an increase in traffic and parking demand, as the property currently serves a lower intensity use than what is proposed. The proposed use, however, is not expected to lead to an increase in traffic to the point where it will exceed the capacity of Parallel Parkway, a Major Arterial, and/or North 63rd Street, a Minor Collector.

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, although it could be seen as desirable to have as a neighborhood feature. The proposed use could affect the use, quality, or marketability of adjoining property if common issues, such as noise and illumination are not managed properly.

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 typical issues with this type of use, however, these are not expected to be an issue as long as it is managed properly.

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

   The proposed use would not pollute air or land as it is located in an existing, permitted structure. If the applicant properly manages the property, pollution or trash from patrons should be minimal and temporary.

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

    The proposed use would not damage or destroy an irreplaceable natural resource as it will operate within an existing structure 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 to the public health, safety and welfare is minimal. A denial of the application will result in the applicant having to find a new location for the business.

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 would not result in overcrowding as the establishment operates within an existing building with adequate parking. There is a propensity for an event space to cause crowds, however, a certificate of occupancy would

provide a limit on undue concentrations of populations.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 6300 Parallel Parkway on July 25, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Illumination
Noise
Parking
Hours of Operation
Occupancy Maximum
Landscaping and Screening
Trash Disposal

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-047**, **for five (5) years**, subject to:

1. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
2. **Per the goDotte County-Wide Mobility Plan, North 63rd Street is identified as a priority sidewalk, which requires a five (5) foot-wide sidewalk to be installed along 63rd Street on the east side of the property;**
3. **A tree shall be planted within the existing planters along the south side of the property along Parallel to meet the code standard set by Section 27-463(g);**
4. **Additional landscaping or a six (6) foot tall opaque fence shall be constructed on the north and west property lines screening the parking lot and vehicle headlights from the parsonage and single-family homes;**
5. **Alcohol can only be provided by licensed vendors;**
6. **All entertainment must cease by at least 1:00 AM;**
7. **No events may occur outside;**
8. **Doors and windows must stay closed during any entertainment performance;**
9. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**

a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity**
b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.**
c. **An I.D. scanner will be used at all times.**
d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**

10. **No amplified speakers or entertainment is allowed in outdoor spaces;**

11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
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, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 businesslicense@wycokck.org;**
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. **All exterior lighting on the building 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;**
17. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
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. **The Special Use Permit shall be valid for five (5) 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;**
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.**

## 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 **SP2025-047** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Floor Plan
Site Photographs

## PUBLIC HEARING SCHEDULE

| Action(s) | City Planning Commission | Unified Government Board of Commissioners |
|---|---|---|
| Special Use Permit | August 11, 2025 Approval | August 28, 2025 |

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

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-047** 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 **SP2025-047,** 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.

**August 11, 2025, City Planning Commission Minutes:**
**Hearing starts at 56:52:**

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

**CONSIDERATION OF THE JULY 14, 2025 CITY PLANNING COMMISSION MINUTES.**

**SP2025-047 - MARIBEL SANTA ANNA**
**Synopsis:** Renewal of a Special Use Permit for an event space at 6300 Parallel Parkway. *Detailed Outline of Requested Action:* The applicant, Maribel Santa Anna, is requesting a Special Use Permit to continue to operate an event space with offices at 6300 Parallel Parkway. This is the first renewal of SP2023-023 that was approved for two (2) years.

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 Items on the Agenda tonight:

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 August 11, 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, Change of Zones, and Master Plan Amendments; 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.

Lindsay Madigan, 2306 South 71st Street, Kansas City, Kansas 66106, requested PLAT2025-023 be removed from the Consent Agenda.

**Motion starts at 36:55**:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE of the remainder of the consent agenda:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to APPROVE passed: 6 to 0**
**Subject to:**
**SP2025-047:**

1. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
2. **Per the goDotte County-Wide Mobility Plan, North 63rd Street is identified as a priority sidewalk, which requires a five (5) foot-wide sidewalk to be installed**

**along 63rd Street on the east side of the property;**

3. **A tree shall be planted within the existing planters along the south side of the property along Parallel to meet the code standard set by Section 27-463(g);**
4. **Additional landscaping or a six (6) foot tall opaque fence shall be constructed on the north and west property lines screening the parking lot and vehicle headlights from the parsonage and single-family homes;**
5. **Alcohol can only be provided by licensed vendors;**
6. **All entertainment must cease by at least 1:00 AM;**
7. **No events may occur outside;**
8. **Doors and windows must stay closed during any entertainment performance;**
9. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity**
    b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.**
    c. **An I.D. scanner will be used at all times.**
    d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**
10. **No amplified speakers or entertainment is allowed in outdoor spaces;**
11. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
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, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 businesslicense@wycokck.org;**
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. **All exterior lighting on the building 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;**
17. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be**

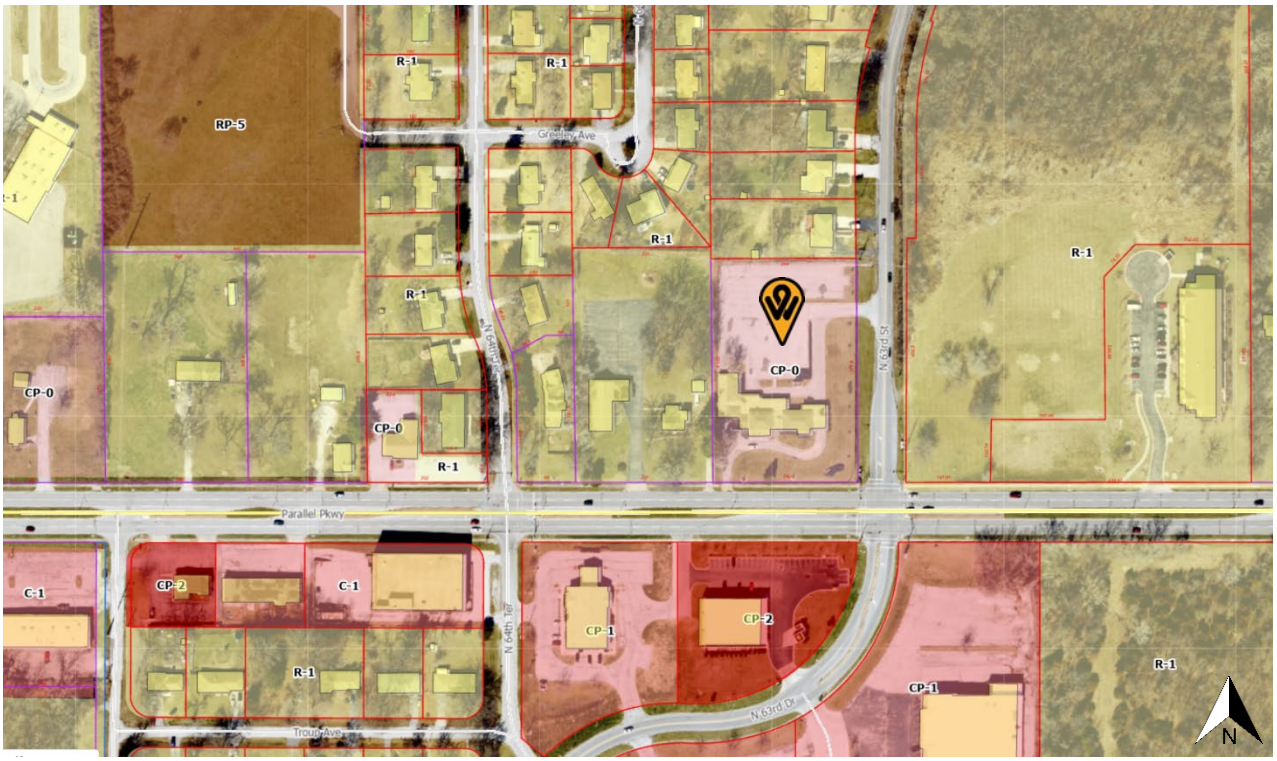
**visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**

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. **The Special Use Permit shall be valid for five (5) 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;**
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.**

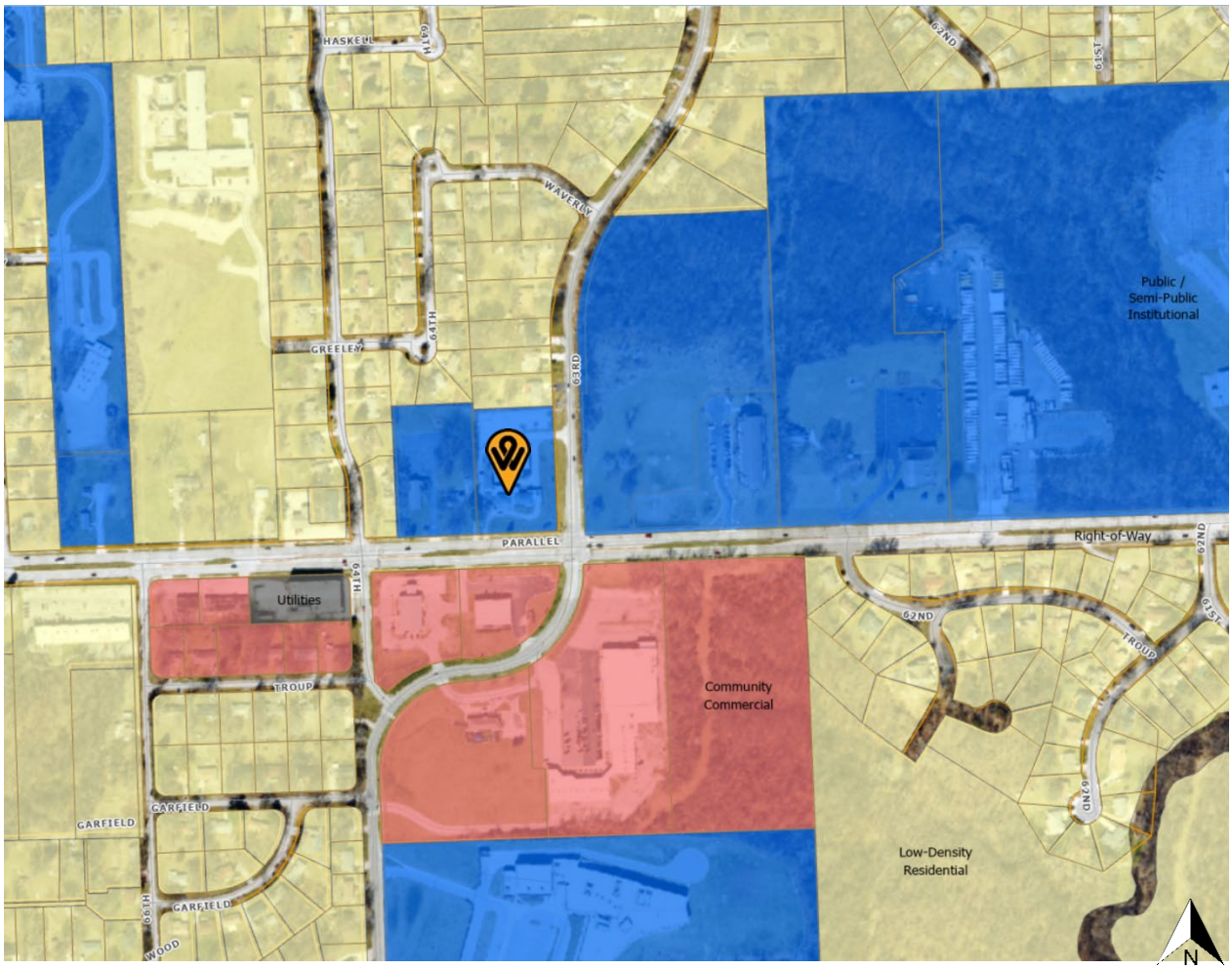
# ATTACHMENTS

## AERIAL MAP

## ZONING MAP


RP-5
R-1
R-1
Greeley Ave
R-1
R-1
CP-0
CP-0
R-1
CP-0
N 63rd St
R-1
Parallel Pkwy
C-1
CP-2
C-1
R-1
N 64th Ter
CP-1
CP-2
CP-1
R-1
Troup Ave
N 63rd Dr
N

## LAND USE MAP


HASKELL
64TH
62ND
61ST
WAVERLY
GREELEY
64TH
63RD
Public / Semi-Public Institutional
PARALLEL
Right-of-Way
62ND
61ST
Utilities
64TH
TROUP
62ND
TROUP
Community Commercial
GARFIELD
GARFIELD
GARFIELD
61ST
WOOD
62ND
Low-Density Residential
N

1. Explain how the conditions of approval from SP2023-023 have been adhered to.

We have complied with this condition by planting trees in the existing planters located along the south side of the property adjacent to Parallel Avenue. The landscaping matches the layout indicated in the approved site plan for SP2023-023.

The business has obtained and continues to maintain a valid business license and certificate of occupancy for operations at the subject property

No construction activity has taken place to date. Final construction plans were approved by the City on May 7, 2025**.** The applicant is now in the process of scheduling construction in compliance with the approved plans and will obtain all necessary building permits prior to commencement.

2. Provide a narrative of how the event spaces will operate.

   The Space will be operated by A&M Unlimited LLC. Office hours will be 8-5PM and Venues hours will be 5-12PM. Answers below give a better narrative of how the property will be operated.

3. What types of events will occur on the property?
   Any type of celebration can be held at the property such as Weddings, Birthday Celebration, Corporate events and Quinceanera.
   a. Provide a security plan for the proposed event space, including a security contract with a third-party company to manage any crowds and prevent underage drinking, as well as locations of surveillance cameras or any other security infrastructure:

   The venue will provide off-duty Kansas law enforcement officers as required, based on event size and whether alcohol will be served. Coordination will be handled directly with Captain Joshua Messick of the Kansas City, KS to determine the appropriate number of officers for each event. This ensures compliance with public safety requirements and adherence to the conditions of approval.

4. What are the proposed hours of operation during the weekday and/or weekend?
   The property will be used for office space operations Monday through Friday from 8:00 AM to 5:00 PM. The event venue will primarily operate Friday through Sunday from 4:00 PM to 12:00 AM, with occasional use during weekdays if it does not create parking conflicts. We will monitor event scheduling to ensure compliance with parking availability and operational conditions.
5. What days will the event space be used?
   The event venue will primarily operate Friday through Sunday from 4:00 PM to 12:00 AM, with occasional use during weekdays if it does not create parking conflicts.

6. How do you plan to manage waste on the property? Trash: Waste on property will be managed by adding a dumpster. We will begin with a 2-yard container and increase the size of the container as needed to 8 yards. This will be located and enclosed on the NW corner of the parking lot.

7. What is the maximum allowed number of individuals on-site at a time for the event space?

   The small venue holds 80 people and the largest holds 150-200.

8. Will there be outside, or third-party vendors coming on-site to prepare food or serve alcohol?
   a. Alcohol can only be provided by licensed vendors.

Alcohol will be permitted at the venue. The person renting the venue is responsible for obtaining a **licensed bartender** and complying with all applicable alcohol regulations. The applicant will ensure that all alcohol service is conducted lawfully and safely, with additional security measures in place as coordinated with Captain Joshua Messick based on the nature of the event.

9. No events may occur outside.
   To ensure compliance, the venue contract will clearly state that event guests are not permitted to loiter or gather outside during or after events. This is to prevent disturbances to neighboring properties and maintain a respectful environment. Venue staff will monitor compliance during events and remind guests of the policy as needed.
10. Will there be live entertainment during events on site? Up to four (4) live entertainment permits/licenses issued by the Business Licensing Division are permitted on the property without a Special Use Permit.

    Yes, there will be live entertainment if the person renting the property chooses to.

11. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator.

    Understood.

# A&M UNLIMITED LLC

**PROJECT:** Casa Blanca Venue **MEETING DATE:** 07/25/2025

**FACILITATOR:** Maribel Santa Anna **LOCATION:** 6300 Parallel Pkwy KC, KS

| NAME | PHONE | EMAIL |
|---|---|---|
| Neighbor #1 | — | — |
| Neighbor #2 | — | — |
| | | |
| | | |
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# MINUTES

## A & M Unlimited, LLC Neighborhood Meeting

*Date | time* July, 25, 2025| *Meeting called to order by* Maribel Santa Anna

### In Attendance

Maribel Santa Anna, Lorena Patino, Neighbor 1, Neighbor 2. (preferred to stay anonymous)

### Presentation

- Introduction
- Purpose of space 2 event venues, and office spaces.
- Safety, security, noise, trash concerns addressed.
- Traffic - no concern because there is no street parking, there is enough parking on property.

### Questions

- Who will be checking during the event?
- Security during the whole event and a check from the A & M team.

Minutes submitted by _____Lorena Patino_____ Date of Approval _____

## AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF _____ )
) SS:
COUNTY OF _____ )

Comes now Maribel Santa Anna, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2025-047.
2. That I conducted a neighborhood meeting on 07/25/2025.
3. The notice to nearby property owners was sent on 07/09/2025.
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.

Maribel Santa Anna
Affiant

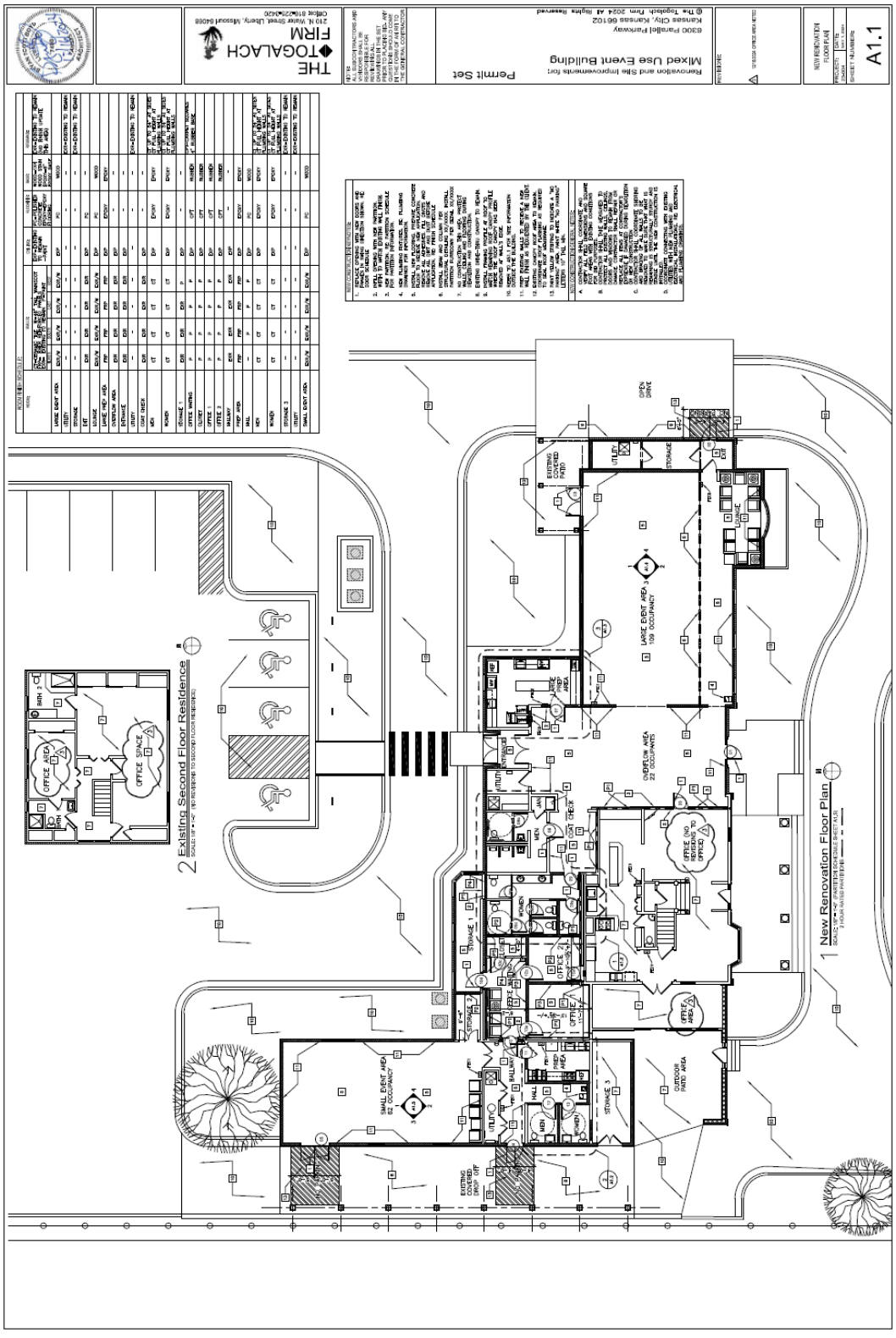
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of July, 2025.

My commission expires 07 of May, 2029.

Nubia Bautista
Notary Public

NUBIA BAUTISTA
Notary Public, State of Kansas
My Appointment Expires
05-07-2024

AS1.1
ARCHITECTURAL SITE PLAN
Permit Set
Renovation and Site Improvements for
Mixed Use Event Building
6300 Parallel Parkway
Kansas City, Kansas 66102
© The Togalach Firm, 2024 All Rights Reserved
THE TOGALACH FIRM
210 N. Water Street, Liberty, Missouri 64068
Office: 816.622.0630
VEHICLE CALCULATIONS
ZONING C-2
EVENT CENTER
ACCESSORY SPACES
MEDICAL OFFICE CLINIC
RESIDENCE
NUMBER OF PARKING SPACES REQUIRED
1 SPACE PER 50 SQ. FT.
1 SPACE PER EA. 200 SQ. FT.
4 PER 1,000 SQ. FT.
2 PER DWELLING UNIT
SQUARE FOOTAGE
1,232
1,220
1,038
2,404
OCCUPANT LOAD
493
4
4
2
CALCULATIONS OF SPACES REQUIRED
1,232 / 50 = 25
1,220 / 200 = 6
4 PER 1,000 S.F.
2 PER UNIT
TOTAL
54
6
4
2
ACTUAL TOTAL
57 STALLS +
4 ADA STALLS
EXISTING LIGHT POLE TO REMAIN
EXISTING UTILITY POLE TO REMAIN
EXISTING 5'-0" CHAINLINK FENCE TO REMAIN
EXISTING LIGHT POLE TO REMAIN
EXISTING CONCRETE FLUME
NEW PARKING STRIPING 9'-0" STALL SPACING TYP.
EXISTING ASPHALT PAVING TO REMAIN
EXISTING CURB AND GUTTER TO REMAIN
NEW LANDSCAPING THIS AREA
EXISTING DRAINAGE SWALE
NEW PARKING STRIPING
EXISTING CURBS TO REMAIN
NEW 6" CONCRETE CURBS TO FORM PARKING AREAS RE: DETAIL 1.3/AS2.1
NEW PARKING LOT STRIPING AND CURBS
NEW 6" CONCRETE CURBS AT ISLANDS RE: DETAIL 1.3/AS2.1
REMOVE CURB AND GUTTER TO ALIGN FOR NEW ISLAND
EXISTING 5'-0" CHAINLINK FENCE TO REMAIN
NEW 6" CONCRETE CURB AND GUTTER TO ALIGN FOR NEW ISLAND RE: DETAIL 1.3/AS2.1
NEW PARKING STRIPING 9'-0" STALL SPACING TYP.
NEW LANDSCAPING THIS AREA
EXISTING ASPHALT PAVING TO REMAIN
EXISTING METAL GATE TO REMAIN
EXISTING CURB AND GUTTER TO REMAIN
EXISTING LANDSCAPING TO REMAIN
STRIPE PEDESTRIAN WALK TO RAMP
STRIPE ADA PARKING FOR PEDESTRIAN ACCESS
ADA PARKING STALL
ADA SYMBOL ON STALL
NEW 6" CONCRETE CURB AND GUTTER TO ALIGN FOR NEW ISLAND RE: DETAIL 1.3/AS2.1
NEW PARKING STRIPING 9'-0" STALL SPACING TYP.
NEW LANDSCAPING THIS AREA
EXISTING MECHANICAL EQUIPMENT TO REMAIN
EXISTING CURB AND GUTTER TO REMAIN
EXISTING ASPHALT PAVING TO REMAIN
EXISTING CONCRETE PAVING TO REMAIN
EXISTING 48" TALL METAL FENCE TO REMAIN
RE-CTRL FOR NEW SIDEWALK THIS AREA
N 63RD STREET
EXISTING DRAINAGE SWALE
EXISTING ELECTRICAL SIGNAGE
EXISTING TREES TO REMAIN
EXISTING ASPHALT PAVING TO REMAIN
EXISTING LANDSCAPING TO REMAIN
EXISTING CONCRETE RETAINING SEAT TO REMAIN
EXISTING LANDSCAPING TO REMAIN
PROPOSED NEW TREE
EXISTING MAPLE TREE TO REMAIN
EXISTING ROCK RETAINING WALL TO REMAIN
EXISTING ROCK RETAINING WALL TO REMAIN
EXISTING LANDSCAPING TO REMAIN
EXISTING MONUMENT SIGN TO REMAIN
EXISTING STREET POLE TO REMAIN
EXISTING INGROUND ELECTRICAL BOXES FOR TRAFFIC LIGHTS
EXISTING STREET POLE AND ELECTRICAL BOX TO REMAIN
EXISTING STREET SIGNAGE
EXISTING TRAFFIC CONTROL AND ELECTRICAL TRANSFORMER
EXISTING METAL GATE TO REMAIN
EXISTING 48" TALL METAL FENCE TO REMAIN
PARALLEL PARKWAY
1 Architectural Site Plan
SCALE: 1/16" = 1'-0"


Permit Set
Renovation and Site Improvements for
Mixed Use Event Building
6302 Parallel Parkway
Kansas City, Kansas 66102
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THE TOGALACH FIRM
210 N. Water Street, Liberty, Missouri 64068
Office 816.622.6420
A1.1
1 New Renovation Floor Plan
2 Existing Second Floor Residence
LARGE EVENT AREA
SMALL EVENT AREA
OVERFLOW AREA
OFFICE AREA
OFFICE (NO REVISION TO OFFICE)
OUTDOOR PATIO AREA
EXISTING COVERED DROP OFF
EXISTING COVERED PATIO
OPEN DRIVE
UTILITY
STORAGE
STORAGE 1
STORAGE 2
STORAGE 3
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
HALLWAY
MEN
WOMEN
JAN.
PREP AREA
BAR
BAR 2
OFFICE AREA
OFFICE SPACE

NEW CONSTRUCTION KEYNOTES:
1. NEW DOORS AND FRAMES. RE: DOOR SCHEDULE SHEET A1.5
2. EXISTING AREA TO REMAIN. NO CONSTRUCTION
3. EXISTING CONCRETE DRIVE AREA TO REMAIN. REPAIR COLUMN REMOVAL AREA TO BE FLUSH WITH EXISTING FINISH
4. NEW WOOD TRIM PROFILE TO MATCH EXISTING CANOPY PROFILE WITH PREFINISHED GUTTER AND DOWNSPOUT RE: DETAIL 3/A4.2
5. EXISTING DRIVE CANOPY TO REMAIN. THIS AREA TAKE MEASURES TO NOT DAMAGE EDGE OF EXISTING CANOPY, COVER OPENING TO KEEP MOISTURE OUT OF THE ROOF BEFORE NEW CONSTRUCTION TO FINISH ROOF EDGE.
6. INSTALL NEW ROOFING MATERIAL AND FLASHING AS REQUIRED TO MATCH EXISTING ROOF MATERIAL, SEAL ALL PARAPETS AT EDGE WITH NEW MEMBRANE FLASHING.
Permit Set
Parking Lot Layout and Design for:
Mixed Use Building
6300 Parallel Parkway
Kansas City, Kansas 66102
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THE ◆TOGALACH FIRM
210 N. Water Street, Liberty, Missouri 64068
Office: 816-225-0420
NOTE: ALL SUBCONTRACTORS AND VENDORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE SET. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR
REVISIONS:
NEW CONSTRUCTION
RENOVATION
PROJECT: 2025
SHEET NUMBER: A4.2
1 New Construction North Elevation
SCALE: 1/8"=1'-0"
2 New Construction South Elevation
SCALE: 1/8"=1'-0"
3 New Construction East Elevation
SCALE: 1/8"=1'-0"
4 New Construction West Elevation
SCALE: 1/8"=1'-0"
3
A4.2

PARALLEL DEVELOPMENT
R/W
PROPOSED DRIVEWAY
PROPOSED 5' SIDEWALK
63RD STREET
PARALLEL PARKWAY
NORTH
AGC Engineers, INC.
408 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200
fax 792.3666
www.agcengineers.com
6300 PARALLEL PARKWAY
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SITE PLANS
GENERAL LAYOUT
4
REVISION
DATE
FOR REVIEW
4-15-24

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-048**

## GENERAL INFORMATION

**Applicant Information:**
Kevin Schamberger
13143 Nebraska Court
Kansas City, Kansas 66109

**Subject Property:**
13143 Nebraska Court
Kansas City, Kansas 66109

**Requested Action and Purpose:**
Approval of Special Use Permit to operate Short-Term Rental.

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

**Existing Zoning District(s):**
RP-5 Planned Apartment District

**Plan Area:**
Prairie Delaware Piper Plan

| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | RP-5 Planned Apartment District | Delaware Ridge Townhomes |
| **South** | RP-5 Planned Apartment District | Delaware Ridge Townhomes |
| **East** | RP-5 Apartment District | Delaware Ridge Townhomes |
| **West** | RP-2 Two-Family District | Common space and duplexes |

**Total Tract Size:** 0.04 Acre

**Comprehensive Plan Designation:** The Prairie Delaware Piper Master Plan designates this property as a Mixed Residential. These areas could be developed with 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 Nebraska Court as a Local Street.

**Parking Requirement:** Section 27-460(d) states that one and one-half (1-½) parking spaces shall be provided for each dwelling unit that has one bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more.

**Landscaping Requirement:** Section 27-460(f) states that trees are required at not less than one (1) per 4,500 square feet of site area.

**Advertisement:** The Wyandotte Echo – July 17, 2025
Letters to Property Owners – July 18, 2025

**Public Hearing(s):** August 11, 2025 and August 28, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Kevin Schamberger, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the

block face located 13143 Nebraska Court, Kansas City, Kansas 66109.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. RES25-0236 – Residential – Plan Approved – May 9, 2025.
2. ENV20-0140 – Code-Environment – Closed – December 19, 2020.
3. 17990-00451 – Rental License – Terminated – September 25, 2017.

**Outstanding or Related Permit and Cases:**

1. There are no additional related permits or 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, Census Block Group 0448032. The neighborhood consists of The Prairie Delaware Piper Master Plan designates this property as a Mixed Residential. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

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. 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.

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

   Special Use Permits are not addressed in The Prairie Delaware Piper Master Plan. The neighborhood consists of The Prairie Delaware Piper Master Plan designates this property as a Mixed Residential. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses. The proposed use conforms to the designation.

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/ and will exceed the capacity of Nebraska Court, a local street type, 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 it is 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 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 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 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.

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 three (3). The maximum number of vehicles off-street is one (1). 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 July 28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Noise, Illumination, and Vibration
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-048**, **for one (1) year**, subject to:

1. **Maximum number of guests shall be five (5) because the residence has two (2) bedrooms;**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**

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. **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;**
17. **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;**
18. **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,**

19. **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 **SP2025-048** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Inspection Report
Floor Plans
Insurance
Images Attached to Application

## PUBLIC HEARING SCHEDULE

| Action(s) | City Planning Commission | Unified Government Board of Commissioners |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**
**913-573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-048** 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 **SP2025-048,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 3:43:51:**

**SP2025-048 - KEVIN SCHAMBERGER**
**Synopsis:** Special Use Permit for a short-term rental at 13143 Nebraska Court. *Detailed Outline of Requested Action*: The applicant, Kevin Schamberger, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block face located 13143 Nebraska Court, Kansas City, Kansas 66109.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Kevin Schamberger, Applicant, 21088 West 114th Terrace, Olathe, Kansas 66061
- Alex Repscholdt, Management Company Owner

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 3:46:22:** Long Range Planner Alyssa Marcy stated that this is a non-owner-occupied short-term rental. Staff is recommending approval for

one (1) year with a maximum of five (5) guests and (2) vehicles.

**Motion starts at 3:46:50**:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-048 for one (1) year:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Not present** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **Maximum number of guests shall be five (5) because the residence has two (2) bedrooms;**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**

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 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;**
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. **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;**
17. **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**

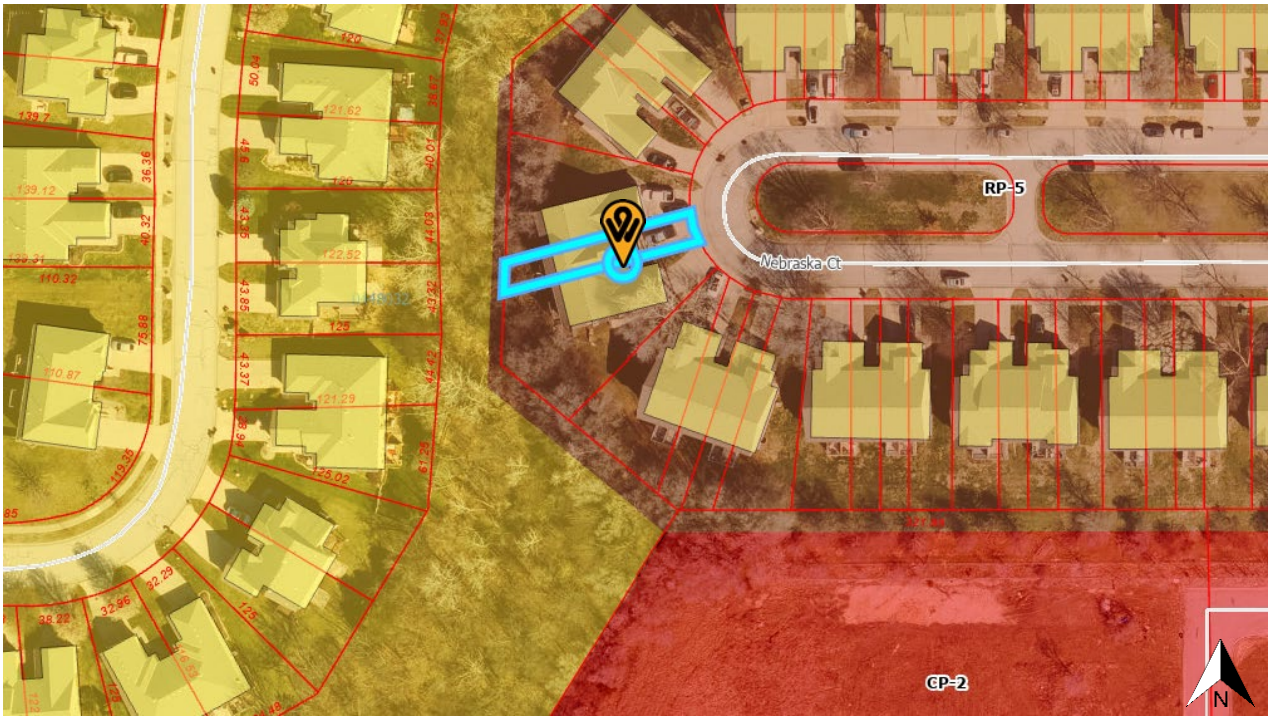
**application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**

18. **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,**
19. **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.**

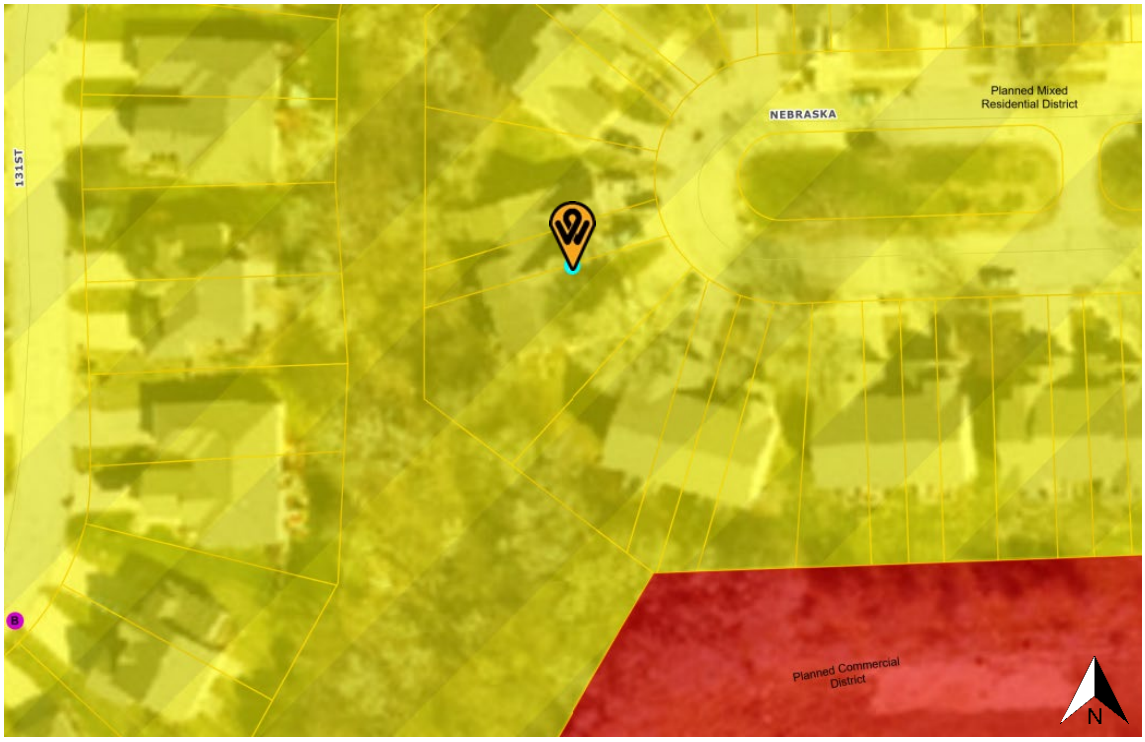
# ATTACHMENTS

## AERIAL IMAGERY

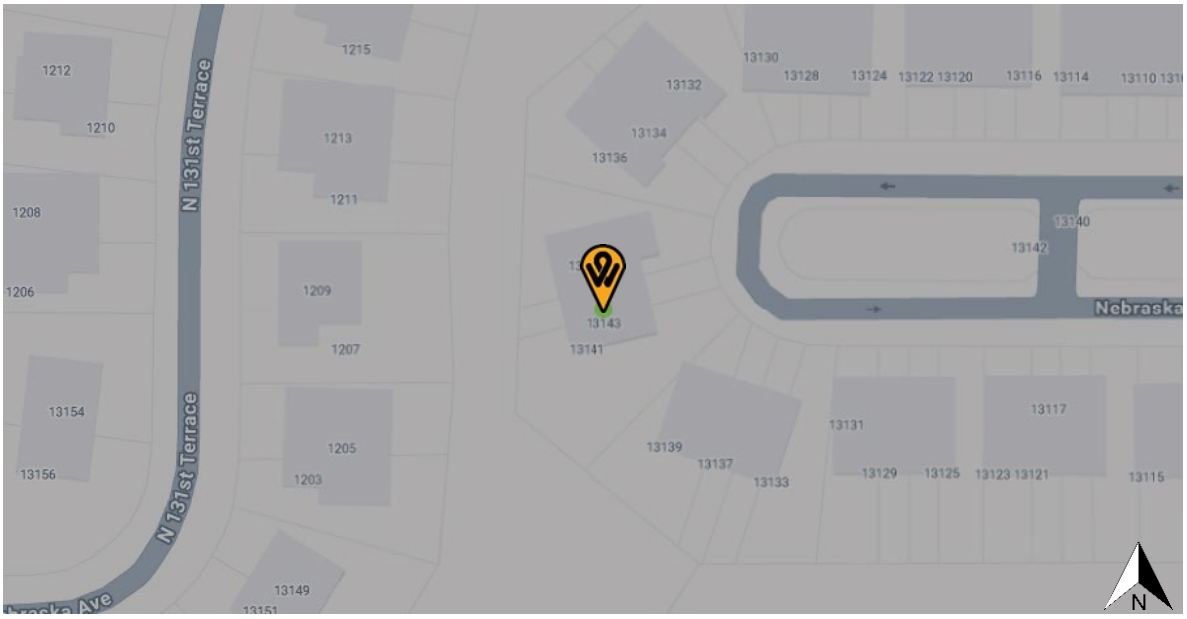
## ZONING MAP



## LAND USE MAP




## SHORT-TERM RENTAL MAP



## ADDITIONAL ATTACHMENTS

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Missouri )
) SS:
COUNTY OF Jackson )

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

1. That I am the petitioner for Petition # SP2025-048 - 13143 Nebraska Ct
2. That I conducted a neighborhood meeting on Monday, July 28th, 2025
3. The notice to nearby property owners was sent on July 14th, 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 28th day of July, 2025.

My commission expires 11th of April, 2025.

Notary Public

Mary L Walter
NOTARY PUBLIC – STATE OF KANSAS
MY APPT EXP: 4/11/29

**MAJOR CONCERN:**

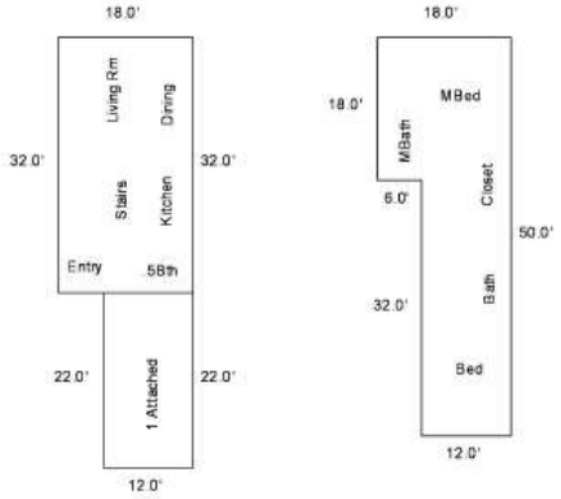
A specific issue with a system or component that, in the inspector's opinion, may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often immanent or may be very difficult or expensive to remedy.

**MINOR CONCERN: (You may notice some minor concerns have been included in the report, although they are outside the scope of a 5 Point Inspection.)**

A functional component that is defective or not operating as intended. Items that inevitably lead to, or directly cause adverse impact on the value of the home, or unreasonable risk to people or property. These concerns typically require further evaluation and are more complicated to remedy.

**All Defects Need Complete Diagnosis:**

Please note, many defects found during the inspection occur in several areas. Pictures used in the report should be considered representative demonstration of the problem, not an exhaustive record of the problem. Usually, when there is one visible defect, there are other defects that are not visible, or that require special tools or knowledge to identify. Some defects we note may require repairs that include bringing other portions of the area up to a modern code or compliance. Any trades-




| SKETCH CALCULATIONS | | Perimeter | Area |
|---|---|---|---|
| **Living Area** | | | |
| First Floor | | | 576.0 |
| Second Floor | | | 708.0 |
| | **Total Living Area** | | **1284.0** |
| **Garage Area** | | | |
| Attached Garage | | | 264.0 |
| | **Total Garage Area** | | **264.0** |

ACORD®

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER | CONTACT NAME: Josh Bugbee |
|---|---|
| Tyner Insurance Group, Inc<br>424 Lincoln St<br>Wamego KS 66547 | PHONE (A/C, No, Ext): [redacted] FAX (A/C, No):<br>E-MAIL ADDRESS: josh@tynerinsurancegroup.com |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Owners Ins Co | 32700 |
| INSURER B : | |
| INSURER C : | |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED: SRE Holdings LLC
Kevin Schamberger
[redacted]
Olathe KS 66061-8849

**COVERAGES** **CERTIFICATE NUMBER:** [redacted] **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | [X] COMMERCIAL GENERAL LIABILITY<br>[ ] CLAIMS-MADE [X] OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>[X] POLICY [ ] PRO-JECT [ ] LOC<br>[ ] OTHER: | N | N | 75537358 | 03/10/2025 | 03/10/2026 | EACH OCCURRENCE<br>DAMAGE TO RENTED PREMISES (Ea occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG<br>Fire Legal Liability | $ 2,000,000<br>$ 300,000<br>$ 10,000<br>$ 2,000,000<br>$ 2,500,000<br>$ Excluded<br>$ |
| A | AUTOMOBILE LIABILITY<br>[ ] ANY AUTO<br>[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS<br>[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY | N | N | 75537358 | 03/10/2025 | 03/10/2026 | COMBINED SINGLE LIMIT (Ea accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)<br>Per Occurrence | $<br>$<br>$<br>$<br>$ 2,000,000 |
| | [ ] UMBRELLA LIAB [ ] OCCUR<br>[ ] EXCESS LIAB [ ] CLAIMS-MADE<br>[ ] DED [ ] RETENTION $ | | | | | | EACH OCCURRENCE<br>AGGREGATE<br> | $<br>$<br>$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ]<br>(Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | N / A | | | | | [ ] PER STATUTE [ ] OTH-ER<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT | $<br>$<br>$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**

United Government of Wyandotte Co.
Department of Planning & Urban Design
701 N 7th St, Suite 423
Kansas City KS 66101

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: Sally M. Morrell

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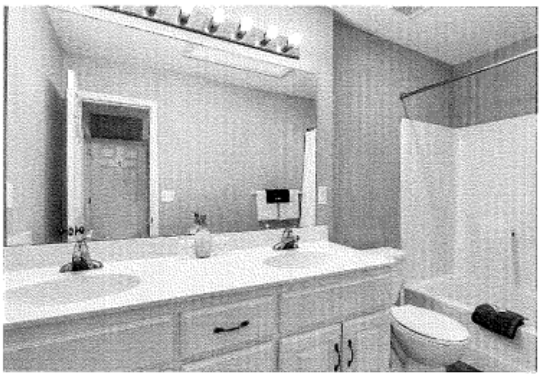
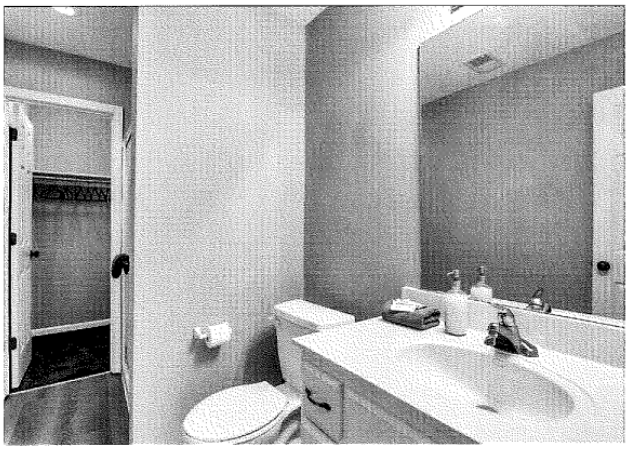
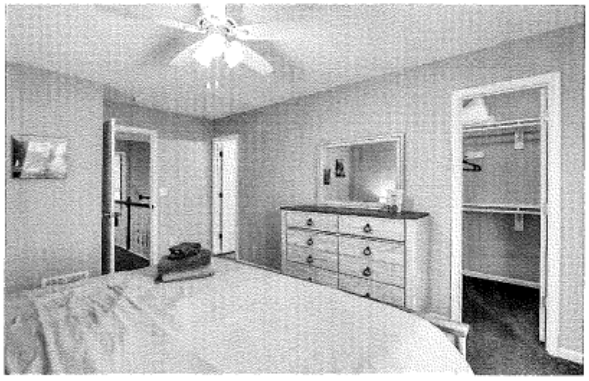
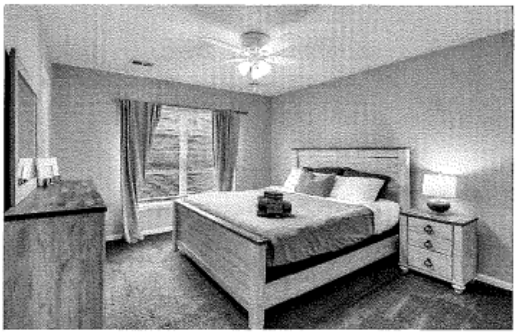
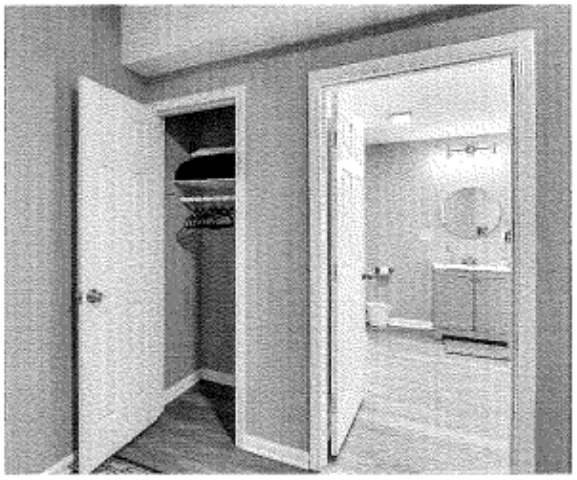










# Department of Planning + Urban Design

**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:** August 28, 2025

**Re:** **Change of Zone Petition COZ2025-007 and Master Plan Amendment MPL2025-005**

## GENERAL INFORMATION

**Applicant Information:**
Kathryn Meyer
Property Owner
430 North 86th Street
Kansas City, Kansas 66112

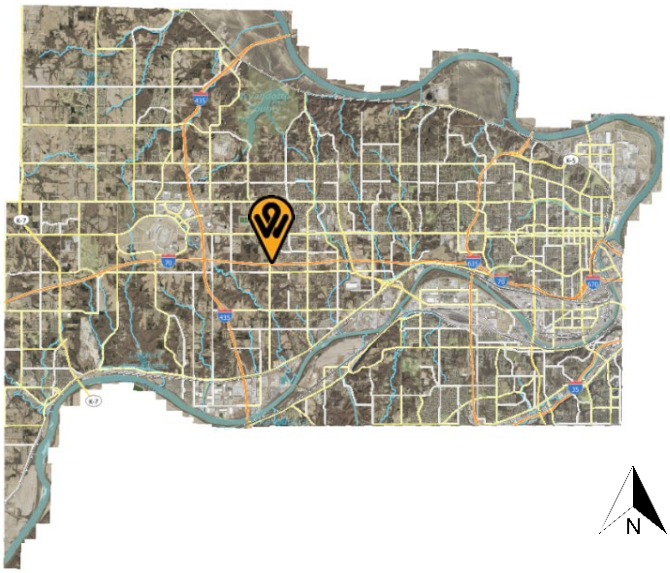
**Subject Property:**
430 North 86th Street
Kansas City, Kansas 66112

**Requested Action and Purpose:**
Approval of a Change of Zone and Master Plan Amendment for a residential farmstead.

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

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

**Proposed Zoning District(s):**
A-G Agriculture District



| | Adjacent Zoning | Adjacent Uses |
|---|---|---|
| **North** | A-G Agriculture District | Agricultural, farmland |
| **South** | R-1 Single Family District | Single-family homes |
| **East** | A-G Agriculture District | Farm Homestead |
| **West** | R-1 Single Family District | Large lot single-family home |

**Total Tract Size:** 7.75 Acres

**Comprehensive Plan Area:** PlanKCK Comprehensive Plan

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Rural Residential which allows for large lot, single-family residences but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

**Proposed Plan Designation:** The applicant proposes to amend the designation to Agricultural, which allows for land for the production and cultivation of food stuffs, livestock, and other agricultural activities such as apiary, forest production, hay production, etc. Residential uses are allowed, but not required. Farmsteads, multi-generational and workforce housing related to the agricultural use is allowed.

**Parking Requirement:** Existing Zoning: Per Section 27-454(e), uses in this district require two (2) off-street parking spaces per dwelling unit, one (1) of which must be in a garage or carport.

Proposed Zoning: Per Section 27-452(e), two (2) off-street parking spaces must be provided for each single-family dwelling.

The subject property has a two (2) car garage in poor condition, in which the applicant has obtained permits for its demolition and reconstruction, meeting this requirement.

| | |
|---|---|
| **Landscaping Requirement:** | Existing and Proposed Zoning: Per 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 feet of site area for uses other than residences is required. The subject property has eight (8) trees in the front yard, and a large timber stand in the rear of the property, meeting this requirement. |
| **Advertisement:** | The Wyandotte Echo – April 17, 2025<br>Letters to Property Owners – April 18, 2025 and May 21, 2025 |
| **Public Hearing(s):** | August 11, 2025 and August 28. 2025 |
| **Public Support:** | None to date. |
| **Public Opposition:** | None to date. |

## PROPOSAL

*Detailed Outline of Requested Action:* The applicant, Kathryn Meyer, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District and a Master Plan Amendment from Rural Residential to Agricultural for timberstand improvement and private farmstead at 430 North 86th Street.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. 2014: 14200-01099 – Structural Violations (exterior maintenance) and inoperable vehicles (closed) (prior owner)
2. Additional violations for weeds and grass were noted prior to 2014 (prior owner)

**Outstanding or Related Permit and Cases:**

1. 2024: PDEMO24-0014: Demolition of existing garage (in progress)
2. 2024: RES24-0232: Replace existing garage (in progress)
3. 2024: ELE24-1151: Upgrade electrical service (completed)

**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 I-435 West Statistical Neighborhood. The neighborhood consists of single-family residences, agricultural uses, and open spaces. Stony Point Park is east of the property, and Interstate I-70 is at the southern end of the block. The subject property was the one of the first properties in the area and was part of a larger farm operation prior to the development of Interstate I-70, which subdivided the area. North 86th Street is a noticeable divide between the suburban uses on the east and rural uses on the west, with the exception of a large-lot farmstead directly across from the subject property. Residential properties to the south and west overlook Interstate I-70 and retain a rural feel, with large lots for haying and hobby uses. Nearby properties are on septic systems with private stormwater culverts.

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

The zoning and uses are set out above. The subject property is surrounded by R-1 Single Family Residential zones and an AG Agricultural zone to the east. The proposed use, which is primarily residential and agricultural in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property. The applicant is proposing to utilize many restorative agriculture techniques to better manage the timberstand and has provided plans accordingly. The removal of restrictions will not detrimentally affect nearby property as the request better allows for the property owner to construct additional accessory structures for the purposes of managing the land.

***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 applicant currently resides at the subject property.

***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 is not reasonably necessary for the convenience and welfare of the public as it is primarily for personal use and enjoyment. There is some gain to the public, as a large amount of the vegetation is improperly managed and lends to fire risk as demonstrated by the applicant's timberstand evaluation and improvement proposal. The proposed use will not negatively affect the use, quality, or marketability of nearby property as it will allow the applicant to construct accessory structures to better manage the currently overgrown land and enjoy agricultural activities of a scale that are typical and consistent with a rural and suburban environment.

***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 does not have the potential to increase vehicular traffic and should not exceed the capacity of North 86th Street, a local street, to accommodate it if managed properly as it will remain a private residential use.

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

The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for which allows for large lot, single-family residences but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development. The proposed use does not conform to the PlanKCK Comprehensive plan as the applicant is proposing agricultural uses. The applicant is proposing a Master Plan Amendment to better align with the desire to utilize agricultural activity and care of the large-acre parcel.

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

The proposed use is not expected to cause environmental harm but rather provide enhancements. The subject property was historically open space land used for agricultural purposes until the 1990s, in which deferred land management allowed for property's natural vegetation to become overgrown and a potential fire hazard. The applicant has a professionally-designed plan from the Natural Resource Conservation Service which indicates that the elimination of these woody and invasive plants will likely result in higher quality wildlife habitats and conditions better suited for native regeneration and quality herbaceous cover.

***9. 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 service.

***b. Sanitary Sewer Service***

There is no sanitary sewer service to the property. The property is on private septic.

***c. Storm Water Control***

The UG does not provide direct storm water control to the property. A connected concrete culvert system is adjacent to the property.

***d. Police***

Police service is provided by West Patrol, District #221.

***e. Fire***

Fire service is provided by Station #19, which is one (1) 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 Stony Point North Elementary School, Arrowhead Middle School, and F.L. Schlagle 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.***

There is minimal economic impact on the community for the proposed use as it is a private use and not open to the public.

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

The proposed use meets all applicable ordinance requirements, for the proposed AG Agriculture district, as it is for agricultural use, contains only one (1) single-family residence, and contains adequate landscaping. The Change of Zone allows the applicant to construct additional accessory structures for the care and keeping of the land and for agriculture activity without the need for

Variances as would be required in the current R-1 Single Family District designation. The plan does not meet ordinance requirements for the PlanKCK Comprehensive Plan land use designation; however the applicant is seeking a Master Plan Amendment to better align the proposed use with the land use designation.

***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 public health, safety and welfare is minimal tangible gain to the public health, safety and welfare as the adjacent properties benefit from the management of overgrown vegetation on large acreage which could lend itself to fire risk. If denied, the property owner may not use the property for expanded agriculture use and would need to obtain a variance for an additional or larger accessory structure to keep landscaping equipment and tools, as there is already the allowed detached two (2) car garage. However, they can still live in the dwelling as a single-family residence or sell the property. The applicant would need to return to seek a Variance for any additional accessory structures to better manage the property.

***13. Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

The Comprehensive Plan is a long-range plan that predicts the growth and development of the area and sets the tone for future development patterns. The PlanKCK Comprehensive plan is relatively new in terms of its implementation and is regional in nature, thus the prediction is for long-term growth and development and is not designed to take in account a single parcel.

***14. Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

***15. Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Low-Density Residential Use (PlanKCK Comprehensive Plan).

***16. 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 will allow a change in development from single-family homes to Agriculture, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns. The surrounding properties are within a similar use and zone as what it is being proposed.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

## NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 430 North 86th Street on June 8, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Agriculture Use
Timberstand Management
Land Use
Septic System
Accessory Uses
Conservation District
Soil Quality

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of applications **COZ2025-007 and MPL2025-005**, subject to:

1. **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;**
2. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
3. **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;**
4. **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;**

5. **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;**
6. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
7. **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; and,**
8. **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 Petitions **COZ2025-007 and MPL2025-005** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Boundary Line Map
Proposed Plan and Management
Engineering Comments Response
Forest Management Plan

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Change of Zone | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nuñez Espinoza, Planner**
**Oespinoza@wycokck.org**

## MOTIONS

**MASTER PLAN AMENDMENT**

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2025-005** 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 **MPL2025-005,** 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.

**CHANGE OF ZONE**

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-007** 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 **COZ2025-007,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 53:07:**

**COZ2025-007 - KATHERYN MEYER**

**Synopsis:** Change of Zone from R-1 Single Family to A-G Agriculture District for personal farmstead and timberstand management at 430 North 86th Street (in conjunction with MPL2025-005). *Detailed Outline of Requested Action:* The applicant, Kathryn Meyer, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District and a Master Plan Amendment from Rural Residential to Agricultural for timberstand improvement and private farmstead at 430 North 86th Street.

**MPL2025-005 - KATHERYN MEYER**

**Synopsis:** Master Plan Amendment from the Low-Density Residential to Agricultural within the PlanKCK Comprehensive Plan for a personal farmstead and timberstand management at 430 North 86th Street (in conjunction with COZ2025-007).

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Katheryn Meyer, Applicant, 430 North 86th Street, Kansas City, Kansas 66112

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 55:53:** Long Range Planner Alyssa Marcy stated that this property is a 7.75 acre site primarily surrounded by other agriculture and single-family residences. Staff recommends approval of the Change of Zone and Master Plan Amendment.

**Motion starts at 56:25**:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of MPL2025-005:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to:**

1. **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;**
2. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
3. **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;**
4. **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;**

5. **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;**
6. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
7. **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; and,**
8. **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.**

**Motion starts at 57:04**:

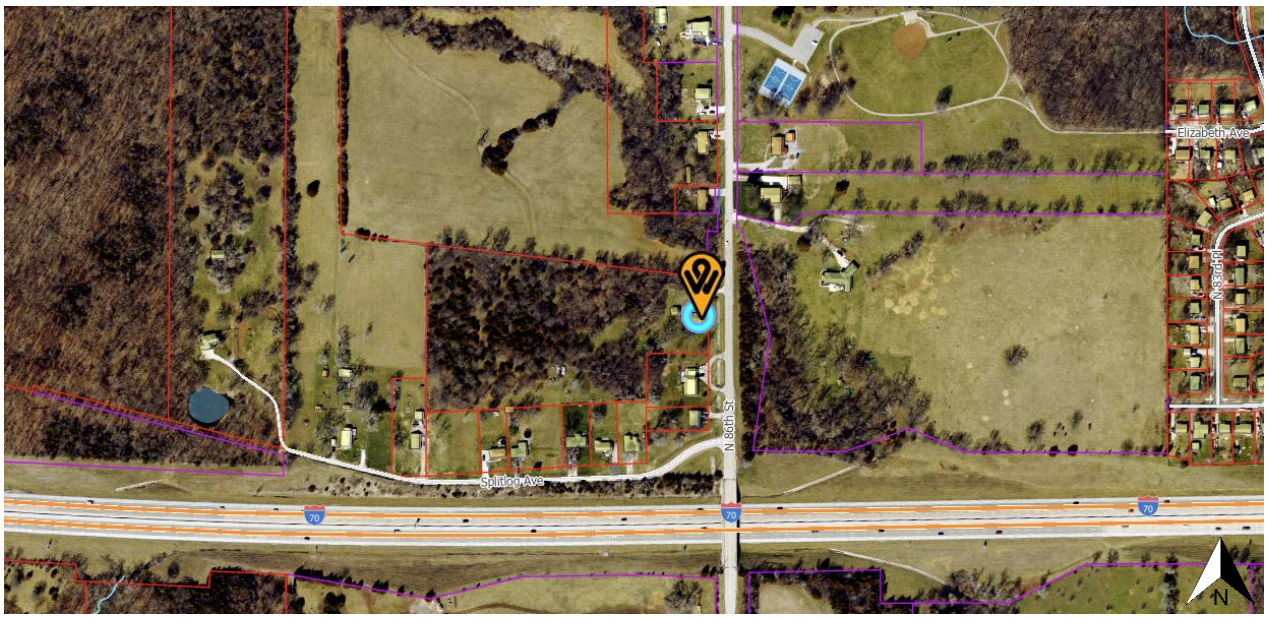
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-007:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **Aye** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Not present** |

**Motion to recommend APPROVAL passed: 6 to 0**
**Subject to the above conditions.**

# ATTACHMENTS

## AERIAL IMAGERY




## ZONING MAP

## LAND USE MAP

## ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS )
Johnson ) SS:
COUNTY OF ~~Wyandotte~~ )

Comes now Kamryn Meyer, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-007 + MPL2025-005
2. That I conducted a neighborhood meeting on June 8, 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 Urban Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of June, 2025

My commission expires 5th of April, 2028

BRIANNA BECK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4/5/28

Notary Public

ALC
ATLAS LAND CONSULTING
BOUNDARY SURVEY
LEGEND
GENERAL NOTES
VICINITY MAP
JOB NO:24-440
SCALE
PREPARED FOR
KATHRYN MEYER
ADDRESS: 430 N 86TH ST
KANSAS CITY, KS 66112
SEC-TWN-RNG
07-11S-24E
DATE
JANUARY 14, 2025
N 86TH STREET (90' R/W PER PLAT)
ASPHALT SURFACE
CONC FLUME
UNPLATTED
TRACT 1
TRACT 2
CABILL SUBDIVISION
SHELLEY ESTATES
430 N 86TH STREET
330309.37 SQ FT
7.58 ACRES
N01°07'50"W 98.55'
N02°22'01"W 392.94'
S84°54'30"W 660.34'(M&P)
S02°13'08"E 142.64'(M&)
& 142.11'(P)
S89°32'40"W 187.63'
S02°13'22"E 219.55'
S89°33'48"E 35.58'
S89°33'48"E 83.00'
N02°13'22"W 2676.65'
EAST LINE SE 1/4 SEC 7-11S-24E
N84°02'18"W 254.27'
30' WIDE PERMANENT INGRESS/EGRESS EASEMENT BK 6539 PG 481
DESCRIPTION PER DEED, DOCUMENT # 2024R-04807
ALL OF LOTS 1 THRU 12, INCLUSIVE, IN BLOCK 1 OF SHELLEY ESTATES, ALL IN WYANDOTTE COUNTY, KANSAS, EXCEPT THAT PART TAKEN FOR ROAD PURPOSES IN CONDEMNATION CASE NO. 52353-A
I, the undersigned, do hereby certify that this boundary 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
ANDREW R WEISHAUPT, PS 1730
N 94TH ST
N 86TH ST
STATE AVE
PROJECT LOCATION
VICINITY MAP
SEC 7-11S-24E
1" = 2,000'

Hi Mr. Doyle,

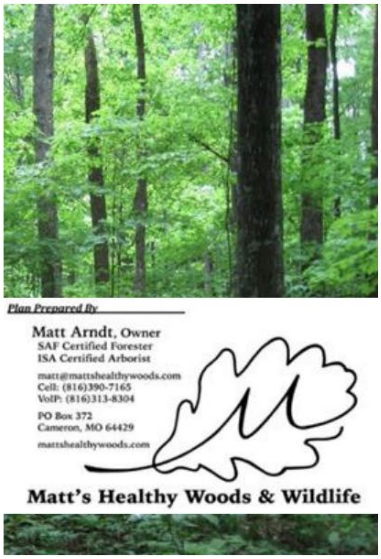
Thank you for your review of our application and the comprehensive comments. Our current request is limited to a change of zone and comprehensive plan amendment to support an agricultural use. We do not have an immediate plan for any improvements and did not include construction plans with our request. However, upon the future submittal of any construction plans, we acknowledge these requirements and will include them in those plans.

## Proposed Use - Site Plan

## Proposed Use - ≤2ac Native Plant Habitat

- Goal: Create suitable habitat for native plants and animals, including pollinators.
- Plant native species of food crop, ground cover, and grasses (e.g. clover, switchgrass, black raspberry, and bluestem).
- Establish two one (1) acre habitats in northwest and central portion of forest.

# Proposed Use - Forestry Management Plan




**Primary Recommendation: Woody Invasive Removal** - Level: Medium (% cover)

**Expected After-treatment Condition:** Elimination of woody invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** The ideal time to treat bush honeysuckle and the other woody species is in the early spring and late fall when only the invasive plants typically have green leaves.

**Target Species:** bush honeysuckle, sericea lespedeza, autumn olive, Japanese honeysuckle, multiflora rose

**Current Estimated Coverage:** 15%

**Primary Recommendation: Permanent Forest Opening**

**Expected After-treatment Condition:** Scattered small openings to be planted with a variety of wildlife food.

**Special Considerations:** Plan the layout and distribution of openings based on existing quality trees and planned hunting access routes and wind directions.

**Primary Recommendation: Herbaceous Weed Removal**

**Expected After-treatment Condition:** Elimination of herbaceous invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

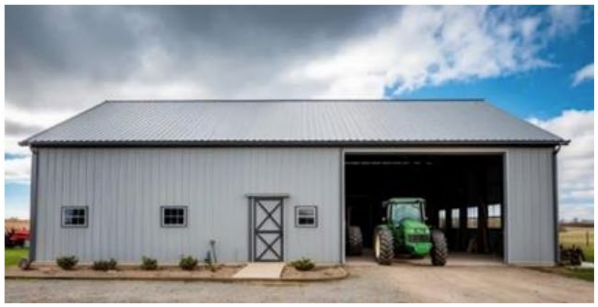
**Special Considerations:** Much of the sericea lespedeza will likely be eliminated through creation of the food plot openings.

**Additional Option: Tree and Shrub Establishment**

**Expected After-treatment Condition:** An improved visual and access barrier along the south side of the property.

**Special Considerations:** Plant two staggered rows of eastern redcedar saplings on a 6' spacing, then two rows of blackberry and/or raspberry on a 3' spacing.

# Proposed Use – Addt'l Agricultural Improvements



- Construct ~30x60 Shop Building
  - Store farm-related equipment, supplies, and materials like seed, fertilizer, fencing, and lumber.

- Establish personal raised-bed garden and potentially, chicken coop.
  - No plans to sell or profit from vegetable garden or eggs.
  - Plant native trees and shrubs to buffer from neighboring properties.

# Certifications and Approvals

## Landowner

I accept the completed CPA deliverables as thorough and satisfying my objectives.

Grant & Kathryn Meyer — Date

## Plan Preparer / TSP

I certify the work completed and delivered for this CPA:

- Complies with all applicable Federal, State, Tribal, and local laws and regulations.
- Meets the General and Technical Requirements for this CPA.
- The planned practices are based on NRCS Conservation Practice Standards (CPSs) in the state Field Office Technical Guide where the practices are to be implemented.
- Is consistent with and meets the conservation goals and objectives for which the program contract was entered into by the participant.
- Incorporates alternatives that are both cost effective and appropriate to address the resource issue(s) and participant's objective(s).

Matt Arndt — 02/15/2025 Date

SAF CF #171393
ISA CA #MW-5038A
NRCS TSP #TSP-10-6535

## *Recommended Activities*

**Primary Recommendation: Woody Invasive Removal** - Level: Medium (% cover)

**Expected After-treatment Condition:** Elimination of woody invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** The ideal time to treat bush honeysuckle and the other woody species is in the early spring and late fall when only the invasive plants typically have green leaves.

**Target Species:** bush honeysuckle, sericea lespedeza, autumn olive, Japanese honeysuckle, multiflora rose

**Current Estimated Coverage:** 15%

**Primary Recommendation: Permanent Forest Opening**

**Expected After-treatment Condition:** Scattered small openings to be planted with a variety of wildlife food.

**Special Considerations:** Plan the layout and distribution of openings based on existing quality trees and planned hunting access routes and wind directions.

**Primary Recommendation: Herbaceous Weed Removal**

**Expected After-treatment Condition:** Elimination of herbaceous invasive plants from the stand, resulting in higher quality wildlife habitat and conditions better suited for native regeneration and quality herbaceous cover.

**Special Considerations:** Much of the sericea lespedeza will likely be eliminated through creation of the food plot openings.

**Additional Option: Tree and Shrub Establishment**

**Expected After-treatment Condition:** An improved visual and access barrier along the south side of the property.

**Special Considerations:** Plant two staggered rows of eastern redcedar saplings on a 6' spacing, then two rows of blackberry and/or raspberry on a 3' spacing.

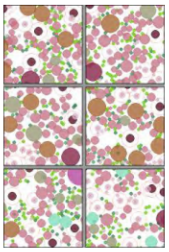
**Additional Option: Crop Tree Release** - Level: Light (crop trees)

**Expected After-treatment Condition:** Lessened competition for resources around the highest quality and most desirable trees, resulting in improved growth, vigor, and mast production from those selected trees.

**Special Considerations:** Release black walnut, persimmon, and oaks from competition on at least 3 sides.

***Release:*** 4.4% stocking ( 4 BA | 30 TPA )

persimmon – 2.3%
*codom-2.3%*
**black walnut** – 2.2%
*inter-2.2%*



## Soils Type Descriptions

**7285 - Ladoga silt loam, 3 to 8 percent slopes (Consociation)**

*Major Component:* Ladoga (80% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: Crop cover
- Landscape Location: hillslopes on uplands
- Avg. Site Index: northern red oak: 75; white oak: 75
- Well-suited Trees: black walnut, eastern white pine, European larch, northern red oak, red pine, sugar maple, white oak
- Associated Ecological Sites- R106XY075NE - Loamy Upland

*Minor Component:* Knox (10% of map unit)
- Parent Material: fine-silty loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- F107XB004MO - Deep Loess Protected Backslope Woodland; R107XB003MO - Deep Loess Exposed Backslope Savanna

*Minor Component:* Sharpsburg (10% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: *unavailable*
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XY015KS - Loamy Upland (PE 35-37)

**7955 - Knox silt loam, 7 to 12 percent slopes (Consociation)**

*Major Component:* Knox (80% of map unit)
- Parent Material: fine-silty loess
- Typical Veg. Cover: Crop cover (Tame pastureland)
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: black walnut, eastern white pine, green ash
- Associated Ecological Sites- F107XB004MO - Deep Loess Protected Backslope Woodland; R107XB003MO - Deep Loess Exposed Backslope Savanna

*Minor Component:* Armster (5% of map unit)
- Parent Material: silty and clayey loess over clayey pedisediment
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: pin oak: 70
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Ladoga (5% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: hillslopes on uplands
- Avg. Site Index: northern red oak: 75; white oak: 75
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Similar soil (5% of map unit)
- Parent Material: loess
- Typical Veg. Cover: Crop cover (Row crop)
- Landscape Location: hillslopes on uplands
- Avg. Site Index: black oak: 74; northern red oak: 78; white oak: 69
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB007MO - Loess Upland Prairie

*Minor Component:* Welda (5% of map unit)
- Parent Material: silty and clayey loess
- Typical Veg. Cover: *unavailable*
- Landscape Location: terraces on valleys
- Avg. Site Index: black walnut: 55; common hackberry: 60; green ash: 60; white oak: 51
- Well-suited Trees: *unavailable*
- Associated Ecological Sites- R107XB008MO - Loamy Footslope Savanna

## Soil Interpretations

*US = Unsuited*
*VPS = Very Poorly Suited*
*PS = Poorly Suited*
*SPS = Somewhat Poorly Suited*
*SS = Somewhat Suited*
*MS = Moderately Suited*
*WS = Well Suited*
*VWS = Very Well Suited*

*Sli = Slight* *Low = Low*
*Mod = Moderate* *Med = Medium*
*Sev = Severe* *ModHi = Moderately High*
*VS = Very Severe* *Hi = High*
*NR = Not Rated* *** = no information provided*

| | FOR - Black Walnut Suitability Index (KS) | FOR - Construction Limitations for Haul Roads/Log Landings | FOR - Drought Vulnerable Soils | FOR - Hand Planting Suitability | FOR - Harvest Equipment Operability | FOR - Log Landing Suitability | FOR - Mechanical Planting Suitability | FOR - Mechanical Site Preparation (Deep) | FOR - Mechanical Site Preparation (Surface) | FOR - Potential Erosion Hazard (Off-Road/Off-Trail) | FOR - Potential Erosion Hazard (Road/Trail) | FOR - Potential Fire Damage Hazard | FOR - Potential Seedling Mortality | FOR - Road Suitability (Natural Surface) | FOR - Soil Rutting Hazard | FOR - Windthrow Hazard |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7285 - Ladoga component (80 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | Mod | Mod | Low | Low | MS | Sev | Sli |
| 7285 - Knox component (10 percent of map unit) | MS | Mod | ** | WS | MS | MS | MS | WS | WS | NR | Sev | Low | Low | MS | Sev | Sli |
| 7285 - Sharpsburg component (10 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | MS | NR | Mod | Low | Low | MS | Sev | Sli |
| 7955 - Knox component (80 percent of map unit) | MS | Mod | ** | MS | MS | MS | MS | WS | WS | Sev | Sev | Low | Low | MS | Sev | Sli |
| 7955 - Armster component (5 percent of map unit) | MS | Mod | ** | MS | MS | MSPS | PS | WS | MS | NR | Sev | Low | LowHi | MSPS | Sev | Sli |
| 7955 - Ladoga component (5 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | NR | Mod | Low | Low | MS | Sev | Sli |
| 7955 - Similar soil component (5 percent of map unit) | MS | NR | ** | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR | NR |
| 7955 - Welda component (5 percent of map unit) | MS | Mod | ** | MS | MS | MS | PS | WS | WS | NR | Sev | Low | Low | MS | Sev | Sli |

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE reestablishing the membership qualifications of the members of the board of zoning appeals by amending **Section 27-51** and wholly adding **Section 27-54** of Chapter 27, Article III of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**WHEREAS,** the Board of Commissioners seeks to serve as the Board of Zoning Appeals, the latter of which currently consists of appointees of members of the former, as currently required by the Unified Government Code of Ordinances;

**WHEREAS,** the Board of Commissioners consists of 11 members—eight district commissioners, two at-large commissioners, and the mayor/CEO;

**WHEREAS,** Section 12-759 of the Kansas Statutes Annotated states, in part, that a board of zoning appeals "shall consist of… [no] more than seven members";

**WHEREAS,** the number of members on the Board of Commissioners exceeds the maximum number of board of zoning appeals members as set by State law;

**WHEREAS,** the restraints of State law thus require that, if members of the Board of Commissioners simultaneously serve as members of the Board of Zoning Appeals, then members of the Board of Commissioners shall be selected from the Board of Commissioners, and membership on the Board of Commissioners shall not represent automatic membership in the Board of Zoning Appeals;

**WHEREAS,** several changes will need to be made to Chapter 27 of the Unified Government Code of Ordinances, Chapter 27 ("Zoning Code") in order to make a legally compliant transition from the Board of Zoning Appeals consisting of appointed members to a Board consisting of elected officials;

**WHEREAS,** all other provisions of Chapter 27, Article III shall remain in effect; therefore,

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

**Section 1.** Chapter 27 - Planning and Development, Article III of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

**Sec. 27-51. - Members, officers and meetings.**

(a) The board of zoning appeals shall be composed of ~~the~~*seven appointed* members of the ~~planning commission of the~~ unified government *board of commissioners*.

(b) The board of zoning appeals shall annually elect one of its members as chair*person*~~man~~. The board shall adopt rules in accordance with the provisions of this article. Meetings of the board shall be held at the call of the chair*person*~~man~~ and at such other times as the board may determine. The board shall keep minutes of its proceedings, showing evidence presented, findings of facts by the board, decision of the board and the vote upon each question. Records of all official actions of the board shall be filed in its office and shall be a public record.

(c) While ~~the~~*seven appointed* members ~~shall~~ serve *on* both the~~ planning commission of the~~ unified government *board of commissioners* and the board of zoning appeals*,* they shall hold a separate meeting, which may be of a time of their choosing, as the board of zoning appeals.

*(d) Appointed membership of the board of zoning appeals shall consist of the mayor, the two at-large commissioners, and four district commissioners serving on alternating biennial terms as follows:*

*(1) The second, third, fourth, and sixth district commissioners:*

*a. For a term ending on the Monday before the second commission meeting in December 2027, and;*

*b. Then for a two-year period commencing the day after the end of the term described in subsection (d)(2)a, and then for two-year terms commencing the day after the end of the term described in subsection (d)(2)b..*

*(2) The first, fifth, seventh, and eighth district commissioners:*

*a. For a two-year term commencing the day after the end of the term described in subsection (d)(1)a., and;*

*b. Then for a two-year term commencing the day after the end of the next term described in subsection (d)(1)b.*

(e) *The intention of this section is for a district commissioner to be appointed to the board of zoning appeals for the final two years of a commissioner's elected term, and for all members of the board of zoning appeals to end such membership simultaneously with the end of their term on the board of commissioners, re-election notwithstanding.*

***Sec. 27-54. - Removal from office; procedure.***

*(a) The members of the board of zoning appeals may be removed from their capacity as such at the request of the mayor or any commissioner, and upon the affirmative vote of six members of the unified government commission. However, if removal of the member would cause the board of zoning appeals to have less than a quorum to conduct business, the removal shall not become effective until the unified government commission has appointed a replacement for the member being removed.*

*(b) The commissioner requesting the removal shall provide a notice of such request, and the reasons stated for the removal, to the clerk of the unified government. The clerk of the unified government shall provide a copy of such request for removal to the mayor, the unified government commission, and the member whose removal from the board of zoning appeals is being requested, no less than 30 days prior to any such hearing.*

**Section 2.** That said original Section 27-51 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed. That said Section 27-54 shall be added in whole to the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

**Section 3.** This ordinance shall take effect and be in full force only from and after its passage, approval, and publication in the official Unified Government newspaper, and from and after the passage, approval, and publication of related amendments made to Chapter 2, Article VIII, of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

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

**APPROVED:**

_____
Tyrone A. Garner, Mayor/CEO

**ATTESTED:**

_____
Unified Government Clerk

**APRROVED AS TO FORM:**

_____
Acting Chief Counsel

(First published_____)

COZ2024-040

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 9611 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to CP-2 Planned General Business 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 A-G Agriculture District to CP-2 Planned General Business 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:

9405, S12, T11, R23, ACRES 1.29, BEG 59.15FT S OF NE COR NW1/4 NE1/4; S 425FT, W 132.35FT, N 425FT, E 132.35FT TO POB CONTG 1.29AC M/L, located at 9611 State Avenue,

be changed from its present zoning of A-G Agriculture District to CP-2 Planned General Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, 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-2 Planned General Business 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

(First published_____)

COZ2025-011

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 11319 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District 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 April 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District 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:

All that part of the Northeast Fractional Quarter of Section 3, Township 11 South, Range 23 East, of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, being more particularly described by Wayne E Malnicof, Kansas PS #1239 on April 23, 2025, as follows: Beginning at the Northeast Corner of Lot 1, PARALLEL APARTMENTS, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, said corner also being in the South right-of-way line of Parallel Parkway, as now established; thence North 87°57’19” East, along said South right-of-way line, a distance of 369.71 feet; thence, departing said South right-of-way line, South 02°18’59” East, a distance of 361.59 feet to a point on the North line of Lot 1, VILLAGE WEST APARTMENTS, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas; thence South 88°01’29” West, along said North line, a distance of 369.92 feet to the Northwest corner of said Lot 1,

said corner also being on the East line of Lot 1 of said PARALLEL APARTMENTS; thence North 02°17'01" West, along said East line, a distance of 361.14 feet to the Point of Beginning, containing 133,638 square feet or 3.068 acres, more or less, located at approximately 11319 Parallel Parkway,

be changed from its present zoning of A-G Agriculture District 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

(First published_____)

COZ2025-012

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 10800 Hollingsworth Road and 4950 Hutton Road, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single-Family 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 April 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single-Family 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01°49'45" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 636.64 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°49'45" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 272.27 FEET; THENCE SOUTH 88°09'35" WEST, A DISTANCE OF 364.68 FEET; THENCE SOUTH 01°49'45" EAST, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 DOBSON ESTATE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 88°096'35" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 309.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°50'00" EAST, ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF MEADOW LAND, A

SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, A DISTANCE OF 1508.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°36'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 385.30 FEET; THENCE NORTH 01°51'33" WEST, A DISTANCE OF 652.51 FEET; THENCE SOUTH 87°35'07" WEST, A DISTANCE OF 264.11 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°52'05" WEST, ALONG SAID WEST LINE, A DISTANCE OF 683.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°42'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 560.92 FEET; THENCE NORTH 01°48'41" WEST, A DISTANCE OF 1327.93 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°42'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1211.25 FEET; THENCE SOUTH 01°50'35" EAST, A DISTANCE OF 636.47 FEET; THENCE NORTH 87°43'20" EAST, A DISTANCE OF 672.91 FEET TO THE POINT OF BEGINNING. CONTAINING 58.82 ACRES MORE OR LESS, EXCEPT THAT USED FOR ROAD PURPOSES, located at approximately 4950 Hutton Road and 10800 Hollingsworth Road,

be changed from its present zoning of A-G Agriculture District to R-1 Single-Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. 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 R-1 Single-Family 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 4. 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

(First published_____)

COZ2025-014

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 1216 North 86th Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to RP-3 Planned Townhouse 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 May 30, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to RP-3 Planned Townhouse 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:BEGINNING AT A POINT 660 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, THENCE NORTH 330 FEET, THENCE EAST 660 FEET, THEN NORTH 660 FEET, THENCE WEST 660 FEET, THENCE NORTH 330 FEET, THENCE WEST 330 FEET, THENCE SOUTH 1320 FEET, THENCE EAST 330 FEET TO THE PLACE OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PUPOSES. TRACT 2: BEGINNING AT A POINT 264 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, THENCE WEST 396 FEET, THENCE NORTH 330 FEET, THENCE EAST 396 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES, located at 1216 North 86th Street,

be changed from its present zoning of R-1 Single Family District to RP-3 Planned Townhouse District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-458, 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 RP-3 Planned Townhouse 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

(First published_____)

COZ2025-016

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 1698 North 98th Terrace and 1501 North 98th Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to RP-5 Planned Apartment 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 May 30, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to RP-5 Planned Apartment 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:

BEGINNING at the Northeast corner of Lot 1 of said Homefield Margaritaville; thence North 87°19'45" West, along the Northerly line of said Lot 1, a distance of 534.52 feet to the Northwest corner of said Lot 1; thence South 02°40'15" West, along the Westerly line of said Lot 1, a distance of 401.48 feet; thence South 70°42'59" West, continuing along said Westerly line, a distance of 102.17 feet; thence South 59°42'00" West, continuing along said Westerly line, a distance of 141.85 feet; thence South 63°34'27" West, continuing along said Westerly line, a distance of 118.13 feet to the Southeasterly corner of Lot 5 of said Schlitterbahn Vacation Village, Second Plat; thence North 26°35'20" West (S28°10'00"E Platted), along the Easterly line of said Lot 5, a distance of 25.48 feet (25.44' Platted); thence North 49°13'47" West, (S50°58'14"E Platted), continuing along said Easterly line, a distance of 14.03 feet; thence South 85°19'48" West, a distance of 280.36 feet; thence South

04°36’23” East, a distance of 313.94 feet; thence South 67°05’51” East, a distance of 50.96 feet; thence South 22°59’26” East, a distance of 66.58 feet to the Westerly line of said Lot 1; thence continuing South 22°59’26” East, a distance of 12.29 feet; thence South 65°07’32” East, a distance of 45.78 feet to the Southerly line of said Lot 1; thence South 65°07’32” East, continuing along said Southerly line, a distance of 75.90 feet; thence Southerly, along a curve to the right, continuing along the Southerly line of said Lot 1, having a Chord Bearing of South 50°04’09” East, a Chord Distance of 189.63 feet, a Radius of 365.00 feet, an Arc Distance of 191.83 feet; thence South 35°00’46” East, continuing along said Southerly line, a distance of 190.09 feet; thence Southerly, along a curve to the left, continuing along the Southerly line of said Lot 1, having a Chord Bearing of South 39°51’56” East, a Chord Distance of 73.60 feet, a Radius of 435.00 feet, an Arc Distance of 73.69 feet; thence North 69°24’02” East, a distance of 377.61 feet; thence South 86°23’17” East, a distance of 28.29 feet, to the common line between said Lot 1 and Tract A, Homefield Margaritaville; thence North 03°36’43” East, along said common line, a distance of 171.71 feet; thence Northeasterly, along a curve to the right, continuing along said common line, having a Chord Bearing of North 34°31’45” East, a Chord Distance of 496.33 feet, a Radius of 483.00 feet, an Arc Distance of 521.26 feet; thence continuing Northeasterly, along a curve to the right, along said common line, having a Chord Bearing of North 65°57’02” East, a Chord Distance of 22.05 feet, a Radius of 1253.00 feet, an Arc Distance of 22.05 feet; thence North 02°54’16” West, along the Easterly line of said Lot 1, a distance of 595.78 feet to the Point of Beginning and containing 926,177.73 square feet or 21.26 acres more or less, located at 1498 North 98th Terrace and 1501 North 98th Street,

be changed from its present zoning of A-G Agriculture District to RP-5 Planned Apartment District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-460, 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 RP-5 Planned Apartment 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

(First published_____)

COZ2025-017

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 2712 and 2740 North 103rd Terrace, in Kansas City, Kansas, by changing the same from its present zoning of CP-0 Planned Nonretail Business District 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 May 30, 2025, by the owners of property to have the zoning of said property changed from its present zoning of CP-0 Planned Nonretail Business District 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:

> WOODLANDS WEST COMMERCIAL DEV, S35, T10, R23, ACRES 1.28, PT L5E: SURVEY: TRACT 1. WOODLANDS WEST COMMERCIAL DEV, S35, T10, R23, ACRES 2.91, PT L5E: SURVEY: TRACT 2, located at 2712 and 2740 North 103rd Terrace,

be changed from its present zoning CP-0 Planned Nonretail Business District 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 _____)

SP2025-020

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 SP2025-020, commonly known as 7949 Splitlog Avenue, Kansas City, Kansas, legally described as:

> Commencing at the Southeast Corner of said Quarter Section; thence North 0 degrees 24' 30" East along the East line of said Quarter Section 598.23'; thence North 90 degrees 00' West along the South line of Bray's Addition, a subdivision in Kansas City, Wyandotte County, Kansas, 260' to the Southwest Corner of Lot 5, said Bray's Addition; thence North 0 degrees 24' 30" East along the West line of said Lot 5, Bray's Addition , 61.77' to the Southeast Corner of Lot 2, said Bray's Addition, thence North 90 degrees 00' West along the South line of Lot 2, said Bray's Addition, 627.5' for a true point of beginning; thence continuing North 90 degrees 00' West along the South line of Bray's Addition, 122'; thence South 0 degrees 00' East 90'; thence North 90 degrees 00' East 122'; thence North 0 degrees 00' West 90' to the point of beginning, located at approximately 7949 Splitlog Avenue, Kansas City, Kansas.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of heavy truck parking.

**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. **Tractor trailer trucks are to be parked only in the 7 designated parking spaces in the southeast corner of the parking lot;**
2. **All parking lot lighting shall have 90-degree cutoff fixtures on them, as not to exceed one (1) footcandle at the property line;**
3. **Subject to approval, the 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;**
4. **No outside storage on site;**
5. **No inoperable vehicles kept on site;**
6. **All waste on the site must be cleaned and waste must be managed properly on site;**
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. **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;**
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 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;**
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. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept**

**manner, such screening need not be provided;**

13. **Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;**
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 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. **The Special Use Permit shall be valid for five (5) 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; and,**

18. **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.**

**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 _____)

SP2025-023

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 SP2025-023, commonly known as 347 North 118th Street, Kansas City, Kansas, legally described as:

> HIGH RIDGE ADD, REP L12, S10, T11, R23, ACRES 1.68, L1 LS: BEG SW COR; N TO NW COR, E 31.92FT ALG N LN, S18E-113.18FT, S28E-191.32FT TO S LN, SWLY-152.67FT TO POB, located at approximately 347 North 118th Street.

**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. **Maximum number of guests shall be 14.**
2. **All parking must be off-street, maximum number of vehicles is six (6);**
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;**
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 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;**
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.**

**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 _____)

SP2025-030

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 SP2025-030, commonly known as 1 Kansas Avenue, Kansas City, Kansas, legally described as:

Lot 1, PRIME INDUSTRIAL DEVELOPMENT, located at 1 Kansas Avenue.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a battery storage facility.

**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. **Barbed wire brackets on top of the chain link perimeter fence along Kansas Avenue must be upgraded to be in compliance with UG ordinance Sec. 8-250(2), by replacing backets so that the barbed wire is carried on the inside of the fence, to match the design of the brackets atop the west fence line**
2. **The exterior roll-off dumpster along the north wall of the building, and facing Kansas Avenue, is required to be enclosed within a trash enclosure that will screen the dumpster from public view. In a M-3 Heavy Industrial District, a trash enclosure is required unless the trash dumpster can be placed out of public view.**
3. **All materials classified in Group H shall be stored only inside the main warehouse building within the coverage of the fire suppression sprinkler**

**system. There should be no overnight or prolonged storage in loading bay stalls or inside semi-truck trailers parked outside on the property. This special use permit shall adopt the maximum limits of 4000 Battery units and 168,325 gallons of electrolyte.**

4. **The exterior vent hoods and ventilation louvers on the west, east, and south walls shall be painted to match the building wall.**
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. **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.**
7. **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.**
8. **The Special Use Permit shall be valid for 10 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.**
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.**

10. **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.**
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 this office.**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
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;**

**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 _____)

SP2025-034

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 SP2025-034, commonly known as 1600 Village West Parkway, Kansas City, Kansas, legally described as:

All of Lot 2, Block A, Tourism District, a subdivision of land in Wyandotte County, Kansas City, Kansas, located at 1600 Village West Parkway.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for an event space and live entertainment.

**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. **All entertainment must cease by at least 1:00 AM;**
2. **No amplified speakers are allowed in outdoor spaces, except for times specifically designated for entertainment;**
3. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
4. **Crosswalks shall be added across driveways aprons, where sidewalks are connected along the perimeter of the site where patrons and employees walk to the building;**
5. **Repair the sidewalk and any trees that are damaged as a result of the ticket entry/gate renovations and/or hardscape enhancements.**

6. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
7. **All light poles will have cutoff fixtures and will be oriented to the interior of the site. Light levels will be kept to near zero (0) at the property lines with a maximum of one (1) footcandle at the property line;**
8. **If applicable in the future, 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;**
9. **Downspouts shall be recessed in corners and painted to match the building;**
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. **Section 27-721(b)(1) Signs that are not visible from a public street, highway or road, unless the sign is visible from the property line of an adjoining lot or parcel within an A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M zoning district. A sign is considered not visible where it is fully obstructed by natural changes in grade, buildings, or landscaping that provides a complete year-round visual barrier. "Fully obstructed" means that the signs are not visible at ground level from the edge of the public right-of-way or residential property line, or from the upper level of a residential building on an adjoining property. However, these signs must comply with any applicable requirements of the building codes (Unified Government Code, Chapter 8);**
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 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;**
13. **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;**
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 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.**

**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 _____)

SP2025-035

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 SP2025-035, commonly known as 3063 and 3065 Francis Street, Kansas City, Kansas, legally described as:

> Lot 4 and the West 10 feet of Lot 5, Block 1, UNIVERSITY ROSEDALE ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, located at 3063 and 3065 Francis Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of 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. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**

5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**
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. **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;**
17. **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;**
18. **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**
19. **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 _____)

SP2025-038

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 SP2025-038, commonly known as 120 South Cherokee Street, Kansas City, Kansas, legally described as:

> A tract of land in the Southeast 1/4 of Section 27, Township 11, Range 25, located in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at a point on the Southwest side of Wyandotte Street, now Cherokee Street, 134 feet Southeast of the Southeast corner of Lot 11, Block 5, MARTY'S SECOND ADDITION TO ROSEDALE; thence Southeasterly along said Southwest side of Wyandotte Street, now Cherokee Street, 46 feet; thence Southwesterly at right angles to said Cherokee Street, 125 feet; thence Northwesterly parallel to Cherokee Street, 46 feet; thence Northeasterly 125 feet to Beginning, less that part taken or used for road purposes, located at 120 South Cherokee Street.

**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. **Maximum number of guests shall be five (5);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No**

**STR renters or guests may park on-street;**

3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**
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. **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;**
17. **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;**
18. **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,**
19. **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_____)

VAC2025-002

**ORDINANCE NO._____**

**AN ORDINANCE** vacating all of the COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 88°10’35” EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 989.00 FEET; THENCE SOUTH 02°15’59’ EAST, ON A PROLONGATION OF THE WEST LINE OF LOT 15, CAHILL ACRES, A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS, AND THE EAST LINE OF FOXMOOR, PHASE II, ALSO BEING A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS; A DISTANCE OF 582.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87°44’01” EAST, A DISTANCE OF 235.87 FEET; THENCE SOUTH 59°34’30’ EAST, A DISTANCE OF 61.47 FEET; THENCE SOUTH 30°25’30’ WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 59°34’30” WEST, A DISTANCE OF 58.53 FEET; THENCE SOUTH 87°44’01” WEST, A DISTANCE OF 232.93 FEET, TO A POINT ON SAID EAST LINE OF FOXMOOR; THENCE NORTH 02°15’59” WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 2944.00 SQFT OR 0.067 ACRES MORE OR LESS AND COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 02°20’55” EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 943.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 02°20’55” EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°29’16” WEST, A DISTANCE OF 428.73 FEET; THENCE NORTH 51°47’40” WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 38°18’20” EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 51°41’40” EAST, A DISTANCE OF 71.23 FEET; THENCE NORTH 89°29’16” EAST, A DISTANCE OF 426.81 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSON BEING THE POINT OF BEGINNING CONTAINING 2499.40 SQFT OR 0.057 ACRES MORE OR LESS, located at approximately 912 North 86th Street.

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

Section 1. That the following described right-of-way in Kansas City, Kansas be and the same is hereby vacated:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 88°10’35” EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 989.00 FEET; THENCE SOUTH 02°15’59’ EAST, ON A PROLONGATION OF THE WEST LINE OF LOT 15, CAHILL ACRES, A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS, AND THE EAST LINE OF FOXMOOR, PHASE II, ALSO BEING A SUBDIVISION IN WYANDOTTE COUNTY, KANSAS; A DISTANCE OF 582.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 87°44’01” EAST, A DISTANCE OF 235.87 FEET; THENCE SOUTH 59°34’30’ EAST, A DISTANCE OF 61.47 FEET; THENCE SOUTH 30°25’30’ WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 59°34’30” WEST, A DISTANCE OF 58.53 FEET; THENCE SOUTH 87°44’01” WEST, A DISTANCE OF 232.93 FEET, TO A POINT ON SAID EAST LINE OF FOXMOOR; THENCE NORTH 02°15’59” WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 2944.00 SQFT OR 0.067 ACRES MORE OR LESS AND COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 02°20’55” EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 943.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 02°20’55” EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°29’16” WEST, A DISTANCE OF 428.73 FEET; THENCE NORTH 51°47’40” WEST, A DISTANCE OF 72.99 FEET; THENCE NORTH 38°18’20” EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 51°41’40” EAST, A DISTANCE OF 71.23 FEET; THENCE NORTH 89°29’16” EAST, A DISTANCE OF 426.81 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT ALSON BEING THE POINT OF BEGINNING CONTAINING 2499.40 SQFT OR 0.057 ACRES MORE OR LESS, located at approximately 912 North 86th Street.

Section 2. 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, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY 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

# 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:** August 28, 2025

**Re:** **Special Use Permit Petition SP2025-036**

## GENERAL INFORMATION

**Applicant Information:**
Yaswanth Mylavarapu
Kiran Vaddiparthi
3405 West 147th Street
Kansas City, Kansas 66224

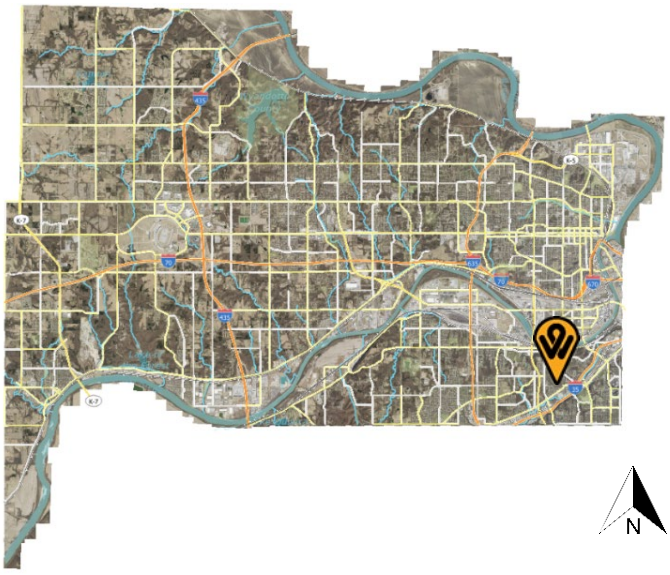
**Subject Property:**
4512 Cambridge Street
Kansas City, Kansas 66103

**Requested Action and Purpose:**
Approval of Special Use Permit to operate a Short-Term Rental (Non-Owner Occupied)

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

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

**Plan Area:**
Rosedale Area Plan



| | 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 District | Single-Family homes |

| | |
|---|---|
| **Total Tract Size:** | 0.12 Acre |
| **Comprehensive Plan Designation:** | The Rosedale Area Plan designates this 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 Countywide Strategic Mobility Plan designates Cambridge Street as a Local Street. |
| **Parking Requirement:** | Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. |
| **Landscaping Requirement:** | Section 27-700(a) states that 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. |
| **Advertisement:** | The Wyandotte Echo – June 19, 2025<br>Letters to Property Owners – June 20, 2025 and July 2, 2025 |
| **Public Hearing(s):** | August 11, 2025 and August 28, 2025 |
| **Public Support:** | None to date. |
| **Public Opposition:** | There were three (3) people present at the August 28, 2025 City Planning Commission. |

## PROPOSAL

*Detailed Outline of Requested Action:* The applicants, Yaswanth Mylavarapu and Kiran Vaddiparthi, are requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4512 Cambridge Street Kansas City, Kansas 66103.

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. Staff does not have access to this information.

**Building, Zoning, or Code Enforcement Complaints:**

1. 10205-00394 – Code-Environment – 08/02/2010 – Completed – Previous Property Owners.
2. 00200-00000-00040 – Code-Environment – 01/07/2000 – Completed – Previous Property Owners.

**Outstanding or Related Permit and Cases:**

1. There are no additional related permits or 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 Rosedale Statistical Neighborhood, Census Block Group 0452003. The neighborhood is an established, single-family neighborhood. About one-half (½) block to the northeast, there is a commercial node at the intersection of West 45th Avenue and State Line 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 single-family residences. 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 provided the STR is 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.***

   It is unclear how long the units in questions have been vacant.

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 Rosedale Area Plan designates the subject property as General Urban, which allows for residential uses such as rowhouses, townhomes, and single-family houses. The use as a short-term rental conforms to the Area Plan with the continuation 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 Cambridge Street, a local 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 it is 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 and ostensibly not considered to be a problem for nearby properties. There is a gravel parking lot towards the rear of the property, which shall be upgraded to asphalt or concrete as gravel is not an improved surface.

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 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 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.

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 seven (7). The maximum number of vehicles off-street is two (2). 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 in-person at 4512 Cambridge Street on July

28, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

## KEY ISSUES

Noise
Illumination
Vibration
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of application **SP2025-036**, **for two (2) years**, subject to:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **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);**
9. **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;**
10. **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;**
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 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;**

12. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
13. **Gravel driveway must be removed and paved to meet Unified Government Standards; (Added by the Board of Commissioners)**
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 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;**

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 **SP2025-036** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

## ATTACHMENTS

August 11, 2025 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Insurance
Home Inspection
Floor Plans
Guest Book
Application Images
Site Photographs taken on July 1, 2025
Images Provided by Neighbor at the August 11, 2025 Meeting

## PUBLIC HEARING SCHEDULE

| **Action(s)** | **City Planning Commission** | **Unified Government Board of Commissioners** |
|---|---|---|
| Special Use Permit | August 11, 2025<br>Approval | August 28, 2025 |

**STAFF CONTACT:** **Osiris Nunez Espinoza, Planner**
**Oespinoza@wycokck.org**
**(913) 573-5771**

## MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-036** 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 **SP2025-036,** 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.

**August 11, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:05:17:**

**SP2025-036 - YASWANTH MYLAVARAPU**
**Synopsis**: Special Use Permit for a short-term rental at 4512 Cambridge Street. *Detailed Outline of Requested Action:* The applicants, Yaswanth Mylavarapu and Kiran Vaddiparthi, are requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4512 Cambridge Street, Kansas City, Kansas 66103.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

**Present in Support:**

- Yash Mylavarapu, Applicant, 4512 Cambridge Street, Kansas City, Kansas 66103

The Planning Commission directed questions to the applicant.

**Present in Opposition:**

- Jan Duncan, 4514 Cambridge Street, Kansas City, Kansas 66103
- Beth Ciperson, 4535 Cambridge Street, Kansas City, Kansas 66103
- Sarah Oltvedt, Rosedale Development Association, 757 Osage Avenue, Kansas City, Kansas 66105

**Staff Recommendation starts at 1:21:41:** Long Range Planner Alyssa Marcy stated that staff's review of the property only showed older code enforcement cases from previous property owners. There were no open cases that staff was aware of at the time of the staff report. In the conditions, there are restrictions on number of guests allowed and cars must be parked off street. Staff does recommend approval for one (1) year.

The Planning Commission directed questions to Long Range Planner Alyssa Marcy.

**Motion starts at 1:27:26**:

On motion by Commissioner Easterwood, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-036 for one (1) year and adding a condition to pave the driveway to Unified Government standards:**

| | |
|---|---|
| **Carson** | **Chairman** |
| **Straws** | **Not present** |
| **Ward** | **Aye** |
| **Armstrong** | **Aye** |
| **Beth** | **Aye** |
| **Easterwood** | **Aye** |
| **Ernst** | **No** |
| **Jones** | **Aye** |
| **Miller** | **Not present** |
| **Mohler** | **Not present** |
| **Schwartz** | **Aye** |

**Motion to recommend APPROVAL passed: 6 to 1**
**Subject to:**

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **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;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**

8. **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);**
9. **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;**
10. **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;**
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 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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
13. **Gravel driveway must be removed and paved to meet Unified Government Standards; (Added by the Board of Commissioners)**
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;**

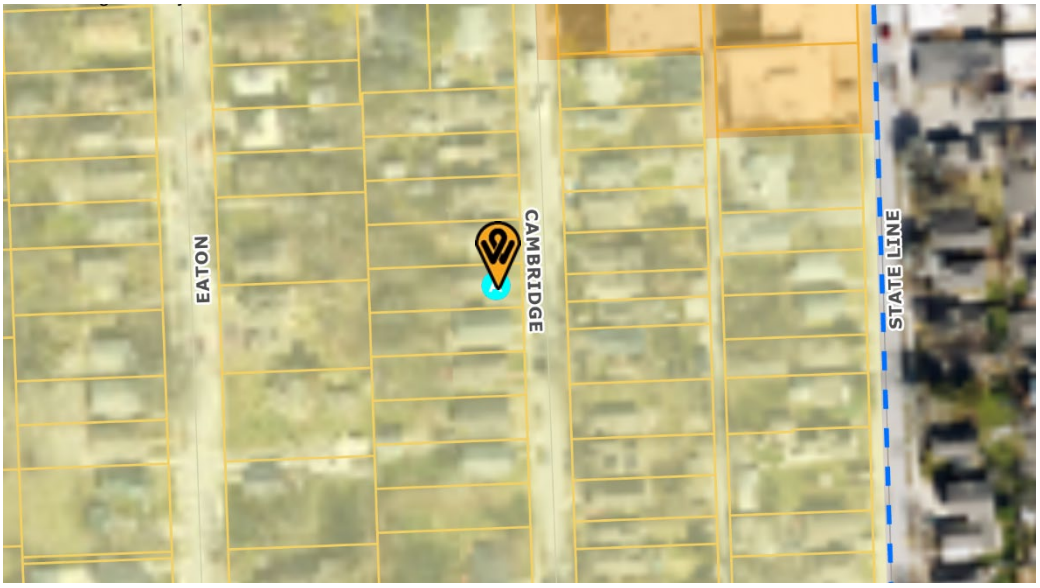
17. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and 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 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;**
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.**

# ATTACHMENTS

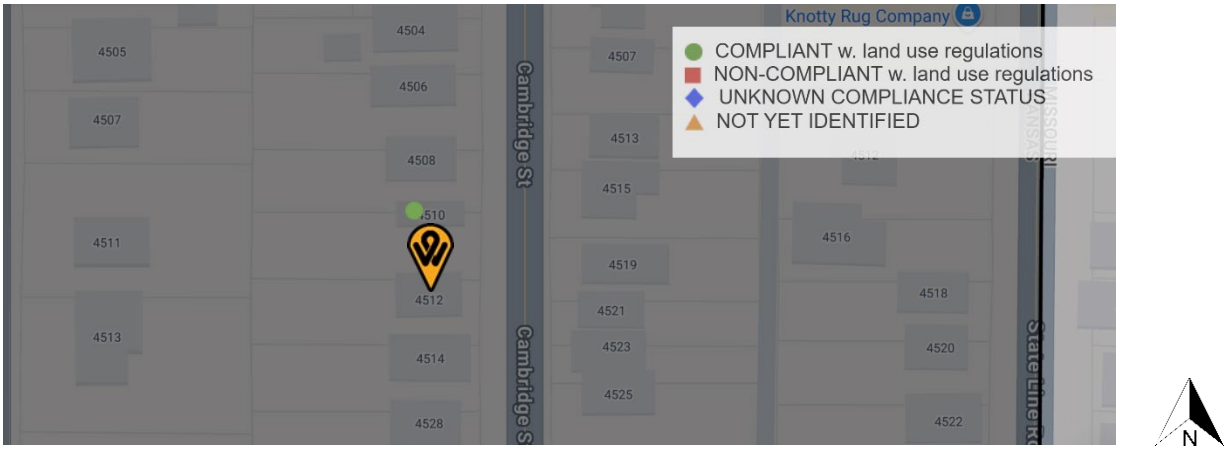
## AERIAL IMAGERY

## ZONING MAP

## LAND USE MAP




## SHORT-TERM RENTAL MAP



## NEIGHBORHOOD MEETING AFFIDAVIT

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )
) SS:
COUNTY OF Johnson

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

1. That I am the petitioner for Petition # SP 2025-36.
2. That I conducted a neighborhood meeting on July 28th at 6PM CST
3. The notice to nearby property owners was sent on July 14th.
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.

Kiran

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30 day of July, 2025.

My commission expires 28 of August, 2028.

AUBREE SWISHER
Notary Public - State of Kansas
My Appt. Exp. 08/28/28

Notary Public

Subject: Short-term rental

4512 Cambridge Street, Kansas City KS 66103
Neighborhood Meeting

Sign-up Sheet:

| Name | Date | Sign |
|---|---|---|
| Virginia Stoker | 7-28-25 | |
| Grant Mallatt | " | 308/568-6370 |
| Jean Flaherty | 7-28-25 | Not in favor |
| BETH CIPERSON | 7-28 | |
| bethciperson@gmail.com | | |
| 913 262-1942 | | |
| | | |
| | | Mallettgrant1944@ gmail.com |
| | | |
| | | |
| Jean Flaherty 4515 Cambridge | 913 | 362-3279 |
| ~~Jean~~ fjean7282@gmail.com | | |
| Virginia Stoker | 913-432-6626 | 4519 Cambridge |
| v_stoker@hotmail.com | | |
| | | |
| | | |
| | | |
| | | |
| | | |

## INSURANCE

| Policy Level Coverages | | |
|---|---|---|
| Property Causes Of Loss | ☑ Risks Of Direct Physical Loss ☐ Named Perils | |
| Liability Limit Per Occurrence / Aggregate Limit: $1,000,000/$2,000,000 | Property Damage Liability Deductible: ☐ Per Claim ☐ Per Occurrence ☑ None | Medical Expense Limit: $1,000 |
| Terrorism | ☐ Accept ☑ Reject | |
| ☐ Crime Enhancement Endorsement | | |
| ☑ Cyber Data Breach Coverage Endorsement | Aggregate Limit: $25,000<br>Business Interruption: ☐ Yes ☑ No | |
| (First Party Coverage Limit will be 50% of Aggregate Limit subject to a $25,000 minimum and $250,000 maximum)<br>(If selected, Business Interruption Coverage Limit will be 25% of Aggregate Limit subject to a $25,000 minimum and 100,000 maximum) | | |

| Policy Level Additional Coverages |
|---|
| ☑ Equipment Breakdown Protection Coverage |

| Policy Level Exclusions And Conditions |
|---|
| ☑ Employment Related Practices Exclusion |
| ☑ Limit Liability Coverage To Designated Premises Or Project |

*Legacy Home Inspections*
Property Inspection Report

4512 Cambridge St, Kansas City, KS 66103
Inspection prepared for: Kiran Vaddiparthi
Real Estate Agent: Alex Pozo - KW KANSAS CITY METRO (PV)

Date of Inspection: 2/7/2025 Time: 4:00 PM
Age of Home: 1920 Size: 852
Order ID: 27314

Inspector: Todd Kerkhoff
7922 Darnell Lane, Lenexa, KS 66215

Email: home.inspector.todd@gmail.com



Report Summary

| | | |
|---|---|---|
| **Structure** | | |
| Page 6 | Crawl Space | • Repair: Observed wood in contact with the soil in the crawlspace. It is recommended that any wood products be removed from the crawlspace. |
| **Roofing** | | |
| Page 8 | Shingles | • Repair: Observed multiple damaged shingles on the roof. Recommend repair by a licensed roofing professional.<br>• Repair: The moss-like growth on the shaded areas of the roof is lichen. Lichen growth is caused by lack of sunlight and ventilation. Small strands of lichen can penetrate into the shingles causing damage. Contact professional roofing contractor for repairs. |
| Page 9 | Downspouts | • Repair: Downspouts should discharge water several feet from foundation to help prevent foundation damage and moisture intrusion. Recommend adding splash block(s) and/or extension(s) where needed. |
| **Exterior** | | |
| Page 10 | Siding/Trim | • Repair: Observed areas of damaged siding. It is recommended that a qualified siding contractor be contacted for repairs.<br>• Repair: Observed areas of pealing and weathered paint. Contact professional painting contractor for improvement as necessary. |
| Page 11 | Deck | • Monitor: General age related deterioration of the deck was noted. Regular maintenance is recommended to ensure the longevity of the deck.<br>• Safety Issue: There should be approximately 4" in space between deck railing balusters. Recommend adding balusters as necessary.<br>• Repair: The deck should be pressure washed and painted or stained to improve durability. |



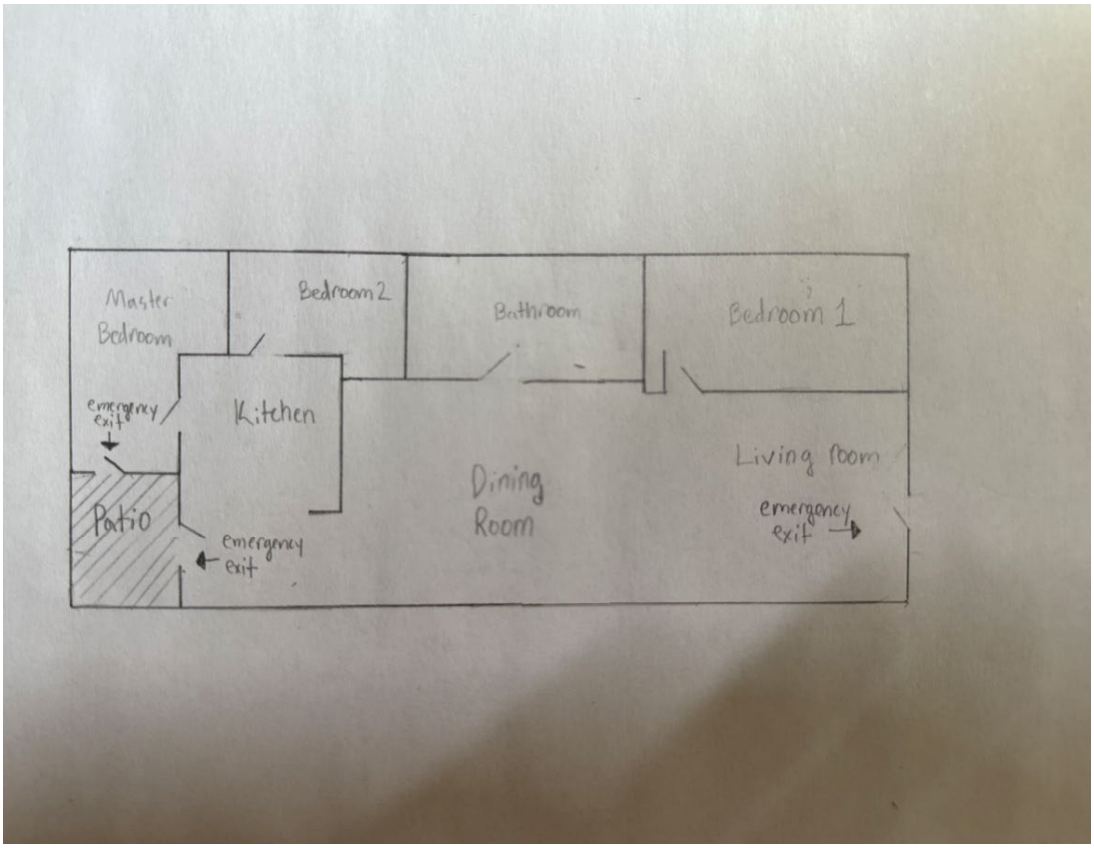
| | | |
|---|---|---|
| Page 11 | Grounds | • Repair: Observed areas where the exterior grading is too high and contacting the siding. This increases the risk of termite presence within the home. There should be no less than 6" of separation between grade level and exterior siding. However, to attain correct drainage the soil should still slope away from the home for at least 6'. Repair as necessary.<br>• Repair: Observed areas of flat and negative grade around the perimeter of the home. Recommend backfilling these areas so that surface water is conducted away from the property for approximately 6'. There should be no less than 6" of separation between grade level and exterior siding. Failure to repair these areas could result in foundation movement and damage.<br>• Repair: Tree debris was observed on the roof. It is recommended that tree debris be removed to prevent damage. It is recommended that a professional tree trimmer be contacted to remove debris and trim tree limbs overhanging the roof. |
| **Appliances** | | |
| Page 14 | Oven | • Repair: No anti-tip bracket was installed at the range/stove. Recommend installation of an anti-tip bracket. |
| **Interior** | | |
| Page 16 | Flooring | • Monitor: Floor have settled and were uneven. The condition of the floor were consistent with the age of the house and within normal tolerances. Monitor for further settlement and repair as necessary. |
| Page 17 | Doors | • Repair: Observed the middle bedroom door did not latch correctly at the time of inspection. Repair as necessary. |
| **Insulation/Ventilation** | | |
| Page 18 | Attic | • Repair: Attic insulation has been disturbed and good coverage is not consistent throughout the attic. Contact professional insulation contractor for improvement as necessary.<br>• Discretionary improvement: Access to the attic can only be made through a panel in the gable vent over the back bedroom. It is recommended that an interior access to the attic be provided for convenience purposes. |
| **Plumbing** | | |
| Page 20 | Fuel Gas System | • Rusting/corrosion noted on gas piping. It is recommended that exterior gas piping be painted to prevent further rust/corrosion. |
| Page 20 | Water Heater | • Repair: Water temperature at the kitchen sink was measured at 116 degrees. It is generally recommended that water temperatures be kept near 125 degrees. Settings below 120 degrees create a risk for bacteria to develop inside the hot water tank. Settings above 130 degrees create a risk of scalding injuries.<br>• Repair: Access to the tankless water heater is obstructed by the stackable washer and dryer. Manufactures installation recommendations generally advised 36 inches of clearance in front of a water heater. |





| | | |
|---|---|---|
| **HVAC** | | |
| Page 22 | Furnace | • Repair: The furnace was located inside the attic. It is generally recommended that a solid walking platform is provided to ensure proper maintenance of the furnace. |
| **Electrical** | | |
| Page 23 | Main Distribution Panel | • Repair: The main electric panel cover was not completely labelled. Recommend that all circuits be identified and labeled for safety and convenience purposes.<br>• Repair: Access to the main electrical distribution panel is partially obstructed by the refrigerator. Improvement is recommended to ensure proper access to the electrical panel. |
| Page 24 | Lights - Exterior | • Monitor: Observed multiple exterior lights that did not operate at the time of inspection, possibly the result of burned out/missing bulbs or being on a timer/program. Confer with homeowner about function and repair as necessary. |
| Page 24 | Smoke Detectors/Carbon Monoxide Alarms | • Repair: Recommend the installation of new smoke detectors at appropriate locations (inside each bedroom, outside each sleeping area and on every level of the home, including the basement).<br>• Repair: Recommend the installation of carbon monoxide alarms on every level of the house, outside of sleeping areas within 10 feet of bedroom doors and over or near any attached garage. |

## FLOOR PLANS


Master Bedroom
Bedroom 2
Bathroom
Bedroom 1
emergency exit
Kitchen
Living room
Dining Room
Patio
emergency exit
emergency exit

**Welcome to Your Home Away From Home!**
**4512 Cambridge St • Kansas City, Kansas**

Hi there and welcome!
We're so happy to host you during your stay in Kansas City, KS. Whether you're here for business, fun, or just passing through, we hope this space brings you comfort, relaxation, and maybe even a little inspiration.

---

🏡 **House Info & Essentials**

- **Wi-Fi:** Network: *KCRocks!* | Password: *Cambridgeacademy4512!*
- **Check-out:** By 12:00 PM
- **Trash & Recycling:** Bins are located [Side of the backyard deck]
- **Thermostat:** Please feel free to adjust between 70-80 – but kindly return it to [73] upon checkout.
- **Parking:** No street parking available. Please avoid blocking any driveways. 2 parking sports available in driveway

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🍩 **Local Favorites**

Here are a few places we absolutely recommend checking out while you're in town:

🍩 **Morning Coffee & Bites:**

- *Splitlog Coffee Co.* – Amazing espresso, just 5 minutes away
- *Fritz's Railroad Restaurant* – A fun local diner where food is delivered by miniature train!

🍴 **Great Eats:**

- *Joe's Kansas City BBQ* – Can't leave town without trying this iconic BBQ joint.
- *Slap's BBQ* – Another crowd favorite just down the road.
- *Blind Box BBQ* – For a modern twist on KC flavors.

🎉 **Things to Do:**

- *Legends Outlet Mall* – Shopping, food, and more all in one stop.

- *Sporting KC at Children's Mercy Park* – Catch a game if they're in town!
- *Strawberry Hill* – Cool historic neighborhood with local shops and old-school bakeries.

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📝 **A Few Friendly Reminders**

- This is a smoke-free home 🚭
- No parties or unregistered guests, please
- Pets are welcome with prior approval (if applicable)

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💬 **Stay in Touch!**

If you need anything during your stay, don't hesitate to message us through the Airbnb app. We're here to help make your visit as enjoyable as possible!

Thanks again for choosing to stay with us. Enjoy your time in Kansas City – we hope it feels a little like home while you're here.

Warm regards,
**[Your Kansas City Friends!!**

## APPLICATION IMAGES

## IMAGES TAKEN ON 07/01/2025

## IMAGE PROVIDED BY NEIGHBOR AT THE AUGUST 11, 2025 MEETING

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE updating short-term rental regulations to exclude properties with a shared driveway from being eligible for a short-term rental special use permit or administrative review, amending **Section 27-623** to Chapter 27, Article VIII of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**WHEREAS,** the housing stock is one of the Unified Government's most important built assets, and therefore must be maintained in a manner that allows for a variety of tenancy and ownership options in response to the market demands of residents and visitors;

**WHEREAS,** the operation of a short-term rental by the residing property owner provides several benefits, including an expanded ability to self-regulate emerging issues and conflicts between short-term tenants and neighbors, a reduction in government enforcement resources needed to be allocated for such properties, the opportunity for homeowners to garner supplemental income from rentals, and the rehabilitation of housing stock, all while existing residents continue to live within their homes;

**WHEREAS,** the operation of a short-term rental by the residing property owner provides greater benefits than operation of a short-term rental by a remote property owner, and priority should be given to owner-occupied short-term rentals;

**WHEREAS,** the ability for a homeowner to use their property to the greatest extent as allowed by the respective zoning district, in consideration of the effects that such uses may have upon the rights of adjacent property owners, the surrounding neighborhood, and the community of Kansas City, Kansas;

**WHEREAS,** Section 27-623 of the Unified Government Code of Ordinances was approved and adopted by the Board of Commissioners on April 27, 2023, established a robust regulatory framework under which short-term rentals in Kansas City, Kansas could legally operate;

**WHEREAS,** the City Planning Commission and Board of Commissioners has expressed the desire to review the Code sections regulating short-term rentals from time to time, in order to evaluate the effectiveness of the of the regulations in balancing a property owner's right to sue their property in a manner they see fit and the neighbors' and community's right to quiet enjoyment of their own property and neighborhood;

**WHEREAS,** all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

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

**Section 1.** Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. – Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

**Sec. 27-623. – Short-term rentals.**

(a) Short-term rentals are allowed as an accessory use ~~subject~~, subject to any zoning, typology, and deed restrictions, and performance standards contained herein.

(1) Short-term rentals are allowed as an accessory use within the following zoning districts and areas:

a. Any residentially zoned area, as defined by this article;

b. Any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district, so long as all accessory uses related to short-term rentals apply to the district standards under which the primary use is allowed or operates; or,

c. Any area in which a residential unit exists as a legally non-conforming primary or accessory use.

(2) Short-term rentals are allowed within any of the following building typologies, so long as the short-term rental either meets all requirements of said district or maintains legal non-conforming status. An accessory dwelling unit, as an accessory to any of the list typologies, may also be used as a short-term rental instead of or in addition to an allowed primary residence.

a. Single-family

b. Duplex

c. Multi-family

d. Mixed-use commercial/residential

(3) A short-term rental shall not be permitted within any parcel in which said use is prohibited by~~, including, but not limited to,~~ deed~~,~~ *or* plat~~, or homeowners association bylaws~~.

(4) Performance Standards. A short-term rental, in conjunction with operation under a valid administrative review or special use permit, must maintain the following standards. Failure to comply with such standards may result in the withdrawal of administrative approval, subject to the discretion of the director of planning and/or their designees, or the revocation of the special use permit, subject to the procedures of section 27-209.

a. Sufficient on-site, off-street parking must be provided, as determined by the director of planning or their designee(s).

b. Maintenance of a current occupation tax receipt issued by the business licensing division.

c. Maintenance of the neighborhood character, including, but not limited to:
    1. Density or concentration of short-term rentals as a percentage of the overall neighborhood housing pool,
    2. On- and off-site parking constraints, and,
    3. The subject property's violation history.

d. Responsiveness to neighbor complaints. The degree of responsiveness by the applicant shall be determined by the following metrics:
    1. Number and frequency of visits to the property by the Kansas City, Kansas police department regarding disturbances of the peace by short-term tenants of the property;
    2. Number of complaints regarding parties at the property, including calls or complaints made to Kansas City, Kansas police department, any unified government department, and/or online third parties in contract with the unified government; and,
    3. The number of filed property maintenance compliance complaints and the length of time violation cases on the property remain open.

e. Compliance with all other applicable codes and ordinances.

(b) Short-term rentals subject to administrative review

(1) An actively owner-occupied property may be subject to administrative review if the following requirements are met throughout the duration of the tenants' stay:

a. The property owner is present on-site for the entire duration of the short-term rental; and,

b. The property owner is reasonably accessible by tenants, neighbors, and city employees.

(2) Administrative review densities

a. On-site densities. An actively owner-occupied property may follow the administrative review process, if the following standards are met and continuously maintained:

1. Single-family residences. A one-unit residence may be used as a short-term rental under one of the following sets of rental options:

i. Option 1: Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial dwelling unit; and

B. Full accessory dwelling unit.

ii. Option 2: A full primary residence of an actively owner-occupied residence may be used as a short-term rental if the property owner is either residing in the accessory dwelling unit or temporarily occupying the accessory dwelling unit for the duration of the short-term rental lease.

2. Duplexes. A two-unit residence may be used as a short-term rental, subject to the following requirements:

i. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; the other dwelling unit is the secondary dwelling unit.

A. Any detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an

actively owner-occupied accessory dwelling unit shall be the primary accessory dwelling unit and the two units within the duplex residential building shall be the secondary units.

B. Any secondary unit or accessory dwelling unit that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

ii. A two-unit residence may be used as a short-term rental in one or more of the following distinct areas. Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial primary dwelling unit;

B. Full secondary dwelling unit;

C. Full accessory dwelling unit, if the property owner actively occupies the primary dwelling unit within the duplex; or full second secondary dwelling unit, if the property owner actively occupies the accessory dwelling unit.

3. Multi-family residences and mixed-use buildings.

i. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; all other dwelling units within the primary residential building are secondary dwelling units.

A. Any detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an actively owner-occupied accessory dwelling unit shall be the primary accessory dwelling unit and all the units within the primary multi-family residential building shall be the secondary units.

B. Any secondary unit or accessory dwelling unit that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

ii. A multi-family residence with three to 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

A. Option 1: Up to three primary, secondary, and accessory dwelling units in any combination, plus 25 percent of all remaining dwelling units after the initial three units, if:

1. The primary dwelling unit is only a partial dwelling unit, and,

2. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.

B. Option 2: Up to 25 percent of all total dwelling units on site; except that no fewer than two units may be used as short-term rentals.

iii. A multi-family residence with over 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

A. Option 1: Up to six primary, secondary, and accessory dwelling units, plus 25 percent of all remaining dwelling units after the initial six units, if:

1. The primary dwelling unit is only a partial dwelling unit, and,

2. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.

B. Option 2: Up to 25 percent of all total dwelling units on site.

4. Failure to meet all applicable requirements will result in the property's loss of eligibility for administrative review, and will require said property to be granted a special use permit for a short-term rental, if eligible under this section.

b. Street block density. There shall be no maximum density of short-term rentals subject to administrative review within a street block.

(3) Short-term rental use is subject to approval of a completed administrative review form and in compliance with all identified performance standards contained herein.

a. The short-term rental of any portion of an actively owner-occupied residential building shall be required to obtain administrative review. One administrative review application shall apply to an entire parcel of land.

b. The applicant for administrative review of a short-term rental must be the property owner. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

c. Administrative review submission requirements. The following requirements must be met as part of the submission materials for administrative review of a short-term rental:

1. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.
2. Proof of an active lodging establishment license, if required by state statute.
3. Proof of homeowners' insurance.
4. Provide a management plan for the property.
5. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.
   i. The list of rules must include a prohibition on parties.
   ii. Contact information for the property owner or their designee.
   iii. This manual must inform guests that the Unified Government enforces this policy and must include the contact information to report any violations.
6. The property owner or applicant must post *within the primary residence, and make readily available upon request,* the following *items:* ~~within the primary residence and must make readily available upon request:~~
   i. A copy of the administrative review approval letter granting permission to the subject parcel to operate the short-term rental;
   ii. The expiration date of the current special use permit;
   iii. A copy of the occupational tax receipt for the current calendar year; and,
   iv. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.
7. An accurate and to-scale floor plan, including all exits for fire safety purposes.

8. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).
9. Reports from any other inspection, as determined by unified government staff.
10. Report from a full safety home inspection.
    i. For a new administrative review only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
    ii. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).
    iii. While a full safety home inspection shall not be required upon every renewal of an administrative review, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

d. Approval of administrative review is for one year~~,~~ and must be renewed annually.
1. The date for which a time period begins to run shall be the date of approval of the administrative review by the director and/or their designee(s).
2. Except as provided *herewithin,* ~~in sub-subsection 3 of this subsection b.,~~ a new administrative review shall be required upon a change in ownership of the property to which the existing administrative review applies, or any portion thereof.
    i. The administrative approval shall not be transferred to another applicant or to another parcel owned by the same property owner or applicant.
    ii. A change in applicant or property ownership shall require approval of a new and distinct administrative review and approval. Operation of the short-term rental under the new administrative review shall not commence until administrative approval has been granted.
    iii. A new administrative review shall not be required if the property is transferred to a transferee entity of the current property owner, provided that the controlling person or controlling entity of such transferee entity is also the controlling person or controlling entity of the current property owner.
3. An applicant seeking renewal of an administrative review approval must submit a revised application to the department of planning and urban design 30 days before the expiration of the existing administrative review approval.

(c) Short-term rentals subject to special use permits

(1) Special use permit densities.

a. On-site densities. Short-term rentals allowed only under a special use permit are limited to the following on-site density maximums:
1. For primary buildings, the maximum number of allowed short-term rentals per parcel are as follows:
    i. For a building with one dwelling unit, no more than one short-term rental unit is allowed.
    ii. For a building with two to eleven dwelling units, no more than two short-term rental units are allowed.

iii. For a building with twelve dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units.

2. A parcel with an accessory dwelling unit may operate the accessory dwelling unit as a short-term rental in addition to the unit maximums allowed in subsection (c)(1)~~(i)~~a.*1.*

~~3. It shall be prohibited for a property to exceed the short-term rental densities provided in sub-subsections a. and b. of this subsection (c)(1).~~

b. Street block density.

1. Within a street block, no more than one parcel shall be granted a special use permit for a short-term rental. No parcel operating a short-term rental under an administrative review shall be included in the count of short-term rentals that require a special use permit.
2. Any densities applied at the street block level do not prohibit special use permits for short-term rentals granted before April 27, 2023. All special use permits for short-term rentals issued before said date have legal non-conforming status and may continue to reapply for subsequent terms of the special use permit, subject to compliance with all other portions of this section and other applicable regulations.

*c. It shall be prohibited for a property to exceed the short-term rental densities provided within this subsection (c)(1).*

(2) Short-term rental use is subject to approval of a complete special use permit application, and in compliance with all identified performance standards contained herein.

*a.* ~~a. Special use permit process~~*The short-term rental of any portion of a residential building shall be required to obtain a special use permit. One short-term rental special use permit shall apply to an entire parcel of land.*

*b. Prohibitions*

*1. A parcel sharing a driveway with an adjacent parcel owned by a separate property owner is prohibited from obtaining a special use permit for a short-term rental.*

*c. Special use permit process*

~~1. The short-term rental of any portion of a residential building shall be required to obtain a special use permit. One short-term rental special use permit shall apply to an entire parcel of land.~~

*1.* ~~2.~~The applicant of a special use permit for a short-term rental must be either the property owner or the property owner's designee.

i. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

ii. An applicant who is not the property owner nor within the property owner party shall be presumed to be the property owner's designee.

*2.* ~~3.~~Submission Requirements

i. A special use permit process for a short-term rental shall follow all applicable requirements and procedures identified in article VI of this chapter.

ii. In addition, the following requirements must be met as part of the submission materials for a short-term rental special use permit:

A. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.

B. Proof of an active lodging establishment license, if required by state statute.

C. Proof of at least $1,000,000 insurance liability policy covering the entire subject property.

D. Provide a management plan for the property.

E. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.

1. The list of rules must include a prohibition on parties.
2. Contact information for the property owner or their designee.
3. This manual must inform guests that the Unified Government enforces this policy and must include the contact information to report any violations.

F. The property owner or applicant must post the following within the primary residence and must make readily available upon request:

1. A copy of the special use permit ordinance granting permission to the subject parcel to operate the short-term rental;
2. The expiration date of the current special use permit;
3. A copy of the occupational tax receipt for the current calendar year; and,
4. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.

G. An accurate and to-scale floor plan, including all exits for fire safety purposes.

H. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).

I. Reports from any other inspection, as determined by unified government staff.

J. Report from a full safety home inspection.

1. For a new short-term special use permit application only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
2. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).
3. While a full safety home inspection shall not be required upon every renewal application of an existing special use permit, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

iii. A special use permit application for a short-term rental shall be presumed incomplete if the presumed approval of said application would cause the street block on which the subject parcel is located to violate subsection 27-623(a)(1)(ii), unless the application is a renewal of an existing special use permit. An application that is required due to a change in ownership of the subject parcel or lot, or the transference of the special use permit to a separate parcel or lot, shall be considered a new application and therefore not eligible for legal non-conformity within this section.

*3.* ~~4.~~Length of approval of a special use permit for a short-term rental

i. Operating under a special use permit is generally limited to a set time period, by the end of which the special use permit must be reapplied for, subject to a new (de novo), full review, and granted approval by the board of commissioners.

ii. If the short-term rental property is owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:

A. First approval – no more than 24 months

B. Second approval – no more than 60 months

C. Third approval and beyond – no more than 120 months

iii. If the short-term rental property is not owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:

A. First approval – no more than 12 months

B. Second approval – no more than 24 months

C. Third approval – no more than 60 months

D. Fourth approval and beyond – no more than 120 months

iv. The date for which a time period begins to run shall be the date of approval of the special use permit by the board of commissioners. The first date of effective use of the short-term rental shall be the date of completion of all post-approval procedural requirements, including, but not limited to, publication in the newspaper, the payment of all outstanding administrative fees, and proof of completion of the conditions of approval, but not including conditions of approval which specifically may be fulfilled while the short-term rental is in use. This subsection is intended to supersede section 27-214(f)(7) only as applied to special use permits for short-term rentals.

v. The applicant to whom the short-term rental special use permit has been issued must submit a revised application to the department of planning and urban design no less than three months prior to the expiration date of the current special use permit's term. Failure to meet the three-month requirement will result in the subsequent application having the status of a new application.

(d) Taxation of short-term rental units

(1) The property owner shall be responsible for the collection of all lodging/hotel taxes duly owed under state and local law.

**Section 2.** That said Section 27-623 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed and replaced by the language above.

**Section 3.** This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

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

**APPROVED:**

_____
Tyrone A. Garner, Mayor/CEO

**ATTESTED:**

_____
Unified Government Clerk

**APRROVED AS TO FORM:**

_____
Acting Chief Counsel

(First published_____)

COZ2025-005

**ORDINANCE NO._____**

**AN ORDINANCE** rezoning property hereinafter described located at approximately 13000, 12504, and 12340 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park 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 February 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park 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:

BEGINNING at the Southwest corner of the Southwest Quarter of said Section 32; thence North 01 degree 21 minutes 39 seconds West, on the West line of said Southwest Quarter, a distance of 2,649.95 feet to the Northwest corner of said Southwest Quarter; thence North 88 degrees 08 minutes 43 seconds East, on the North line of said Southwest Quarter, a distance of 2,636.81 feet to the Center corner of said Section 32; thence North 88 degrees 09 minutes 45 seconds East, on the North line of the Southeast Quarter, a distance of 2,419.00 feet to a point on the West line of a tract of land described in Book 3715, Page 0537; thence departing said North line, South 01 degree 50 minutes 04 seconds East, parallel with the East line of said Southeast Quarter and on the West line of said tract of land, a distance of 135.00 feet to the Southwest corner thereof; thence departing said West line, North 88 degrees 09 minutes 45 seconds East, on the South line of said tract of land, a distance of 220.00 feet to a

point on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 458.56 feet to the Northeast plat corner of Wintergreen Acres No. 1, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 88 degrees 16 minutes 05 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1; thence South 01 degree 50 minutes 04 seconds East, departing said North line, on the West line of said Wintergreen Acres No. 1, a distance of 1,500.00 feet to the Southwest corner of said Wintergreen Acres No. 1; thence North 88 degrees 16 minutes 05 seconds East, on the South line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Southeast corner thereof, said corner also lying on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 150.00 feet to the Northeast corner of said Wintergreen Acres No. 1, 1st Addition; thence South 88 degrees 03 minutes 49 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, 1st Addition, a distance of 840.46 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1, 1st Addition; thence South 01 degree 54 minutes 53 seconds East, on the West line of said Wintergreen Acres No. 1, 1st Addition, a distance of 399.58 feet to a point on the South line of said Southeast Quarter; thence South 88 degrees 05 minutes 31 seconds West, on said South line, a distance of 484.55 feet to the Southeast corner of the West Half of said Southeast Quarter; thence North 01 degree 43 minutes 38 seconds West, departing said South line, on the East line of said West Half, and on the East line of a Tract of land described in Book 3578, Page 0658, a distance of 790.00 feet to the Northeast corner of said Tract; thence South 88 degrees 05 minutes 31 seconds West, departing said East lines, on the North line of said Tract, a distance of 550.00 feet to the Northwest corner of said Tract; thence South 01 degree 43 minutes 38 seconds East, on the West line of said Tract, a distance of 288.50 feet to a point on the North line of a Tract of land described in Document Number 2022R-17193; thence South 88 degrees 05 minutes 31 seconds West, departing said West line, on said North line, a distance of 482.42 feet to the Northwest corner of said Tract; thence North 01 degree 42 minutes 40 seconds West, departing said North line, a distance of 730.88 feet to a point; thence South 88 degrees 04 minutes 46 seconds West a distance of 1,411.55 feet to a point; thence South 01 degree 29 minutes 26 seconds East a distance of 1,232.34 feet to a point on the South line of said Southwest Quarter; thence South 88 degrees 04 minutes 46 seconds West, on said South line, a distance of 1524.42 feet to the POINT OF BEGINNING, containing 10,548,299 Square Feet or 242.1556 Acres, more or less, located at approximately 13000, 12504, and 12340 Parallel Parkway, Kansas City, Kansas.

be changed from its present zoning A-G Agriculture District (WYCO) to B-P Planned Business Park District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-472, 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 B-P Planned Business Park 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