



Unified Government of Wyandotte County and Kansas City, Kansas

Board of Zoning Appeals

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

Chairman Jeff Carson

*Vice Chairman Karen, Brandie Armstrong, Duane Beth, Beverly Easterwood
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, September 8, 2025

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 BOARD OF ZONING APPEALS STATEMENT

3 AGENDA

3.1 Zoning Appeal Application(s)

3.1.1 BOZA2025-022 - LINDA HOUSTON FOUNDATION

Synopsis: Variance for parking for a quilt museum and event space at 1133 North 94th Street and 9250 State Avenue (in conjunction with COZ2025-019).

Tracking #: 21922

3.1.2 BOZA2025-023 - MITCHELL BROWN

Synopsis: Variance for incidental, wall, and digital signs at Children's Mercy Park at 1600 Village West Parkway.

Tracking #: 21923

3.1.3 BOZA2025-024 - KATRINA GERBER

Synopsis: Variance for mobile home size and front patio size and parking at 1300 North 59th Street (in conjunction with COZ2025-020).

Tracking #: 21924

4 Adjourn

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

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for

the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

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

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/86190643051>

Meeting ID:861 9064 3051

Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US

Join via audio:

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/u/kdIKjxwSim>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



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: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: September 8, 2025

Re: Board of Zoning Appeals Petition BOZA2025-022

GENERAL INFORMATION

Applicant Information:

Linda Houston Foundation, Inc.
Applicant's Representative
Aaron March with Rouse Frets White
Goss
4510 Bellview, Suite 310
Kansas City, Missouri 64111

Subject Property:

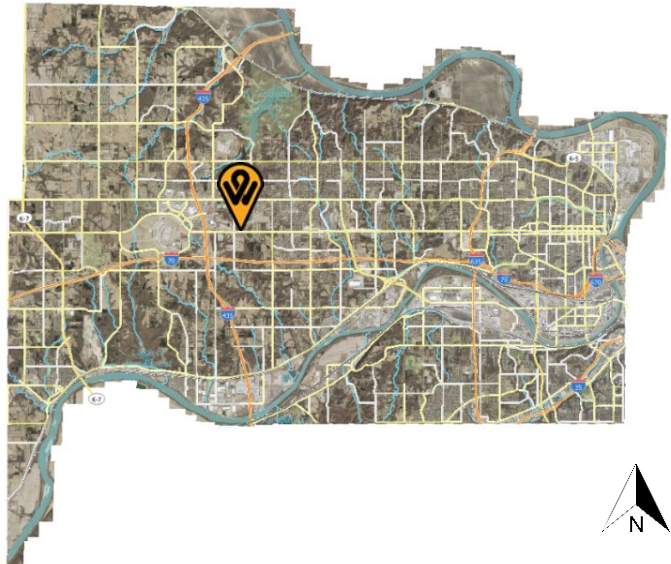
1133 North 94th Street
Kansas City, Kansas 66109

Requested Action and Purpose:

This appeal has been filed to build and operate a self-storage facility. Section 27-467(e) 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. Appellant is requesting 102 parking spaces, a violation of 58 spaces.

Commission Districts:

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



Existing Zoning District(s): A-G Agriculture and R-1 Single Family Districts (proposed to be CP-1 Planned Limited Business District)

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and A-G Agriculture Districts	Woodend land (Homefield Training Center property)
South	C-1 Limited Business and R-1 Single Family Districts	Vacant commercial lot (formerly Frontier Saloon)
East	A-G Agriculture District	Homefield Training Center
West	A-G Agriculture District	Single-family residences

Total Tract Size: 2.88 Acres

Neighborhood Characteristics: This property is within the I-435 Statistical Area. The area along State Avenue is comprised of multi-family apartments to the west, a vacant pad site, former restaurant (Frontier Saloon) on the northeast corner of 98th Street and State Avenue, Homefield Training Center to the east and a vacant, single-family residential parcel to the north.

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Commercial, which allows commercial retail and limited commercial services at major arterials near low-density residential areas of the community. These locations are not intended to provide a complete range of goods and services.

Major Street Plan: The goDotte Countywide Strategic Mobility designates State Avenue Parkway as a Major Arterial.

Parking Requirement: Section 27-464(e) states four (4) spaces shall be provided for every 1,000 square feet of building area. 160 parking spaces are required. The applicant is providing 102 parking spaces, a deviation of 58 parking spaces.

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

square feet of the total floor area. 43 parking spaces are required for the event space.

Landscaping Requirement:

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

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 18 trees site trees are required to be planted. This does not include street trees required along North 94th Street and State Avenue or trees planted within parking lot islands.

Advertisement:

The Wyandotte Echo – August 14, 2025
Letters to Property Owners – August 15, 2025

Public Hearing:

September 8, 2025

Public Support:

None to date.

Public Opposition:

None to date.

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. Various violations in 2000, 2004, 2015 and 2016 for vehicles without proper tags, dead bush on the property and vehicles parked on unimproved surfaces.

Outstanding or Related Permit and Cases:

1. COZ2025-019 – Rezoning from A-G Agriculture and R-1 Single Family Districts to CP-1 Planned Limited Business District to build a two (2) story, 40,000 square foot quilt museum (scheduled to be heard by CPC on September 8, 2025).
2. Electrical permit – 100-amp service upgrade – May 2010.

3. Plumbing permit – stubbing gas line from outside of the house – January 2007.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron March with Rose, Frets White Goss, on behalf of the Linda Houston Foundation, Inc. wants to rezone the property from A-G Agriculture and R-1 Single Family Districts to CP-1 Planned Limited Business District to build a 40,000 square foot quilt museum, classrooms, office space, gift shop and operate an event space (up to four (4) events annually) on 2.88 acres at 1133 North 94th Street.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

The property is not unique. The parcel is greater than three (3) acres located in the western portion of the city. The proposed development is on the east side of North 94th Street, just outside a larger master planned area for suburban entertainment development. The applicant is choosing to develop the site in such a way that the proposed building cannot accommodate the required parking per code. The majority of the patrons will be destination travelers, guests from the surrounding hotels, and the general public.

2. ***The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners as the adjacent use to the east is the Homefield Training Center facility and will not detract from their normal day-to-day operations, except if and when guests park along State Avenue Frontage Road or elsewhere.

3. ***The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

If the application is denied, the applicant will be required to reduce the size of their building to accommodate additional parking required by Code and/or the Board of Zoning Appeals or redesign their site plan to meet the requisite parking for the development.

4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

The variance desired will not adversely affect the convenience of customers entering and exiting the site as there are two (2) points of ingress/egress, but State Avenue only allows right-in/right-out turning movements.

5. ***The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

The intent of the ordinance is to ensure that there is enough off-street parking for a particular land use on the property. In this instance, the applicant requests a deviation for over one-third, approximately 36.25% of their required parking. The applicant must demonstrate that 102 parking spaces are enough on-site parking with analysis of their traffic study. For reference, the zoning code requires a minimum of 160 parking spaces.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on August 20, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

On-Site Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This Board of Zoning Appeals petition is being heard in conjunction with COZ2025-019. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition BOZA2025-022 by the Board of Zoning Appeals.

Applicant Response: Acknowledged.

2. The impact of a denied variance is that the property owner would need significantly alter their development proposal by reducing the size and scale or pivot entirely for uses permitted by right in A-G Agriculture District.

Applicant Response: Acknowledged.

3. Will there be off-site, off-street shared parking with adjacent property owners?

Applicant Response: No.

4. Ensure all parking spaces comply with the parking code (i.e. ADA, striping and landscaping within parking lot islands).

Applicant Response: Acknowledged.

5. The 102 parking spaces for the museum face away from the public streets and are interior to the property, orientated towards Homefield Training Center facility, which complies with the Commercial Design Guidelines.

Applicant Response: Acknowledged. Plan revised to 103 parking spaces.

Standard Conditions:

1. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.
2. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.
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. 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.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:

- 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** Appeal **BOZA2025-022** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. This Board of Zoning Appeals petition is being heard in conjunction with COZ2025-019. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition BOZA2025-022 by the Board of Zoning Appeals;
2. Ensure all parking spaces comply with the parking code (i.e. ADA, striping and landscaping within parking lot islands);
3. The 103 parking spaces for the museum face away from the public streets and are interior to the property, orientated towards Homefield Training Center facility, which complies with the Commercial Design Guidelines;
4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
5. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
8. 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; and,
9. 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.

ATTACHMENTS

Aerial Imagery
Zoning Map

Land Use Map
Five (5) Criteria Set by State Statute
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Landscape Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	September 8, 2025

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Appeal **BOZA2025-022** as meeting all the requirements of the City code and being in the interest of the public health, safety and general 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

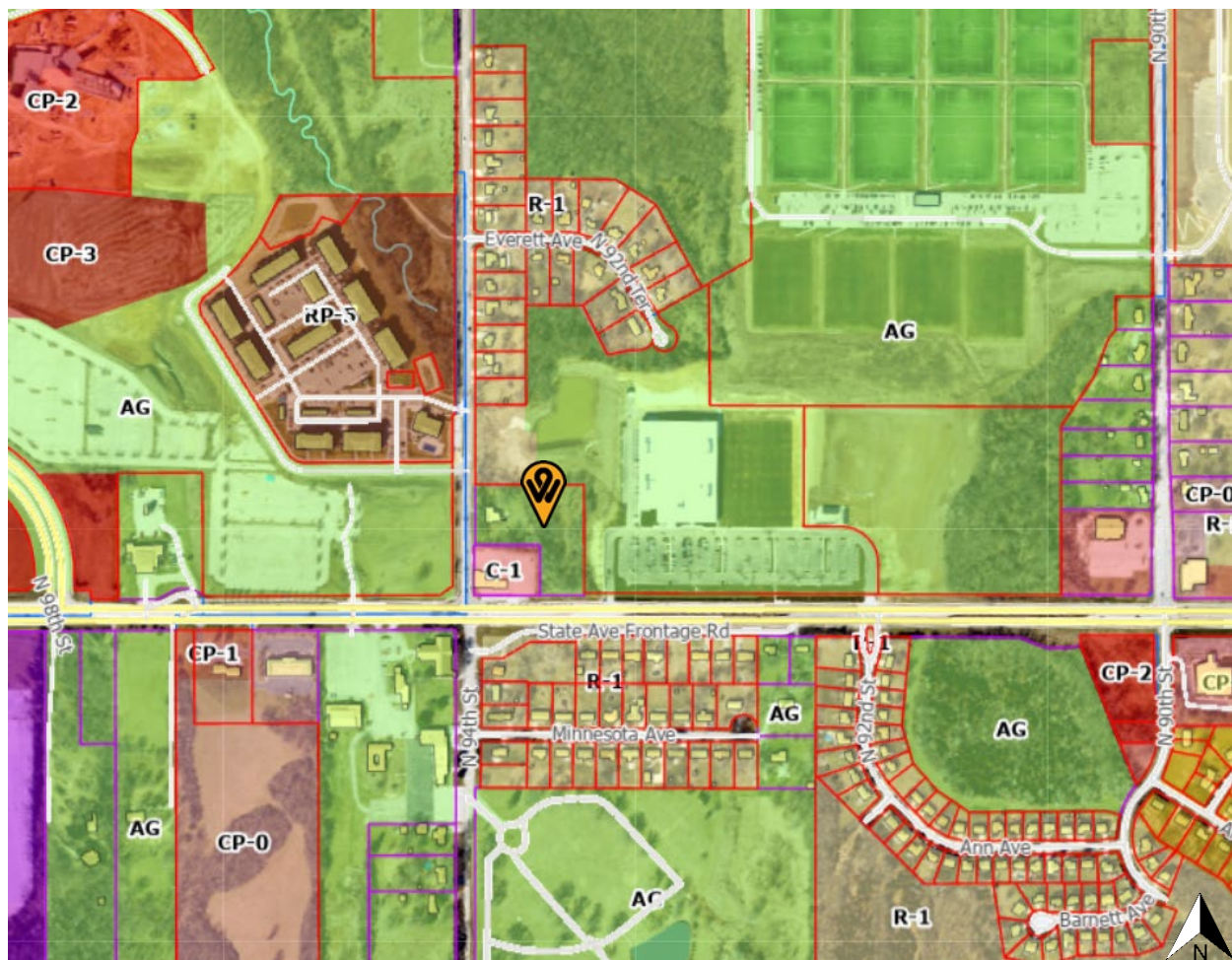
I move the Board of Zoning Appeals **DENY** Appeal **BOZA2025-022**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

BOARD OF ZONING APPEALS APPLICATION
Linda Houston Foundation, Inc. d/b/a Kansas City Quilt Museum
Addendum

5. ***Explain the reason for your variance request or appeal of the staff administrative decision.*** The Kansas City Quilt Museum is both a unique physical structure providing a unique cultural experience which does not easily fit within the Unified Government's zoning regulations as it relates to parking. The square footage utilized to display the quilts, store the quilts and provide back of the house services reduce the overall square footage which can be utilized for patrons of the Museum. Based upon experiences and information at other quilt museums around the country, it is our belief that the proposed parking provided of 104 spaces will be more than adequate for both visitors and employees of the Kansas City Quilt Museum. Furthermore, the event space is limited to the lobby of the Museum. Information provided by event operators has projected that the maximum attendance at any event within the lobby of the Museum will be less than 80-90 people. Accordingly, the proposed parking of 104 spaces is more than adequate. It must be noted that events will only take place at night, after the Museum is closed to the general public.

KANSAS STATE STATUTES

1. ***The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.*** The Kansas City Quilt Museum is both a unique physical structure providing a unique cultural experience which does not easily fit within the Unified Government's zoning regulations as it relates to parking. The square footage utilized to display the quilts, store the quilts and provide back of the house services reduce the overall square footage which can be utilized for patrons of the Museum. Based upon experiences and information at other quilt museums around the country, it is our belief that the proposed parking provided of 104 spaces will be more than adequate for both visitors and employees of the Kansas City Quilt Museum. Furthermore, the event space is limited to the lobby of the Museum. Information provided by event operators has projected that the maximum attendance at any event within the lobby of the Museum will be less than 80-90 people. Accordingly, the proposed parking of 104 spaces is more than adequate. It must be noted that events will only take place at night, after the Museum is closed to the general public.
2. ***The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*** The granting of the variance will not adversely affect the rights of adjacent property owners or residents as the proposed parking will more than adequately serve the parking demand generated by the patrons of the Quilt Museum and the guests attending the nighttime events.

34366 \072077 \4935-0369-7751v.1

3. ***The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*** Treating the Quilt Museum like a garden variety retail facility or other use permitted under C-1 is simply inappropriate. The C-1 zoning district is a zoning district typically utilized and appropriate for the sale of products and the provision and offering of services. It is hard to believe that a sporting goods store, a hardware store, a department store, a clothing store, etc. generates the same parking demand as a quilt museum. Requiring the same parking be provided for the Quilt Museum as the typical uses permitted in zoning district C-1 constitutes an unnecessary hardship upon the property owner represented in the Application.
4. ***The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*** Granting of the parking variance for the Quilt Museum will actually promote the health, safety, morals, order, convenience, prosperity or general welfare of the community in that it will allow a unique attraction, the Kansas City Quilt Museum, to be developed in Wyandotte County.
5. ***The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*** More than adequate parking will be provided to serve the needs of the Kansas City Quilt Museum. Accordingly, the granting of the variance will not be opposed to the general spirit and intent of the zoning ordinance.

34366 \072077 \4935-0369-7751v.1

August 25, 2025

VIA ELECTRONIC MAIL (EDR@WyCoKCK.org)

Unified Government of Wyandotte County/Kansas City, KS
Municipal Building, 7th Floor
701 N. 7th Street
Kansas City, KS 66101

Re: Linda Houston Foundation Inc. – Kansas City Quilt Museum
1133 N. 94th Street
BOZA2025-022

Ladies and Gentlemen:

We have received and reviewed the draft Planning and Urban Design Staff Comments dated August 18, 2025 ("Staff's Comments"), to the above referenced project. Based on Staff's Comments, we have updated the development plan. Utilizing the updated plan, we have responded to Staff's Comments as set out in blue italics following each comment. Please note the Requested Action and Purpose on page 1 should be updated to reflect the proposed use of a Quilt Museum.

Planning and Urban Design

3. Will there be off-site, off-street shared parking with adjacent property owners?
Response: *No.*
4. Ensure all parking spaces comply with the parking code (i.e. ADA, striping and landscaping within parking lot islands).
Response: *Acknowledged.*
5. The 102 parking spaces for the museum face away from the public streets and are interior to the property, orientated towards Homefield Training Center facility, which complies with the Commercial Design Guidelines.
Response: *Acknowledged. Plan revised to 103 parking spaces.*

Standard Conditions

1. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

Attorneys at Law || 4510 Belleview Avenue, Suite 300 || Kansas City, MO 64111 || rousepc.com
34366 \072077 \4915-9414-5633v.2

Response: *Acknowledged.*

2. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.
Response: *Acknowledged.*
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.
Response: *Acknowledged.*
4. All existing and future driveways must feature curb cuts that are constructed to UG standards.
Response: *Acknowledged.*
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.
Response: *Acknowledged.*
6. 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.
Response: *Acknowledged.*

Planning Engineering Comments

- A. Items that require plan revision or additional documentation before engineering can recommend approval:

34366 \072077 \4915-9414-5633v.2

1) None

Response: *Acknowledged.*

B. Items that are conditions of approval:

1) None

Response: *Acknowledged.*

C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

Response: *Acknowledged.*

If you have any additional questions or concerns, please feel free to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Aaron", with a stylized initial "A" and a horizontal line extending to the right.

Aaron G. March

AGM:jw

MINUTES

Application Number: COZ2025-019, PR2025-023 and BOZA2025-022

Date and Location: August 20, 2025; Via Zoom

Meeting called to order at: 5:00 p.m.

Project: Kansas City Quilt Museum, Rezoning, Development Plan and Variance Application

Introductions: Aaron March, Lamin Nyang, Bryce Cummings, Kara Bala, Dominique Davison

Attendees: None

Presentation by applicant and/or team: N/A

Questions and answers: N/A

Meeting adjourned at: 5:30 p.m.

Minutes taken by: Rachelle M. Biondo

4911-8640-1113, v. 1
34366\072077\4911-8640-1113

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now AARON G. MARCH, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the attorney for the petitioner for Petition COZ2025-019, PR2025-023 and BOZA2025-022 (Kansas City Quilt Museum).
2. That I conducted a neighborhood meeting on August 20, 2025.
3. The notice to nearby property owners was sent on August 6, 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.

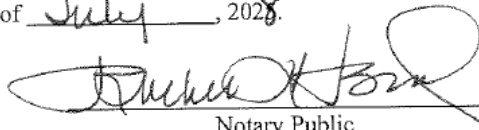
Further affiant saith not.



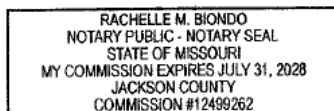
Aaron G. March

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21 day of August 2025.

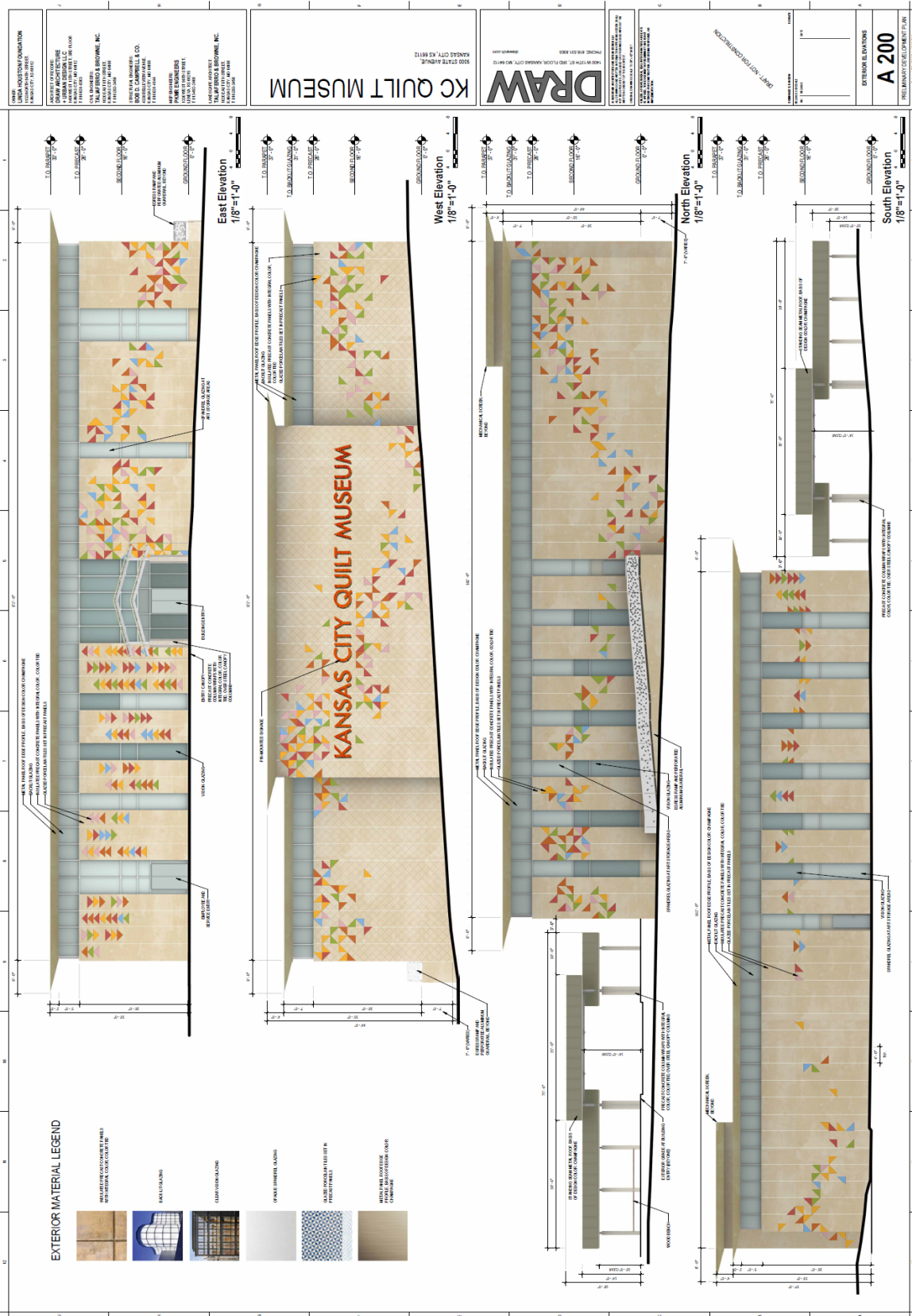
My commission expires the 31 of July, 2028.



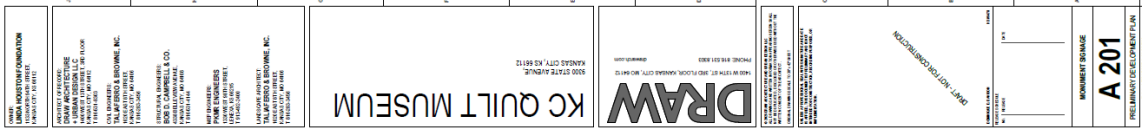
Notary Public



4920-1687-3561, v. 1
34366 \072077 \4920-1687-3561



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: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: September 8, 2025

Re: Board of Zoning Appeals Petition BOZA2025-023

GENERAL INFORMATION

Applicant Information:

Mitchell Brown
Representative
Curtis Petersen with Polsinelli PC
900 West 48th Place
Kansas City, Missouri 64112

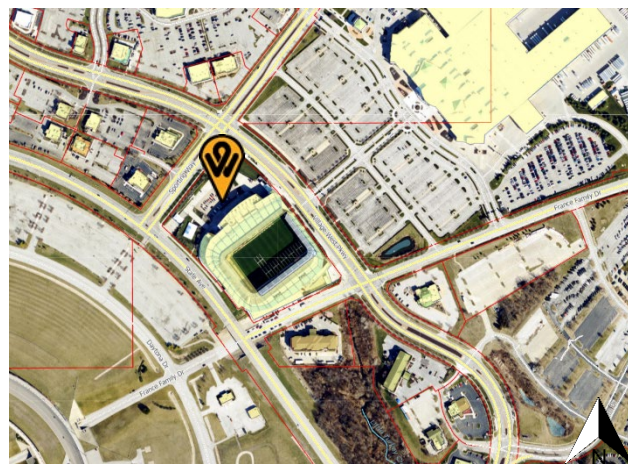
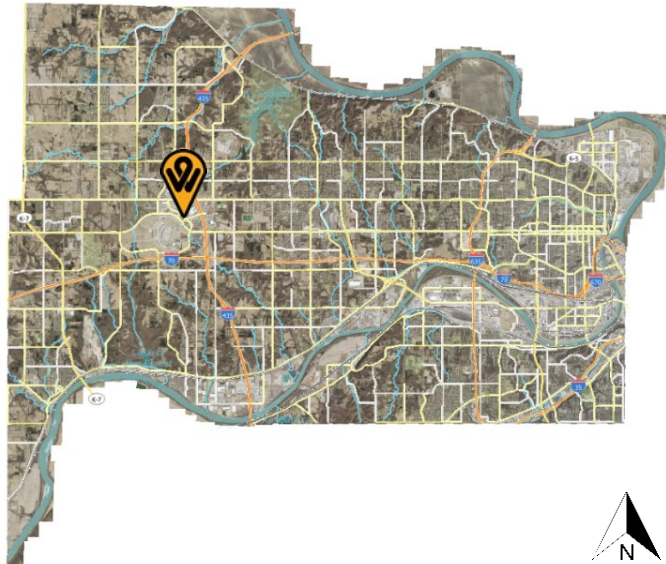
Subject Property:

1600 Village West Parkway, Kansas
City, KS 66101

Requested Action and Purpose:

Variance #1: Variance from the maximum square footage allowed for accessory signs in the CP-2 Planned General Business District. Section 27-728(b)(3) Table VIII-11-2 states that sign area is 42 square feet. Appellant requests 200 square feet for the Main Gate ID Sign, a violation 158 square feet.

Variance #2: Variance from the internal illumination accessory signs in the CP-2 Planned General Business District. Section 27-728(b)(3) Table VIII-11-2 states internal illumination is not permitted. Appellant requests internal illumination for the Main Gate ID Sign, a violation not permitted.



Variance #3: Variance from the maximum square footage allowed for wall signs in the CP-2 Planned General Business District. Section 27-728(8) Table VIII-11-7 states that wall signs may not be over 300 square feet or 7 percent. Appellant requests 640 square feet for the Stage South Sign, a violation of 340 square feet or 18.61 percent.

Variance #4: Variance from the maximum square footage allowed for wall signs in the CP-2 Planned General Business District. Section 27-728(8) Table VIII-11-7 states that wall signs may not be over 300 square feet or 7 percent. Appellant requests 844 square feet for the LED Board, a violation of 544 square feet or 23.54 percent.

Variance #5: Variance from the height of an incidental sign in the CP-2 Planned General Business District. Section 27-729 Table VIII-11-12 states that incidental signs shall be no taller than six (6) feet in height. Appellant requests 13 feet, four (4) inches for the Directional Pylon Sign, a violation 7 feet, four (4) inches.

Variance #6: Variance from the internal illumination incidental signs in the CP-2 Planned General Business District. Section 27-729(b)(3) Table VIII-11-12 states internal illumination is not permitted. Appellant requests internal illumination for the Directional Pylon Sign.

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

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

Comprehensive Plan Area: Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Restaurants (Applebee's and Golden Apple Buffet)
South	CP-2 Planned General Business District	Hotel (Best Western)
East	CP-2 Planned General Business District	Large retail store (Nebraska Furniture Mart)
West	A-G Agriculture District	Kansas Speedway

Total Tract Size: 11.00 Acres

Neighborhood Characteristics: The subject property is located within the I-435 West Statistical Group and Block Group #0447031. The neighborhood consists of commercial businesses, as Children's Mercy Park is in the heart of the Village West area – retail and entertainment district.

Comprehensive Plan Designation:	The Prairie Delaware Piper Area Plan designates this property as Planned Mixed Entertainment / Commercial District, which allows major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan classifies Village West Parkway as a Minor Arterial and France Family Drive as a Major Collector.
Parking Requirement:	Section 27-668(a)(2) Athletic fields, stadiums, miniature golf courses, gymnasiums, indoor athletics facilities. Spaces for these uses shall be determined by the Planning Commission. Appeal #2012 was approved by the Board of Zoning Appeals for off-street parking greater than 100 feet for patrons and 300 feet for employees from the subject property. The designated parking for Children's Mercy Park is at the Kansas Speedway.
Landscaping Requirement:	Section 27-466(g) Trees are required to be provided at not less than one (1) tree per 7,000 square feet of site area. Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 119 trees are required.
Advertisement:	<u>The Wyandotte Echo</u> – August 14, 2025 <u>Letters to Property Owners</u> – August 15, 2025
Public Hearing:	September 8, 2025
Public Support:	None to date.
Public Opposition:	None to date.

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. PR2025-017 – Final Plan Review for internal outdoor plaza renovations and modifications and new stage at Children’s Mercy Park (approved by the City Planning Commission on July 14, 2025).
2. SP2025-034 – Special Use Permit for live entertainment/event space within the outdoor plaza area (approved by the Unified Government Board of Commissioners on July 31, 2025).

Previous Planning Actions:

1. Approval of a Variance (Appeal 1949) for front yard and side yard, corner setbacks in 2010.
2. Approval of a Variance (Appeal 2012) for off-site parking greater than 100 feet for patrons and 300 feet employees in 2011.
3. Approval of a Preliminary Plan Review (PR-2010-4) for a professional soccer stadium in 2010.
4. Approval of a Final Plan Review (PR2010-4) for a professional soccer stadium in 2010.
5. Approval of a Preliminary and Final Plan Review (PR-2011-2) for an outdoor plaza in 2011.
6. Approval of a Final Plan Review (PR-2011-13) shared parking for a shared parking in 2011.
7. Approval of a Special Use Permit (SP-2011-26) for additional signage at Children’s Mercy Park.
8. Approval of a Final Plan Review (PR-2012-12) shared parking for a shared parking in 2012.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mitchell Brown, with Populous, is requesting six (6) variances for wall, accessory and incidental signage in the outdoor plaza area at Children’s Mercy Park on 11.00 acres at 1600 Village West Parkway.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

The property is somewhat unique in that Children's Mercy Park sits in the middle of a regional shopping and entertainment district of which there are only a few others in the Kansas City metropolitan area. Most of our commercially zoned properties can easily comply with our signage regulations.

In this instance, however, the applicant is requesting a large video screen above an entertainment stage, accessory and directional signage above and around entry gates, which will not only be used for broadcast visual content during live (hosted) events, but also branding and advertising.

- 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

The surrounding property owners are also commercial entities, increasing traffic to the area will likely drive an increase in traffic to their uses as well, specifically in the Legends area and its out-parcels.

- 3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.***

The strict application of the zoning ordinance will result in an inability of the owner to guide patrons/visitors to specific entrances or routes through the immediate area thereby increasing the guest experience (wayfinding), or the inability to rebrand Children's Mercy Park plaza area and become a destination for the viewing of media and entertainment events.

- 4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***

This is not foreseen to be an issue.

- 5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.***

While this application is for a variance from our sign code, this is about more than signage on the site. The applicant is seeking approval for a video screen at the Children's Mercy Park that will allow them to create new programming for the stadium that will increase the traffic to the site and broaden the scope of what

purpose the center serves for its patrons and increase the size and quantity of accessory and directional signage primarily for wayfinding of guests.

The screen will be large and will likely increase the number of people on the site and the noise associated with large-scale viewing of media. However, this is not necessarily outside the spirit or intent of the zoning in an entertainment district.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on August 25, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Use of the Screen
Exterior Illumination

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. When the screen is not being used for viewing specific events, will it be on and visible from Village West Parkway and/or Sporting Way?

Applicant Response: Yes. The LED board will be utilized regularly for wide range of purposes beyond live event broadcasts. This includes testing and monitoring content, showcasing partner advertising, promoting upcoming events, and supporting stadium operations such as tours and event preparation. Our intent is to maintain maximum operational flexibility so the board can be used as needed throughout the week, while also contributing to the activation and vibrancy of the plaza area.

2. Will sound be projected to accompany and visuals shown when not in use for special/live events? What are the plans for such speakers systems and associated noise levels?

Applicant Response: Yes, though the use of amplified sound will be dependent on the specific content and use-case. While static graphics and advertisements will generally not include audio, pre-produced video and promotional content may have accompanying sound. Any amplified sound will be carefully managed to align with event needs and to minimize impacts to the surrounding commercial district.

3. Screening of certain shows/events tends to draw large crowds to other large recreation areas such as the KC Live! Area of the Power and Light District of downtown Kansas City, Missouri. How many people are you seeking to draw for

viewing events?

Applicant Response: The plaza space is designed with a maximum viewing capacity of approximately 8,750 people. While not every event will approach that number, the intent is to create a safe, flexible environment capable of hosting crowds of various sizes. Crowd management, ingress/egress, and event logistics will be coordinated with public safety officials and Sporting KC stadium management to ensure operations remain orderly and consistent with the approved special use permit for live entertainment.

4. When Children's Mercy Park is not hosting sporting events or live events within the plaza area, will the exterior signage remain illuminated?

Applicant Response: Yes. Certain exterior signage—including the main stadium ID sign at the rear of the LED board and the gate identification signage will remain illuminated at night similar to the other exterior stadium signage. This signage is automatically operated from photocells.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals Appeal **APPROVE BOZA2025-023** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

- 1. Adhere to the Sign Ordinance, specifically, but not limited to Section 27-726 with regards to illumination; and,**
- 2. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria State Statute
Applicant Response Letter
Neighborhood Meeting Documents
Sign Details
Sign Elevation
Sign Renderings
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	September 8, 2025

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Appeal **BOZA2025-023** as meeting all the requirements of the City code and being in the interest of the public health, safety and general 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

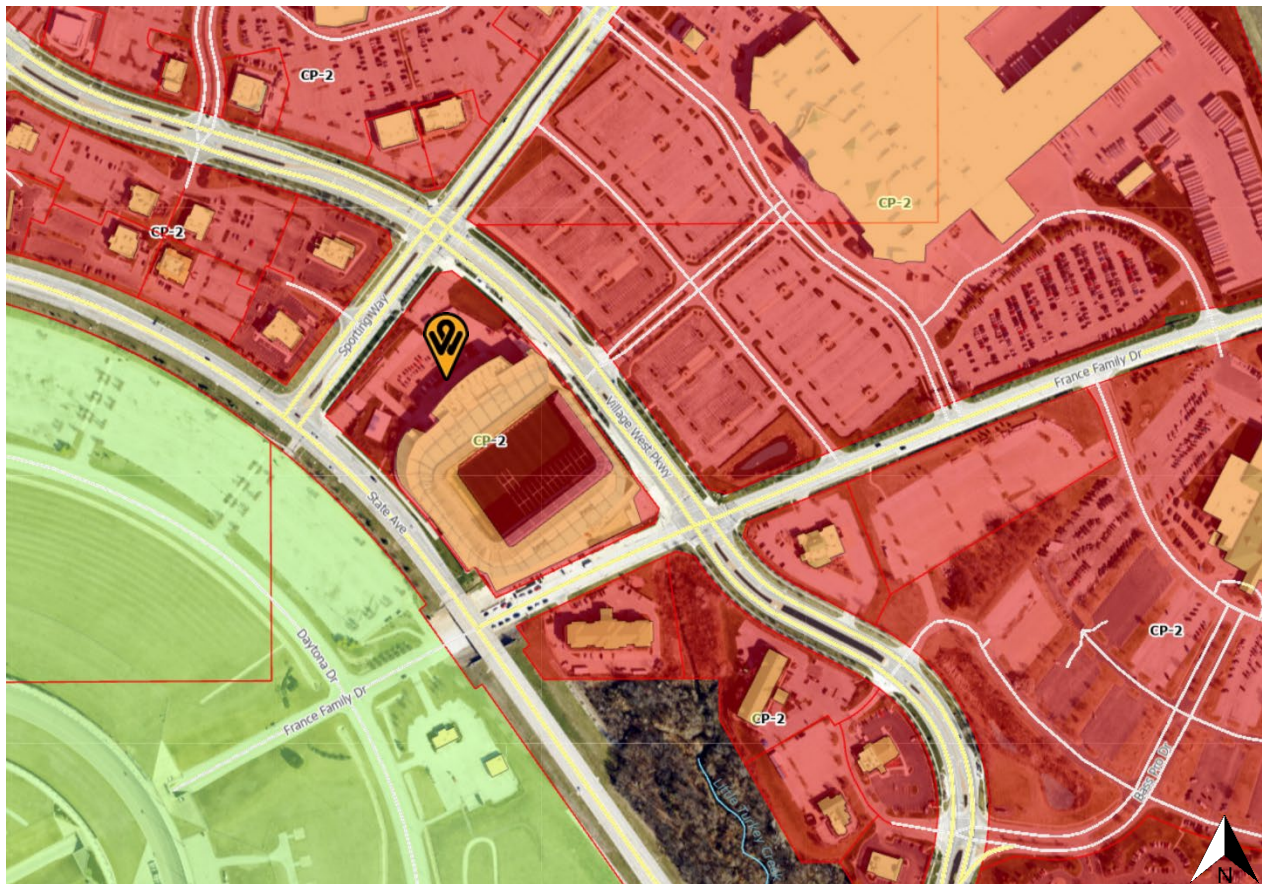
I move the Board of Zoning Appeals **DENY** Appeal **BOZA2025-023**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

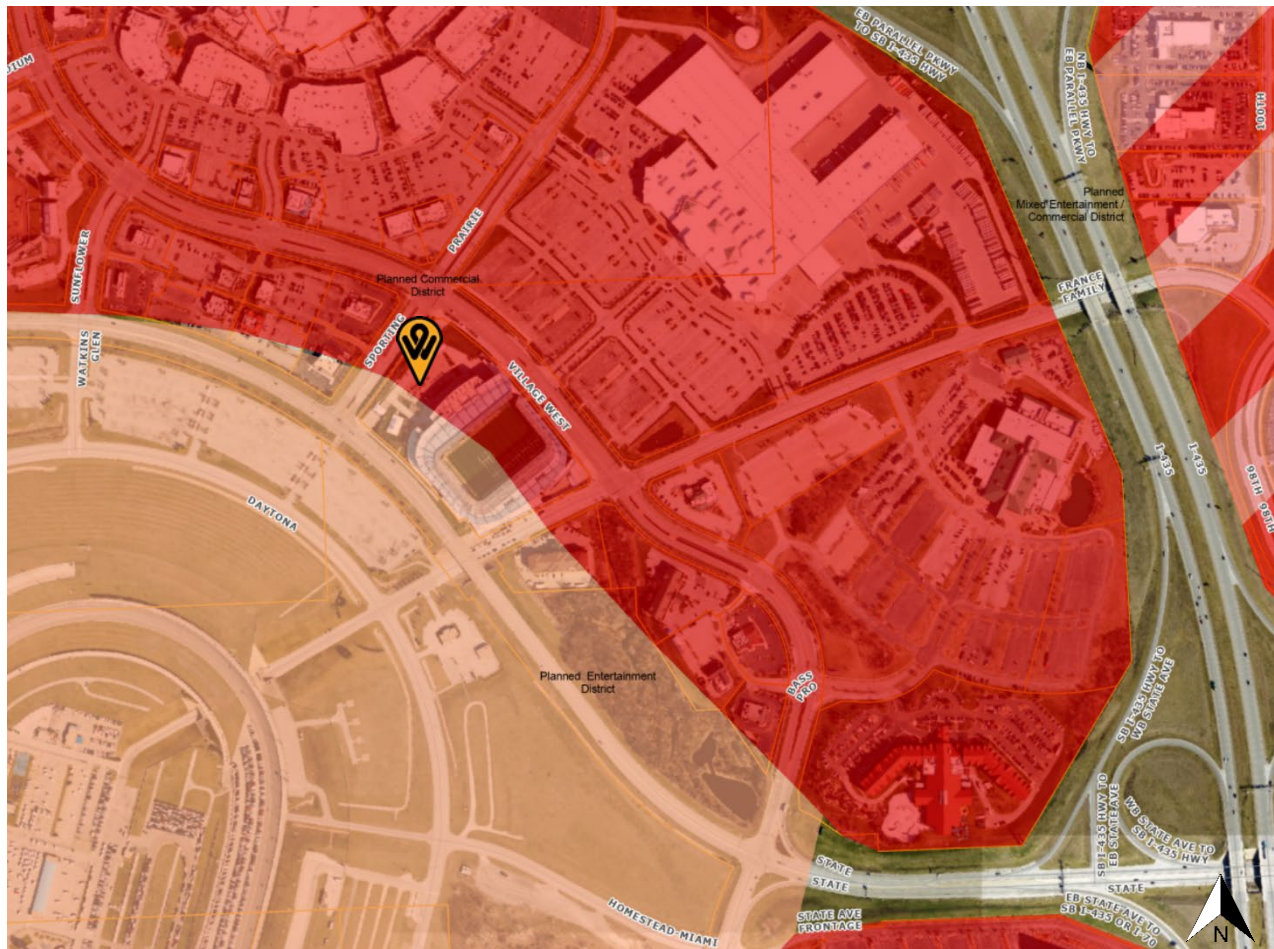
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



POPULOUS
07/25/25

**Variances to Sign Regulations for the Children's Mercy Park
Plaza Renovation (SP2025-034, PR2025-017)**

Variance No. 1: Accessory Sign (X.01 – MAIN GATE ID)

- **Requirement:** The CP-2 Zoning District permits a maximum cumulative sign area of 7% of the façade wall area (Table VIII-11-1).
 - **Request:** To allow a maximum cumulative wall area of 17% (200sf).
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
 - **Response:** *Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. This plaza renovation will enhance that experience by providing consistent and visible directional and identity signage which are critical to the building function. Additionally, the proposed signage size and illumination is consistent with the existing stadium and similar properties. The proposed signage is consistent with adjacent signage on the exterior of Children's Mercy Park and adjacent properties.*
 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - **Response:** *Granting this variance will not adversely affect the rights of adjacent property owners or residents.*
 3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
 - **Response:** *The strict application of the provisions of the zoning ordinance would impede proper visibility of signage, which is critical to the function and identity of the stadium wayfinding for spectators traveling to the facility and plaza.*
 4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
 - **Response:** *The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
 - ***Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The visible wayfinding signage will further improve circulation to and from the facility.***

Variance No. 2: Accessory Sign (X.01 – MAIN GATE ID)

- **Requirement: The CP-2 Zoning District does not permit internal illumination (Table VIII-11-2).**
 - **Request: To allow internal illumination.**
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
 - ***Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. This plaza renovation will enhance that experience by providing consistent and visible directional and identity signage which are critical to the building function. Additionally, the proposed signage size and illumination is consistent with the existing stadium and similar properties. The proposed signage is consistent with adjacent signage on the exterior of Children's Mercy Park and adjacent properties.***
 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - ***Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.***
 3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
 - ***Response: The strict application of the provisions of the zoning ordinance would impede proper visibility of signage, which is critical to the function and identity of the stadium wayfinding for spectators traveling to the facility and plaza.***
 4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

- **Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**
5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
- **Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The visible wayfinding signage will further improve circulation to and from the facility.**

Variance No. 3: Wall Sign (X.03 – STAGE SOUTH)

- **Requirement: The CP-2 Zoning District permits a maximum individual sign area of 300sf (Table VIII-11-7) and a maximum cumulative sign area of 7% of the façade wall area (Table VIII-11-1).**
 - **Request: To allow a maximum individual sign area of 640sf and cumulative wall area of 26% (640sf).**
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
- **Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. This plaza renovation will enhance that experience by providing consistent and visible directional and identity signage which are critical to the building function. Additionally, the proposed signage size and illumination is consistent with the existing stadium and similar properties. The proposed signage is consistent with adjacent signage on the exterior of Children's Mercy Park and adjacent properties.**
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
- **Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.**
3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
- **Response: The strict application of the provisions of the zoning ordinance would impede proper visibility of signage, which is critical to**

the function and identity of the stadium wayfinding for spectators traveling to the facility and plaza.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
 - ***Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***
5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
 - ***Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The visible wayfinding signage will further improve circulation to and from the facility.***

Variance No. 4: Wall Sign (LED BOARD)

- **Requirement:** The CP-2 Zoning District permits a maximum individual sign area of 300sf (Table VIII-11-7).
 - **Request:** To allow a maximum individual sign area of 844sf.
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
 - ***Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. The proposed LED screen is unique to an entertainment plaza like at Children's Mercy Park, and not typical to a general business district. The proposed screen size and digital content are critical for the success of the various events planned for this large space. The proposed signage is consistent with digital LED board signage on the exterior of adjacent properties and similar entertainment and assembly properties.***
 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - ***Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.***
 3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

- ***Response: The strict application of the provisions of the zoning ordinance would impede screen visibility across the plaza and limit the success of watch parties, concerts, and other similar events. These proposed elements are also necessary to compete with similar venues across the metro.***
- 4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
 - ***Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***
- 5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
 - ***Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The screen will enhance the potential uses at Children's Mercy Park and reinforce this venue as a prime destination in the area.***

Variance No. 5: Wall Sign (LED BOARD) and Roof Sign (X.04 – STAGE NORTH)

- **Requirement:** The CP-2 Zoning District permits a maximum cumulative sign area of 7% of the façade wall area (Table VIII-11-1).
 - **Request:** To allow a cumulative wall area of 36% (982sf).
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
 - ***Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. The proposed LED screen is unique to an entertainment plaza like at Children's Mercy Park, and not typical to a general business district. The proposed screen size and digital content are critical for the success of the various events planned for this large space. The proposed signage is consistent with digital LED board signage on the exterior of adjacent properties and similar entertainment and assembly properties.***
 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

- **Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.**
3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
- **Response: The strict application of the provisions of the zoning ordinance would impede screen visibility across the plaza and limit the success of watch parties, concerts, and other similar events. These proposed elements are also necessary to compete with similar venues across the metro.**
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
- **Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**
5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
- **Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The screen will enhance the potential uses at Children's Mercy Park and reinforce this venue as a prime destination in the area.**

Variance No. 6: Incidental Sign (D.01 – Directional Pylon)

- **Requirement: The CP-2 Zoning District permits a maximum height of 6 feet (Table VIII-11-12).**
 - **Request: To allow a height of 14'-8".**
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
- **Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. This plaza renovation will enhance that experience by providing consistent and visible directional and identity signage which are critical to the building function. Additionally, the proposed signage size and illumination is consistent with the existing stadium and similar**

properties. The proposed signage is consistent with adjacent signage on the exterior of Children's Mercy Park and adjacent properties.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - **Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.**
3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
 - **Response: The strict application of the provisions of the zoning ordinance would impede proper visibility of signage, which is critical to the function and identity of the stadium wayfinding for spectators traveling to the facility and plaza.**
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
 - **Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**
5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
 - **Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The visible wayfinding signage will further improve circulation to and from the facility.**

Variance No. 7: Incidental Sign (D.01 – Directional Pylon)

- **Requirement: The CP-2 Zoning District does not permit internal illumination (Table VIII-11-12).**
 - **Request: To allow internal illumination.**
1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.
 - **Response: Children's Mercy Park is a large public facility that draws thousands of spectators to the area for sporting and entertainment events. This plaza renovation will enhance that experience by providing consistent and visible directional and identity signage which are critical**

to the building function. Additionally, the proposed signage size and illumination is consistent with the existing stadium and similar properties. The proposed signage is consistent with adjacent signage on the exterior of Children's Mercy Park and adjacent properties.

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 - ***Response: Granting this variance will not adversely affect the rights of adjacent property owners or residents.***
3. The strict application of the provisions of the zoning ordinance of which variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
 - ***Response: The strict application of the provisions of the zoning ordinance would impede proper visibility of signage, which is critical to the function and identity of the stadium wayfinding for spectators traveling to the facility and plaza.***
4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
 - ***Response: The variance does not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.***
5. The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.
 - ***Response: The proposed signage will be consistent with the general spirit of an entertainment district and commercial zoning. The visible wayfinding signage will further improve circulation to and from the facility.***

KEY ISSUES

Use of the Screen
Exterior Illumination

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. When the screen is not being used for viewing specific events, will it be on and visible from Village West Parkway and/or Sporting Way? **Yes. The LED board will be utilized regularly for a wide range of purposes beyond live event broadcasts. This includes testing and monitoring content, showcasing partner advertising, promoting upcoming events, and supporting stadium operations such as tours and event preparation. Our intent is to maintain maximum operational flexibility so the board can be used as needed throughout the week, while also contributing to the activation and vibrancy of the plaza area.**
2. Will sound be projected to accompany and visuals shown when not in use for special/live events? What are the plans for such speakers systems and associated noise levels? **Yes, though the use of amplified sound will be dependent on the specific content and use-case. While static graphics and advertisements will generally not include audio, pre-produced video and promotional content may have accompanying sound. Any amplified sound will be carefully managed to align with event needs and to minimize impacts to the surrounding commercial district.**
3. Screening of certain shows/events tends to draw large crowds to other large recreation areas such as the KC Live! Area of the Power and Light District of downtown Kansas City, Missouri. How many people are you seeking to draw for viewing events? **The plaza space is designed with a maximum viewing capacity of approximately 8,750 people. While not every event will approach that number, the intent is to create a safe, flexible environment capable of hosting crowds of various sizes. Crowd management, ingress/egress, and event logistics will be coordinated with public safety officials and Sporting KC stadium management to ensure operations remain orderly and consistent with the approved special use permit for live entertainment.**
4. When Children's Mercy Park is not hosting sporting events or live events within the plaza area, will the exterior signage remain illuminated? **Yes. Certain exterior signage—including the main stadium ID sign at the rear of the LED board and the gate identification signage will remain illuminated at night similar to the other exterior stadium signage. This signage is automatically operated from photocells.**

Project Name: Children's Mercy Park Plaza Renovation (BOZA 2025-023)
Location: 1600 Village West Parkway

Attendees:

Amy Grant, Polsinelli PC (Law Firm)
Mitchell Brown, Populous

The zoom meeting began at 5:30 p.m. The development team concluded the meetings 30 minutes following the start time when it was determined that none of the invitees had joined the meeting.

105616381.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Amy Grant, of lawful age, sound mind and upon her oath states as follows:

1. That I am the petitioner for Petition #BOZA 2025-023.
2. That I conducted a neighborhood meeting on August 25, 2025.
3. The notice to nearby property owners was sent on August 8, 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.



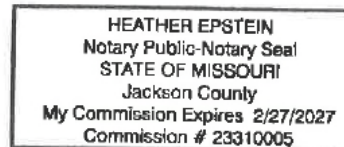
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2 day of
July, 2025.

My commission expires 27 of February, 2027.

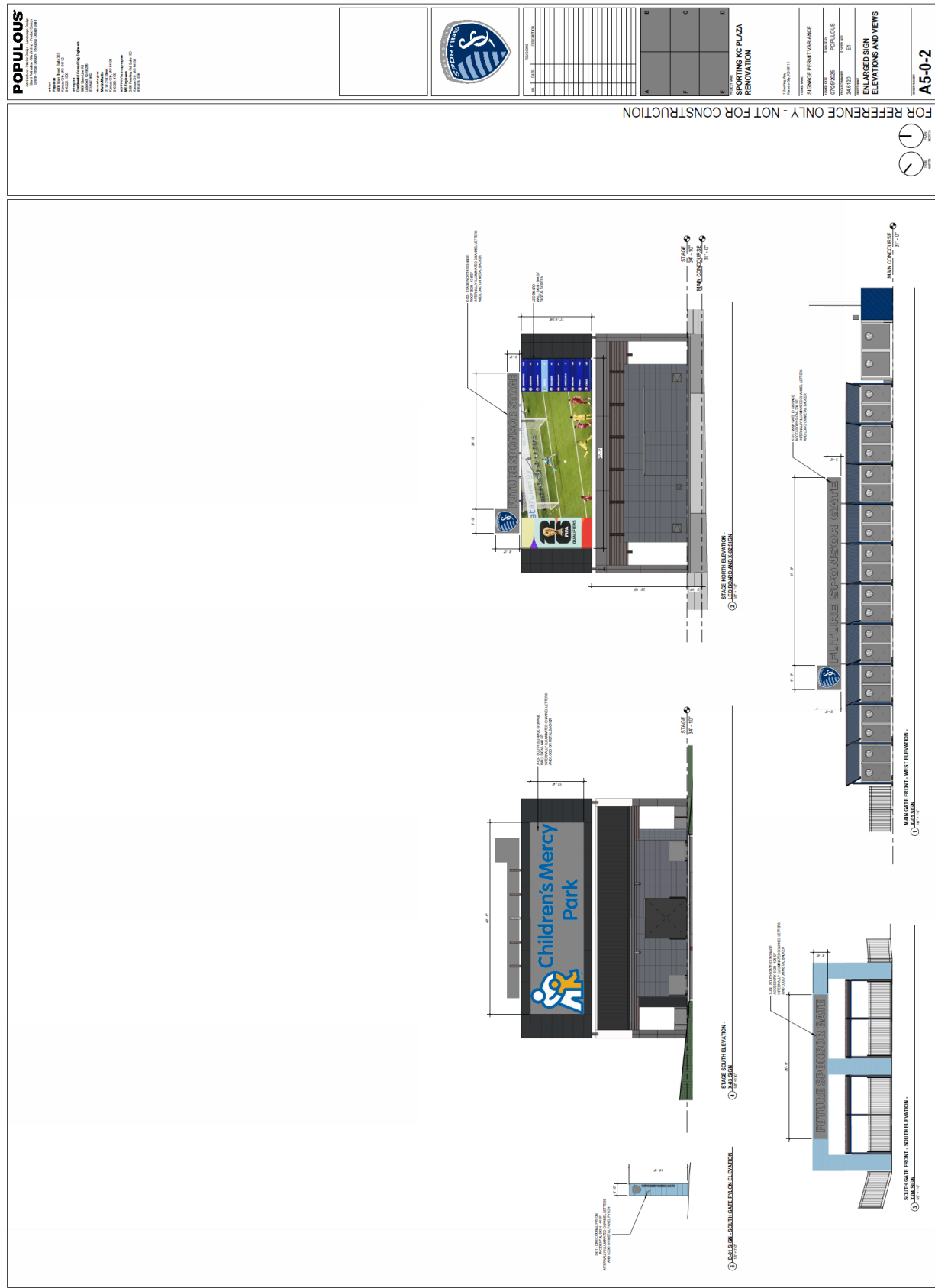


Notary Public





FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



[illegible]



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: Board of Zoning Appeals

From: Planning and Urban Design Staff

Date: September 8, 2025

Re: Board of Zoning Appeals Petition BOZA2025-024

GENERAL INFORMATION

Applicant Information:

Katrina Gerber
Eden Village
1001 Metropolitan Avenue
Kansas City, Kansas 66103

Subject Property:

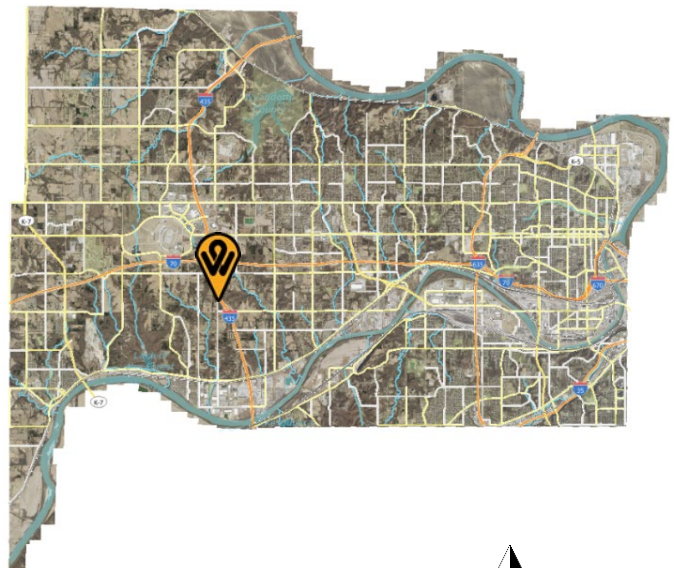
1300 North 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:

This appeal has been filed to build 30 mobile homes as a tiny home community. Section 27-462(e)(3) states mobile home space size is not less than 40 feet by 100 feet. Appellant requests 30 feet by 55 feet, a violation of 10 feet by 45 feet.

Section 27-462(f)(1) states a concrete patio 128 square feet or larger. Appellant requests 75 square feet, a violation of 53 square feet.

Section 27-462(f)(3) states where public streets are provided, they will meet all unified government standards and specifications. All private streets shall be built to standards determined by the unified



government engineer and shall be at least 24 feet wide. Appellant requests to construct a 20-foot wide private street, a violation of four (4) feet.

Section 27-462(h) Two (2) off-street parking spaces shall be provided for each dwelling unit. In addition, mobile home parks that do not have public streets shall provide visitor parking at a rate of one-quarter (¼) parking space for each mobile home lot, appropriately located and dispersed in separate parking lots having no more than 8 parking spaces each. Appellant requests 25 parking spaces, a violation of 43 parking spaces.

Commission Districts: At-Large Commissioner, District #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning District(s): RP-5 Planned Apartment District
(proposed to be RP-M Planned Mobile Home Park District)

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-2 Two Family District	Single-family home
South	CP-3 Planned Commercial District	Commercial business
East	RP-5 Planned Apartment District	Single-family homes
West	RP-5 Planned Apartment District	Mobile home park

Total Tract Size: 8.94 Acres

Neighborhood Characteristics: The property is within the Coronado Statistical Neighborhood, the Leavenworth Road Association (LRA) and the Coronado Ridge Neighborhood Group, Census Block Group #0439042. The neighborhood consists of a diversity of uses, including single-family residences, multi-family residences, commercial uses along State Avenue, institutional uses such as schools, and storage for Kansas City Kansas Public

Schools and the Kansas City Kansas
Housing Authority.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes.

Major Street Plan: The goDotte Countywide Strategic Mobility designates State Avenue Parkway as a Major Arterial.

Parking Requirement: Section 27-462(h) Two (2) off-street parking spaces shall be provided for each dwelling unit. In addition, mobile home parks that do not have public streets shall provide visitor parking at a rate of one-quarter parking space for each mobile home lot, appropriately located and dispersed in separate parking lots having no more than 8 parking spaces each. Appellant request 25 parking spaces, a violation of 43 parking spaces.

Note: The proposed zoning code amendment (circa 2020) parking requirement for a cottage court/tiny home is one (1) space per dwelling unit. 30 parking spaces are required. 25 parking spaces are provided, a violation of five (5) parking spaces.

Landscaping Requirement: Section 27-462(g) Trees are required to be provided at not less than one (1) tree per 4,500 square feet of site area and buffer plantings are required adjacent to single-family and two-family zoned property.

Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially

unsightly areas or where sensitive areas exist on adjacent property.

Advertisement: The Wyandotte Echo – August 14, 2025
Letters to Property Owners – August 15, 2025

Public Hearing: September 8, 2025

Public Support: None to date.

Public Opposition: None to date.

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. COZ2025-020 – Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District for a 34-unit mobile home park (scheduled to be heard by the City Planning Commission on September 8, 2025).

Previous Planning Actions:

1. PR2024-003 – 2024 – Preliminary Plan Review for 174-unit multi-family apartment development – Withdrawn.
2. MPL2024-001 – 2024 – Master Plan Amendment from Medium Density Residential to High Density Residential for 174-unit multi-family development – Withdrawn.
3. PR2023-034 – 2023 – Preliminary Plan Review for 180-unit multi-family apartment development – Denied.
4. MPL2023-017 – 2023 – Master Plan Amendment from Medium Density Residential to High Density Residential for 180-unit multi-family development – Denied.
5. BOZA2023-051 – 2023 – Variance for parking reduction – Approved.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Katrina Gerber with Eden Village is requesting four (4) variances for mobile home space size, concrete patio size, private street width, and off-street parking in the RP-M Planned Mobile Home Park District to build a 30-unit mobile home park in a single-family, cottage-like style on 8.94 acres.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, and all other applicable standards within Chapter 27.

KANSAS STATUTORY REQUIREMENTS

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

Variance #1: The property is not unique. The parcel is greater than 8 acres located in the middle portion of the city. The proposed development on an undeveloped site with steep grades from north to south, so the majority of the site development is restricted to the south half. The mobile home pad sites are similar to Eden Village, which was approved in 2023.

Variance #2: The property is not unique as there is ample space to increase patio size for each mobile home. The applicant's desire to keep 75 square feet is to be in proportion to the smaller mobile home.

Variance #3: The property is not unique as the proposed public street at the gate entrance is 26 feet in width, then tapers to 20 feet. The road can be widened two (2) feet on either side to comply with the Section 27-462(f)(3).

Variance #4: The applicant stated that the majority of the residents will not have access to a vehicle, therefore the amount of parking required versus what is needed is not necessary for the proposed development.

- 2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.***

Variance #1: The granting of the permit for the variance will not adversely affect the rights of adjacent property owners as the majority of the mobile home units will be screened from public view, so the mobile home pad sites will not be an issues. Additionally, due to topography, the mobile homes will be clustered together.

Variance #2: The granting of the permit for the variance will not adversely affect the rights of adjacent property owners as each mobile home will have a patio,

that face inward towards other mobile homes and are connected by a common sidewalk that leads to the private street and the rest of the development.

Variance #3: The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents because the area around these parcels are not densely populated. Parking will be prohibited on the private street inside the gated mobile home community because drive aisle width is too narrow for fire apparatus to safely maneuver through the site.

Variance #4: As stated previously, a majority of the residents will not have access to vehicles, therefore access to mass transit is crucial. Reducing the parking requirement for these residents who do not have vehicles will not affect the rights of adjacent property owners because guests will have the ability to park in the parking lot.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Variance #1: If the application is denied, the applicant will be required to increase the mobile home space size thereby redesigning their site plan to meet the 40 feet x 100 feet space size.

Variance #2: If the request is denied, the applicant will need to install a larger concrete patio that complies to the code rather than a smaller patio for each mobile home.

Variance #3: If the request is denied, the applicant will need to expand the width of the private street by four (4) feet and comply with the code.

Variance #4: If the request is denied, the applicant will need to redesign their proposed layout to place an additional 43 parking spaces as there is ample space to accommodate additional parking, however, retaining walls will need to be constructed to manage the grade from north to south.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

Variance #1: The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the mobile home space size, which is similar in size as Eden Village approved in 2023.

Variance #2: The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the concrete patio size. Outdoor patio space is being provided for all residents, simply on a smaller footprint in proportion with each mobile home. There are common spaces for residents to access such as the community garden and fire pit.

Variance #3: The variance desired could adversely affect public health and safety with a reduced private street width, as it becomes more difficult for trucks to deliver mobile homes on site and emergency vehicles to provide adequate services to residents due to the 20-foot road width.

The road width at the entrance is 26 feet, so the minimum 24-foot width has been met and can be continued through the site to comply with the code.

Variance #4: The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare for off-street parking reduction of 43 spaces, provided there is safe access to alternate modes of transit. Currently, there are no sidewalks on North 59th Street, so it is unclear how residents who may not have access to a vehicle get to the bus stop at Meadowlark Lane and State Avenue.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

Variance 1: The intent of the ordinance is to ensure there is adequate space for residents around their mobile home and there is open space for residents to enjoy. The 40-foot by 100-foot mobile home space size is

Variance #2: The purpose for having a standard patio size of 128 square feet is to allow outdoor space in front of each mobile home to allow for sitting, eating, and grilling – all things a resident would have the ability to have in a “traditional” single-family home, but can be constrained on the standard mobile-home pad site. Reducing the concrete patio size would allow for more open space around the mobile home, but it would still meet the spirit and intent of the zoning ordinance for the reasons stated previously.

Variance #3: The minimum 24-foot paved road width is to ensure that a truck and trailer can safely deliver a mobile home to its pad site and emergency services can safely maneuver through the site. If the road is too narrow, the truck cannot maneuver the trailer through the public street and possibly hit vehicles, utilities or other intrusions in the public right-of-way. Granting of the variance does not meet the general spirit and intent of the zoning ordinance.

Variance #4: The spirit and intent of the zoning ordinance is to ensure that there is enough parking for residents and guests at a mobile home court, however, in this instance, where the majority of residents will not have access to a vehicle, and will mainly rely on alternate modes of transportation (i.e., KCATA). The spaces provided on site will be for a few residents, guests, and support services.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1101 Metropolitan Avenue, Kansas City, KS 66103 on August 25, 2025. Attached is the list of persons who attended

the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

On-Site Parking

Pedestrian Connection to Transit

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This Board of Zoning Appeals petition is being heard in conjunction with COZ2025-020. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition BOZA2025-024 by the Board of Zoning Appeals.

Applicant Response: Acknowledged.

2. The private drive at the entrance gate is 26 feet wide. Widening the private street by two (2) feet on both sides totaling 24 feet will comply with Section 27-462(f)(3) and remove Variance #3 from the request.

Applicant Response: The intent is that this drive is only for fire and EMS and meets the 2018 IFC for fire lane width, otherwise the drive is used as a sidewalk for residents and traffic is not allowed west of the gate.

3. How will residents, who do not have a vehicle access transit (i.e. KCATA) without a sidewalk on North 59th Street to State Avenue?

Applicant Response: Residents are offered transportation to various stores and other services twice a week from the resource center. Most have access to Ride KC program and some will Uber.

4. How will these mobile homes be secured? Will these be tied down with straps and therefore mobile, homes may be replaced at any point in time, or will they be anchored with footings and foundation?

Applicant Response: The homes are secured by anchor bolts to a concrete foundations.

5. Install a four (4) foot sidewalk connecting the resource center to the shared sidewalks linking to the individual mobile homes.

Applicant Response: There is a sidewalk on the east and north side of the resource center that connects to the "drive" the "drive" is intended for pedestrian use and only has a 20-foot width for emergency access. There is a gate to prevent traffic west of the resource center so no need for additional sidewalks.

6. Install crosswalks across the drive aisle.

Applicant Response: See above. The “drive” is gated to vehicular traffic and its intent to serve as a sidewalk, the 20-foot width is only provided for fire/EMS.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Zoning Appeals **APPROVE** Appeal **BOZA2025-024** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **This Board of Zoning Appeals case is being heard in conjunction with COZ2025-020. Any approval by the Board of Zoning Appeals of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of Petition COZ2025-020 by the Unified Government Board of Commissioners and upon any ordinance publications required by law;**
2. **Various transportation options need to be made available to residents who do not have access to a personal vehicle;**
3. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
4. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
5. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
6. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
7. **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;

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; and,
9. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Five (5) Criteria Set by State Statute
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	Board of Zoning Appeals
Variance	September 8, 2025

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Board of Zoning Appeals **APPROVE** Appeal **BOZA2025-024** as meeting all the requirements of the City code and being in the interest of the public health, safety and general 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. _____.

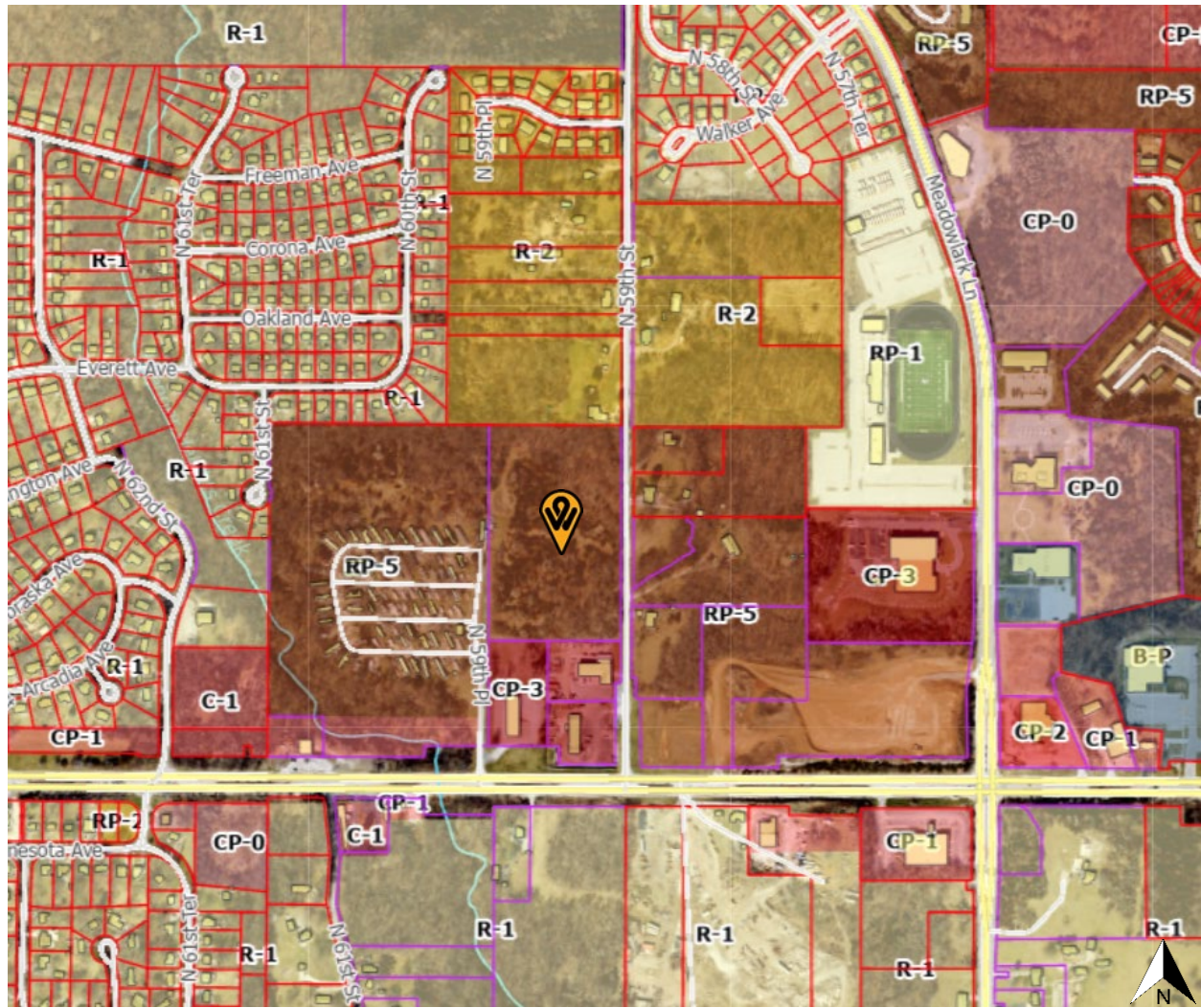
OR

I move the Board of Zoning Appeals **DENY** Appeal **BOZA2025-024**, as it is not in compliance with the City Ordinances as it will not promote the health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Kansas State Statutes	
This section outlines the five (5) statutes in which variances are reviewed upon. The applicant must review these statutes and explain how their application applies and conforms to these five (5) statutes in as much detail as possible.	
1	The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant. 1. Our homes are smaller than typical mobile homes therefore do not need as large of a lot 2. Our homes come with the front porch built on which is nicer than a concrete patio 3. There is no vehicular traffic allowed on our streets it is only for fire access 4. As our residents are homeless the majority do not have cars We currently have 10 spaces for 22 residents at our first location with no issues.
2	The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. 1-5- None of these variances will affect or neighbors

3	The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. 1-4- We are a not-for profit providing permanent housing to homeless, which is desperately needed. Requiring compliance with these variances would require additional cost and reduce the number of homes we are able to provide.
4	The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. None of the variances requested will adversely affect any of these issues, in fact will improve these by providing homes to those previously on the streets
5	The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. These items will not go against the general intent of the zoning ordinance and will in fact yield a more desirable outcome.
End of Application Please review again to ensure all applicable fields are completed. <u>Any incomplete or insufficient fields may result in your application not being processed, per Section 27-198.</u> See other required materials and information in the remaining pages of this packet.	

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This Board of Zoning Appeals petition is being heard in conjunction with COZ2025-022. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition BOZA2025-024 by the Board of Zoning Appeals.
Acknowledged
2. The private drive at the entrance gate is 26 feet wide. Widening the private street by two (2) feet on both sides totaling 24 feet will comply with Section 27-462(f)(3) and remove Variance #3 from the request. **The intent is that this drive is only for fire and EMS and meets the 2018 IFC for fire lane width, otherwise the drive is used as a sidewalk for residents and traffic is not allowed west of the gate.**
3. How will residents, who do not have a vehicle access transit (i.e. KCATA) without a sidewalk on North 59th Street to State Avenue? **Residents are offered transportation to various stores and other services twice a week from the resource center. Most have access to Ride KC program and some will uber.**
4. How will these mobile homes be secured? Will these be tied down with straps and therefore mobile, homes may be replaced at any point in time, or will they be anchored with footings and foundation? **The homes are secured by anchor bolts to a concrete foundation.**
5. Install a four (4) foot sidewalk connecting the resource center to the shared sidewalks linking to the individual mobile homes. **There is a sidewalk on the east and north of the resource center that connects to the 'drive' the 'drive' is intended for pedestrian use and only has the 20' width for**

- emergency access. There is a gate to prevent traffic west of the resource center so no need for additional sidewalks.
6. Install crosswalks across the drive aisle. See above, the 'drive' is gated to vehicular traffic and its intent is to serve as a sidewalk, the 20' width is only provided for fire/EMS.

Standard Conditions:

1. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring. **Acknowledged**
2. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line. **Acknowledged**
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. **Acknowledged**
4. All existing and future driveways must feature curb cuts that are constructed to UG standards. **Acknowledged**
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. **Acknowledged**
6. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable. **Acknowledged**

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

1300 North 59th Street, Kansas City, KS

Date: August 25, 2025

[illegible]

Neighborhood Meeting Minutes

Eden Village
1300 N. 59th Street
Kansas City, Kansas 66102

Application #: COZ2025-020, BOZA2025-024
Date: August 25, 2025
Location: 1001 Metropolitan Ave, Kansas City, KS 66103

Meeting Called to Order at: 6:00PM

Attendees:

Katrina Gerber, President, Eden Village
Brian Lavery, Continental Consulting Engineers
Valerie Webb
Gene Holland

Presentation of project was made by Ms. Gerber outlining project, location, site plan, landscape plan, proximity to neighboring properties. Ms. Gerber noted that the mobile home zoning was requested by staff, but these are not typical mobile homes, the mobile home zoning will require the project to request variances at BOZA.

The following questions were made by Ms. Webb and Mr. Holland and responded to by Ms. Gerber:

Q: Is the parking lot fenced in?

A: No, the parking is open to the street, but the homes are secured and entry is through the resource center

Q: Do you have any issues with parking lot or site security at the existing location?

A: No issues at the 1001 Metropolitan site

Q: Do you have an alarm system?

A: Yes, we have a site security system that includes cameras

Q: Is the gate open?

A: No, the gate is left closed except for emergency access, access for the residents is through the main gate with fingerprint. Public access is through the resource center

Q: What trees are being saved and removed?

A: Ms. Gerber showed sheet L100 showing the preservation area

Q: How far is the trailer park?

A: Ms. Gerber showed on the site plan where the mobile home community to the west is located

Q: Will residents walk up and down 59th Street?

A: Most residents will use the drivers that are provided 2x weekly or will use RideKC, there is not much pedestrian traffic

Q: Where do you get the houses?

A: The houses are provided by SolSource out of Neosho, MO and come in one at a time and will be set in phases

Q: Is this project served by sanitary sewer?

A: Yes, there is a 24" sanitary sewer to the west

Meeting adjourned at: 6:30PM

Minutes taken by: Brian Lavery

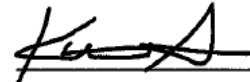
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Johnson) SS:

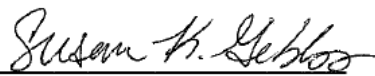
Comes now Katrina Gerber, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-020
2. That I conducted a neighborhood meeting on August 25, 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 26th day of August 2025
My commission expires 25th of April, 2027


Notary Public



