

Unified Government of Wyandotte County and Kansas City, Kansas



**Planning & Zoning / Board of Commissioners**

Commission Chambers

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

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**Mayor Tyrone Garner**

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

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**AGENDA**

**Thursday, September 25, 2025**

**7:00 PM**

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO SEPTEMBER 25, 2025 AGENDA**
- 5. MAYOR'S AGENDA**
  - 5.1 PRESENTATION: DOTTE PROUD RECOGNITION**

Synopsis: In honor of Hispanic Heritage Month, Mayor Garner will recognize exceptional individuals whose talents, leadership, and cultural contributions have helped shape and enrich the fabric of our county. Honorees include Gilbert Chacon, Maximilian Mendoza, Brenda Mortell, Gabe Munoz, Sandra Olivas, Daniel Silva, and Roger Villanueva.

*For Information Only*  
Tracking #: 211026
  - 5.2 PROCLAMATION: PROSTATE CANCER AWARENESS MONTH**

Synopsis: Proclamation proclaiming the month of September 2025 as Prostate Cancer Awareness Month.

Tracking #: 211037

**5.3 PROCLAMATION: SUICIDE PREVENTION MONTH**

Synopsis: Proclamation proclaiming the month of September 2025 as Suicide Prevention Month.

Tracking #: 211052

**5.4 PROCLAMATION: 913 WEEK**

Synopsis: Proclamation proclaiming September 8th-14th, 2025, as 913 Week.

Tracking #: 211054

**5.5 PROCLAMATION: ERNESTINE B. SMITH'S 100TH BIRTHDAY**

Synopsis: Proclamation proclaiming September 22, 2025, as Ernestine B. Smith's 100th Birthday.

Tracking #: 211053

**6. CLERK'S-STATEMENT**

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

**PLANNING & ZONING COMMISSION**

**7. PLANNING AND ZONING CONSENT AGENDA**

**7.1 Change of Zone Application(s)**

**7.1.1 COZ2025-019 - LINDA HOUSTON FOUNDATION**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture & R-1 Single-Family Districts to CP-1 Planned Limited Business District to construct a quilt museum at 1133 North 94th Street and 9250 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21925

**7.1.2 COZ2025-020 - KATRINA GERBER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District to develop a mobile home park at 1300 North 59th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21926

**7.1.3 COZ2025-021 - PMG ASSET SERVICES LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for Hollywood Casino Hotel at 501 Speedway Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21927

## **7.2 Special Use Permit Application(s)**

### **7.2.1 SP2025-050 - JOSEPH COLLINS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal) for the continuation of a drinking establishment and microbrewery at 601 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR FIVE (5) YEARS.

Tracking #: 21936

### **7.2.2 SP2025-052 - RXR HOUSING SOLUTIONS LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a short-term rental at 6327 Rowland Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR ONE (1) YEAR.

Tracking #: 21938

### **7.2.3 SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS**

Synopsis: A RECOMMENDATION and ORDINANCE for Special Use Permit (Renewal) for the continuation of a liquor store at 9801 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR TWO (2) YEARS.

Tracking #: 21939

## **7.3 Miscellaneous**

### **7.3.1 ORDINANCE: REZONING PROPERTY (COZ2025-007)**

Synopsis: AN ORDINANCE rezoning property at 430 North 86<sup>th</sup> Street (COZ2025-007) from R-1 Single Family to A-G Agriculture District, RECOMMENDED FOR APPROVAL.

Tracking #: 211031

### **7.3.2 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-013)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-013) for a building expansion on a used automotive dealership to provide vehicle maintenance and repair services at 1801 North 100<sup>th</sup> Terrace, RECOMMENDED FOR APPROVAL.

Tracking #: 211032

### **7.3.3 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-026)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-026) for maintenance of fleet vehicles at 1625 South 45th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211040

### **7.3.4 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-037)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-037) for continuation of a Short-Term Rental at 2614 South 27th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211033

**7.3.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-039)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-039) for a liquor store at 1863 North 18th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211034

**7.3.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-040)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-040) for a Short-Term Rental at 4448 Rainbow Boulevard, RECOMMENDED FOR APPROVAL.

Tracking #: 211039

**7.3.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-044)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-044) for a kitchen and event space at 1017 North 9th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 211042

**7.3.8 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-045)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-045) for continuation of a Short-Term Rental at 7917 Tauomee Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 211038

**7.3.9 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-047)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-047) for the continuation of an event space at 6300 Parallel Parkway, RECOMMENDED FOR APPROVAL.

Tracking #: 211043

**7.3.10 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-048)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-048) for a Short-Term Rental at 13143 Nebraska Court, RECOMMENDED FOR APPROVAL.

Tracking #: 211041

**8. PLANNING AND ZONING NON-CONSENT AGENDA**

**8.1 Miscellaneous**

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

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

*This item was previously heard before the Board of Commissioners on July 31 and August 28, 2025.*

Tracking #: 21779

## REGULAR COMMISSION

### 9. REGULAR CONSENT AGENDA

#### 9.1 RESOLUTION: AREA AGENCY ON AGING AREA PLAN

Synopsis: A resolution approving the Area Plan on Aging for the federal fiscal years 2026 through 2029.

*On September 22, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211010

#### 9.2 MINUTES

Synopsis: Minutes from the Special Session meeting on August 14, 2025, and Regular Session meeting on April 4, 2024.

Tracking #: MINUTES

#### 9.3 WEEKLY BUSINESS

Synopsis: Weekly business materials dated August 14, 21, and 28, 2025.

Tracking #: WEEKLY BUSINESS

### 10. PUBLIC HEARING AGENDA

### 11. STANDING COMMITTEES' AGENDA

### 12. ADMINISTRATOR'S AGENDA

#### 12.1 ORDINANCE: APPROVING SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT BUDGET

Synopsis: Request adoption of the following ordinance regarding the Self-Supported Municipal Improvement District as follows:

An Ordinance expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas with respect to financing the 2025 annual budget for the **Self-Supported Municipal Improvement District** and approving, adopting, and appropriating the budget of the Self-Supported Municipal Improvement District and levying a tax for the year beginning January 1, 2026.

*This item was heard by the Board of Commissioners on September 15, 2025, and set over to this meeting.*

Tracking #: 21915

## 12.2. RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET

**Synopsis:** Request adoption of the following resolution regarding the Wyandotte County Library Budget as follows:

A Resolution expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to financing the 2025 annual budget for the **Wyandotte County Library** and approving, adopting, and appropriating the budget of the Wyandotte County Library Board and levying a tax for the year beginning January 1, 2026.

**Tracking #:** 211051

## 13. COMMISSIONERS' AGENDA

## 14. PUBLIC ANNOUNCEMENTS

## 15. ADJOURN

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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](mailto:UGclerkrequest@wycokck.org) or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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

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

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Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 443" style="border: 1px solid black; padding: 2px;">Irene Caudillo, Chief of Staff</div> icaudillo@wycokck.org x5010	Mayor's Office
<b>AGENDA ITEM #5.1.</b>		
<b>PRESENTATION: DOTTE PROUD RECOGNITION</b>		
<b>BACKGROUND</b>		
<p>In honor of Hispanic Heritage Month, Mayor Garner will recognize exceptional individuals whose talents, leadership, and cultural contributions have helped shape and enrich the fabric of our county. Honorees include Gilbert Chacon, Maximilian Mendoza, Brenda Mortell, Gabe Munoz, Sandra Olivas, Daniel Silva, and Roger Villanueva.</p>		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Mayor's Dotte Proud Recognition 9-25-25		

Approved by Mayor/Administrator to add to agenda.

**Mayor's  
Dotte  
Proud  
Recogniti  
on**

September 25, 2025



**Honoring Hispanic Heritage  
Month**

# Gilbert Chacon



# Maximilian R. Mendoza



**Brenda Mortell**



**Gabe Munoz**



# Sandra Olivas



# Flaco Rameriz Boxing Gym



**Daniel Silva**





# PROCLAMATION

- WHEREAS,** prostate cancer is the most commonly diagnosed form of cancer and the second leading cause of cancer-related deaths among men; and
- WHEREAS,** this year approximately 313,780 men will be diagnosed with prostate cancer in the United States alone, and roughly 35,770 will die this year from the disease, which is one man every 15 minutes; and
- WHEREAS,** 1 in 8 men are diagnosed with prostate cancer. African American men are at the highest risk for the disease, with a rate of 1 in 6 men. African American men are 2.1 times more likely to die from the disease; and
- WHEREAS,** education regarding prostate cancer and early detection strategies is critical to saving lives and preventing and protecting our families; and
- WHEREAS,** all men are at risk for prostate cancer, we encourage the citizens of Wyandotte County/Kansas City, Kansas, to increase the importance of prostate screenings.

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

## “Prostate Cancer Awareness Month”

in Wyandotte County/Kansas City, Kansas, and urge all citizens to recognize Prostate Cancer Awareness Month. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

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**TYRONE GARNER, MAYOR/CEO**



# PROCLAMATION

**WHEREAS,** suicide is a leading cause of death in the United States, claiming the lives of over 49,000 people in 2022 alone, and leaving families, friends, and entire communities devastated; and

**WHEREAS,** Wyandotte County is not immune to the impact of suicide, and it is our shared responsibility to foster awareness, support, and resources that can save lives; and

**WHEREAS,** raising awareness about mental health and suicide prevention helps reduce stigma, encourages open conversations, and ensures that those in need feel safe to seek help; and

**WHEREAS,** organizations, mental health professionals, faith communities, schools, and advocates across Kansas City, Kansas and Wyandotte County are working tirelessly to provide education, resources, and hope to individuals and families affected by suicide; and

**WHEREAS,** September is recognized nationally as Suicide Prevention Month, offering an opportunity to join together as a community to promote hope, raise awareness, and reaffirm our commitment to preventing suicide; and

**WHEREAS,** by supporting prevention efforts, showing compassion, and expanding access to mental health care, Wyandotte County can continue working toward a future where fewer lives are lost to suicide.

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

## “Suicide Prevention Month”

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

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**TYRONE GARNER, MAYOR/CEO**



# PROCLAMATION

**WHEREAS,** 913 Week is a celebration inspired by our local area code and serves as a powerful symbol of pride, unity, and identity for the residents, businesses, and communities of Wyandotte County/Kansas City, Kansas; and

**WHEREAS,** what began as a single day of recognition has grown into a weeklong celebration of entrepreneurship and community spirit, honoring the diverse neighborhoods and people that make Wyandotte County unique; and

**WHEREAS,** throughout the week, residents and visitors alike are encouraged to explore the many dynamic areas of our community, including the Historic Quindaro Ruins, Strawberry Hill, Downtown KCK, Central Avenue, Rosedale, Argentine, Turner, and more to eat, shop, play, and connect with neighbors; and

**WHEREAS,** local businesses, artists, and community organizations will participate in the festivities by offering special deals, hosting events, pop-up markets, and performances that showcase the rich creativity and entrepreneurial spirit of Wyandotte County; and

**WHEREAS,** 913 Week also highlights the importance of civic engagement, cultural heritage, economic development, and community collaboration, offering a platform to uplift the stories, contributions, and voices of our residents.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the week of September 8-14, 2025, as:

## “913 Week”

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

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**TYRONE GARNER, MAYOR/CEO**



# PROCLAMATION

- WHEREAS,** Ernestine B. Smith was born on September 22, 1925, and raised in the Rosedale neighborhood of Kansas City, Kansas, to loving parents, Ida Mae and Harrison William Oliver Blackburn; and
- WHEREAS,** she is the beloved matriarch of a large family of twelve siblings, four brothers and eight sisters, providing strength, wisdom, and love through the generations; and
- WHEREAS,** she pursued her early education at Atticus Elementary and Northeast Junior High School, graduating proudly from Sumner High School, Class of 1943; and
- WHEREAS,** Ernestine B. Smith is the devoted mother of two children, Diana and Wesley, and the proud grandmother of Kevin and Nicole, all of whom carry forward her legacy of grace; and
- WHEREAS,** she served the federal government with distinction for 33 years, working in the accounting departments of both the Internal Revenue Service and Richards-Gebauer Air Force Base; and
- WHEREAS,** upon retirement, she continued to give back to her community by serving as a Foster Grandmother for 50 years, assisting teachers and enriching young lives at Douglass Elementary School; and
- WHEREAS,** a lifelong love of learning, Ernestine furthered her own education by attending Donnelly College, where she earned an associate's degree in management Analysis; and
- WHEREAS,** she has long been dedicated to the advancement of civil rights, joining the NAACP in her twenties and serving as Secretary of the local NAACP branch from 1993 to 2000; and
- WHEREAS,** Ernestine B. Smith's civic engagement extended to local and state politics, where she volunteered and worked with State Senator David Haley of Wyandotte County; and
- WHEREAS,** she cherishes and values family, serving as Secretary for numerous family reunions of the Blackburn, Vaughn, Greene, Jacques, and Jake families, always bringing people together in celebration and unity; and
- WHEREAS,** her favorite pastimes have included playing canasta and traveling with her five sisters; and
- WHEREAS,** when asked the secret to her longevity, she shares two simple yet profound truths: "Keep your mind and body healthy and put your hand in God's hand".

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim September 22, 2025, as:

## **"Ernestine B. Smith's 100<sup>th</sup> Birthday"**

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

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**TYRONE GARNER, MAYOR/CEO**



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** September 25, 2025  
**Re:** Change of Zone Petition COZ2025-019

## GENERAL INFORMATION

### Applicant Information:

Linda Houston Foundation, Inc.  
Applicant's Representative  
Aaron March with Rouse Frets White  
Goss  
4510 Bellview, Suite 300  
Kansas City, Missouri 64111

### Subject Property:

1133 North 94<sup>th</sup> Street  
Kansas City, Kansas 66109

### Requested Action and Purpose:

Approval of a Change of Zone from  
A-G Agriculture and R-1 Single  
Family Districts to CP-1 Planned  
Limited Business District for a quilt  
museum.

### Commission Districts:

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

### Existing Zoning District(s):

A-G Agriculture and R-1 Single  
Family Districts



**Proposed Zoning District(s):**

CP-1 Planned Limited Business District

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

**Total Tract Size:** 3.51 Acres

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

**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 Plan classifies State Avenue 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 variance from the Board of Zoning Appeals has been submitted (BOZA2025-022).

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 94<sup>th</sup> Street and State Avenue or trees planted within parking lot islands.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – August 14, 2025 Letters to Property Owners – August 15, 2025
<b>Public Hearing:</b>	September 8 and September 25, 2025
<b>Public Support:</b>	None to date.
<b>Public Opposition:</b>	None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Aaron March with Rouse, 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 (four (4) events annually) on 3.51 acres at 1133 North 94<sup>th</sup> Street.

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

1. None

### **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 Permits and Cases:**

1. BOZA2025-022 – Variance for parking reduction – 58 spaces (scheduled to be heard by the Board of Zoning Appeals 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.

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## **FACTORS TO BE CONSIDERED**

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

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 98<sup>th</sup> Street and State Avenue, Homefield Training Center to the east and a vacant, single-family residential parcel to the north.

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

The zoning and uses of properties nearby are set out above. The proposed use will provide a service to those individuals who are interested in quilting, learning how to quilt or have the ability to rent out a portion of the building as an event space. Homefield Training Center has events weekly as a host for basketball and volleyball games and other youth sports tournaments.

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

The removal of the restrictions will not detrimentally affect nearby property as this commercial building is adjacent to multi-family to the west, which is often adjacent to office and limited retail business, but also Homefield Training Center that while zoned A-G Agriculture District operates a commercial building immediately to the east. Rezoning the property to allow a museum, event space and classroom meeting space otherwise is not dissimilar from the existing CP-1 zoning on the northeast corner of 94<sup>th</sup> Street and State Avenue.

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

The property is not vacant. There is a single-family home on the property that is occupied and will be removed, if approved.

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

The proposed use, a museum for the hobby art of quilting, will provide an alternative commercial experience on the eastern edge of the Village West Area

for the community and will not substantially or permanently injure the appropriate use, visual quality, or marketability of nearby property if the proposed use is properly designed and screened.

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

The proposed use will increase traffic to the site, as the existing property has a single-family residence along North 94<sup>th</sup> Street. The building will be orientated towards 94<sup>th</sup> Street, with the front of the building facing east towards Homefield Training Center. Off-street parking is in the rear and there are two (2) ingress/egress points, off North 94<sup>th</sup> Street and State Avenue, respectively.

A Traffic Memorandum is being analyzed by Planning Engineering and Public Works Department to determine if any further off-site improvements are necessary for the proposed development in addition to sidewalks to North 94<sup>th</sup> Street and State Avenue.

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

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.

The goDotte Countywide Strategic Mobility Plan requires a five (5) foot sidewalk along North 94<sup>th</sup> Street. Sidewalks exist on State Avenue.

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

The proposed use will not cause environmental harm if the business and four (4) annual events are properly managed – no loitering on-site, no outside storage, and daily trash pickup after events. Trees will be planted along North 94<sup>th</sup> Street, State Avenue, and within the parking lot islands.

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

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

To be provided by BPU Electric and Water Divisions.

**b. *Sanitary Sewer Service***

UG provides sanitary sewer service.

**c. Storm Water Control**

To be designed to meet City Code.

**d. Police**

Police service is provided by West Patrol, District #225.

**e. Fire**

Fire service is provided by Station #6, located at 98<sup>th</sup> Street and State Avenue.

**f. Transit**

Kansas City ATA provides service along State Avenue, Route #101. The nearest transit stop is in front of the property.

**g. Schools**

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

**h. Streets**

The subject property is accessed off State Avenue and North 94<sup>th</sup> Street, a Major Arterial and Major Collector, respectively.

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

The proposed use will have a minimal economic impact on the community. The property owner will generate commercial property tax for the Unified Government due to the commercial activity rather than a vacant, undeveloped parcel.

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

The proposed use is capable of meeting applicable ordinance and other requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner is minimal. If the Change of Zone application is denied, the applicant could potentially build the quilt museum via a

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## NEIGHBORHOOD MEETING INFORMATION

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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.

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## KEY ISSUES

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Buffering/Screening  
Landscaping  
Pedestrian Connectivity  
Event Space

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-019**, subject to:

1. **Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;**
2. **A Special Use Permit is required for hosting more than four (4) events annually in the dedicated assembly/event space in the lobby;**
3. **Continue the sidewalk along the north side of the building and connect to 94<sup>th</sup> Street;**
4. **The applicant's representative affirmed that they will extend the sidewalk on the west property line along North 94<sup>th</sup> Street to their southern property line. (Amended by the City Planning Commission)**
5. **Install a sidewalk from the southeast corner of the building, continue south along the west access drive and connect to the sidewalk on State Avenue;**
6. **Full sidewalks along North 94<sup>th</sup> Street and State Avenue. Match the existing width along State Avenue, whereas the North 94<sup>th</sup> Street sidewalk shall be 8 feet wide with a 7-foot median from back of curb;**
7. **In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;**
8. **Install a north/south sidewalk median for pedestrian connectivity within the parking lot linking the parking spaces around the perimeter to the front door;**
9. **For reference, a building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

11. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
12. Downspouts shall be internalized;
13. Keep existing full growth trees;
14. Enhance landscaping along the south property line;
15. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
16. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 2.88 acres, 18 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-1 Planned Limited Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
17. All parking lot islands must have trees installed in them;
18. Install shrubs or low-lying vegetation along the west side of the building;
19. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;
20. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
21. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
  - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
  - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
22. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
23. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
24. All landscaping shall be with an in-ground irrigation system;
25. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
  - a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen

- must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
26. Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;
  27. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;
  28. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;
  29. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
  30. All utilities mounted on the wall must be painted to match the building;
  31. All privacy fencing along the north and east shall have masonry columns every 32 feet running;
  32. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lamb's tongues) shall discharge a maximum of 9 inches above grade;
  33. Regarding BPU transformer screening, the following applies:
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

- g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.
34. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;
35. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process; and,
36. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-019** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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**ATTACHMENTS**

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September 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Documents  
Site Plan  
Grading Plan  
Utility Plan  
Landscape Plan  
Building Elevations  
Site Photographs

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**PUBLIC HEARING SCHEDULE**

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<b>Action(s)</b>	<b>City Planning Commission</b>	<b>Unified Government Board of Commissioners</b>
Change of Zone	September 8, 2025 Approval	September 25, 2025

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**STAFF CONTACT:**

**Byron Toy, AICP**  
[btoy@wycokck.org](mailto:btoy@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-019** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-019**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

### **September 8, 2025, City Planning Commission Minutes:**

#### **[Hearing starts at 1:08:54:](#)**

#### **COZ2025-019 - LINDA HOUSTON FOUNDATION**

**Synopsis:** Change of Zone from A-G Agriculture & R-1 Single Family Districts to CP- 1 Planned Limited Business District at 1133 North 94th Street and 9250 State Avenue (in conjunction with BOZA2025-022). *Detailed Outline of Requested Action:* The applicant, Aaron March with Rouse 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 (four (4) events annually) on 3.51 acres at 1133 North 94th Street.

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

#### **Present in Support:**

- Aaron March, Applicant Representative, Attorney at Rouse Frets White Goss Gentile Rhodes P.C.

#### **Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 42:38:** Lead Planner Byron Toy stated that towards

the south, the development's sidewalk will stop along 94<sup>th</sup> Street. In the future development of lot one (1), which is located on the northeast corner of the parcel, the sidewalk will continue south and connect to State Avenue.

**Motion starts at 43:18:**

On motion by Commissioner Ward, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-019 amending condition #4:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Are</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**  
**Subject to:**

1. Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;
2. A Special Use Permit is required for hosting more than four (4) events annually in the dedicated assembly/event space in the lobby;
3. Continue the sidewalk along the north side of the building and connect to 94<sup>th</sup> Street;
4. The applicant's representative affirmed that they will extend the sidewalk on the west property line along North 94<sup>th</sup> Street to their southern property line. **(Amended by the City Planning Commission)**
5. Install a sidewalk from the southeast corner of the building, continue south along the west access drive and connect to the sidewalk on State Avenue;
6. Full sidewalks along North 94<sup>th</sup> Street and State Avenue. Match the existing width along State Avenue, whereas the North 94<sup>th</sup> Street sidewalk shall be 8 feet wide with a 7-foot median from back of curb;
7. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;
8. Install a north/south sidewalk median for pedestrian connectivity within the parking lot linking the parking spaces around the perimeter to the front door;
9. For reference, a building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit,

- and if so, must take it upon themselves to initiate the building permit process accordingly;
10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  11. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
  12. Downspouts shall be internalized;
  13. Keep existing full growth trees;
  14. Enhance landscaping along the south property line;
  15. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
  16. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 2.88 acres, 18 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-1 Planned Limited Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;
  17. All parking lot islands must have trees installed in them;
  18. Install shrubs or low-lying vegetation along the west side of the building;
  19. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement;
  20. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;
  21. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
    - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
    - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;
  22. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
  23. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
  24. All landscaping shall be with an in-ground irrigation system;

- 25. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.**
- b. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
- 26. Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
- 27. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
- 28. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
- 29. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;**
- 30. All utilities mounted on the wall must be painted to match the building;**
- 31. All privacy fencing along the north and east shall have masonry columns every 32 feet running;**
- 32. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lamb's tongues) shall discharge a maximum of 9 inches above grade;**
- 33. Regarding BPU transformer screening, the following applies:**
- a. Gate doors are required for all types of screening that are placed in front of the transformers.**
- b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
- c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
- d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
- e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the**

- growth of saplings).
- f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
  - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.
34. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy;
35. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process; and,
36. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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# ATTACHMENTS

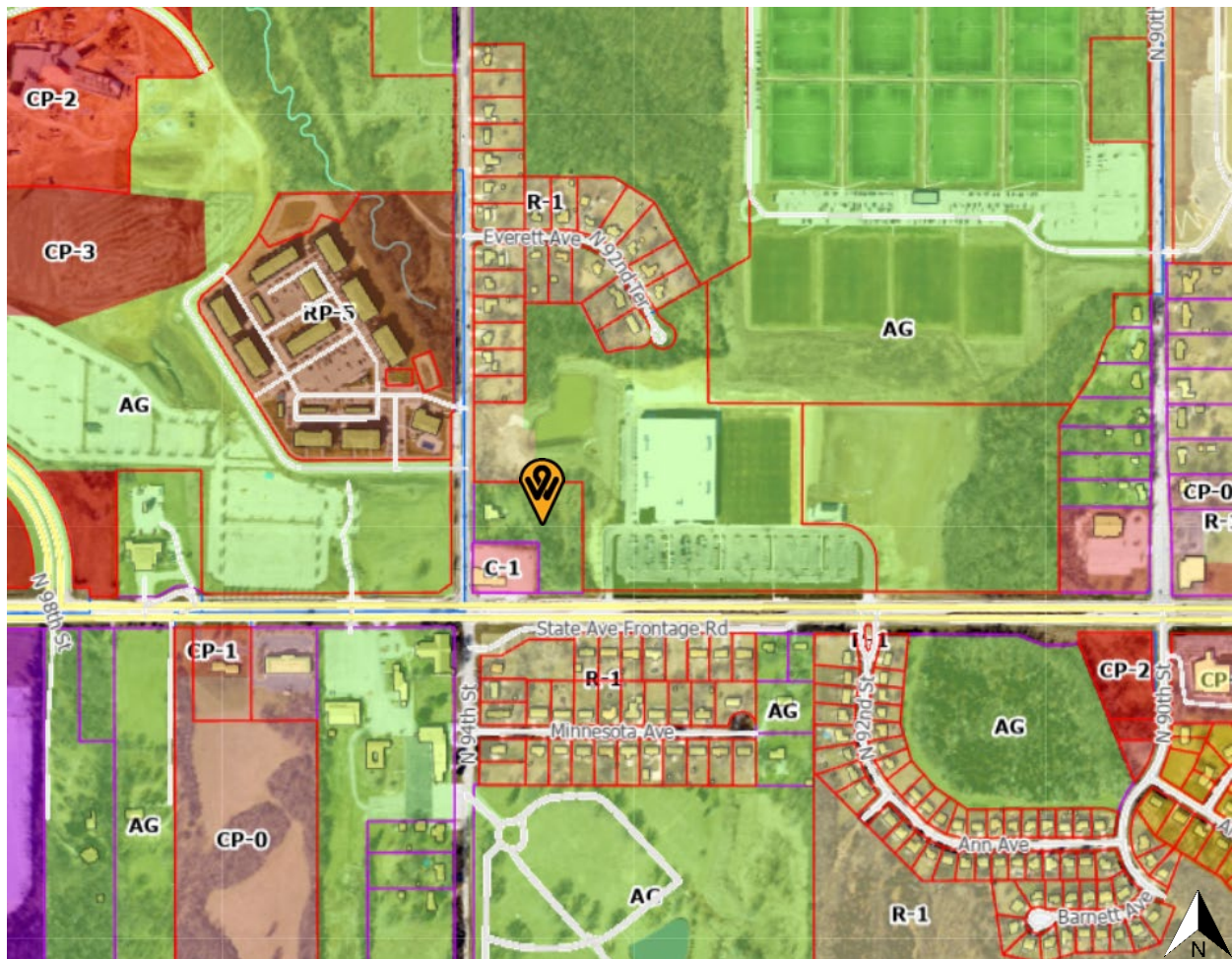
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## AERIAL IMAGERY

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# ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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August 25, 2025  
Page 8

6. NOTE: The proposed retaining wall(s) construction may require 3rd party inspections, which can be performed by the retaining wall design engineer. Please contact Mr. Jim Neath, Interim Chief Building Official, (913-573-8629), regarding 3rd party inspection during retaining wall construction prior to construction permit acquisition or if there are any questions.  
Response: *Acknowledged.*
  
7. Final Development Plans will have to be approved before going to Planning Commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans must meet the requirements of UG standards and criteria. Only preliminary drawings are required at this time.  
Response: *Acknowledged.*

### **Draft Planning and Urban Design Staff Comments (Zone Petition) dated August 18, 2025**

#### Planning and Urban Design

1. As part of the Special Use Permit, how many events do you intend to host monthly, quarterly or annually?  
  
The Special Use Permit box was not checked with the Change of Zone submittal, so four (4) events can be held on the  
Response: *A special use permit application will be applied for after construction has been commenced. Until the SUP is approved, only four (4) events will be held. The SUP will be requesting approval for 2-4 events per week and only after the Museum has closed (i.e., 6:00 p.m. – 11:00 p.m.)*
  
2. What are the proposed hours of operation?  
Response: *9:00 a.m. – 5:00 p.m., 7 days a week.*
  
3. How many employees will work in the museum?  
Response: *9 full time employees, and 4 part time employees.*
  
4. Based on the site plan, is food and alcohol being provided on site – either during normal business hours or during special events? Additionally, illustrate on the floor plan the seating/assembly area and remaining floor area for the event space. If portions of the building are not included or accessible during a private event, note on the updated floor

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plan.

**Response:** *No food or beverage sales will be available with the exception of bottled water. There will be no liquor sold, served or consumed on premises other than at catered events. The assembly/event space will be limited to the lobby containing approximately 2,248 s.f. A Floor Plan is included in the revised PDP.*

5. Continue the sidewalk along the north side of the building and connect to 94th Street.  
**Response:** *Acknowledged. Sidewalk connection added.*
6. Install a sidewalk from the north property line along 94th Street and connect to the existing sidewalk on State Avenue to the southern property line.  
**Response:** *We will extend the sidewalk to the limits of our south property line.*
7. Install a sidewalk from the southeast corner of the building, continue south along the west access drive and connect to the sidewalk on State Avenue.  
**Response:** *Acknowledged. Sidewalk connection added.*
8. Full sidewalks along North 94th Street and State Avenue. The North 94th Street sidewalk shall be 8 feet wide with a 7-foot median from back of curb.  
**Response:** *We propose to match the existing 8-foot sidewalk width along State Avenue. Along 94<sup>th</sup> Street, we will provide an 8-foot sidewalk.*
9. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians.  
**Response:** *Acknowledged. Painted crosswalks provided.*
10. Install a north/south sidewalk median for pedestrian connectivity within the parking lot linking the parking spaces around the perimeter to the front door.  
**Response:** *Acknowledged. Sidewalk connection provided*
11. For reference, a building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycocck.org](mailto:buildinginspection@wycocck.org) to confirm if they need a building permit, and if so,

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must take it upon themselves to initiate the building permit process accordingly.

**Response:** *Acknowledged.*

12. All existing and future driveways must feature curb cuts that are constructed to UG standards.  
**Response:** *Acknowledged.*
13. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.  
**Response:** *Acknowledged.*
14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.  
**Response:** *Acknowledged.*
15. All conditions of approval herein must be constructed, executed, implemented, or otherwise started within six (6) months of approval and completed within 18 months unless otherwise determined by the Director of Planning or their designee.  
**Response:** *We do not understand the six month period and ask that this condition be removed.*

#### Building Architecture

1. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
  - a. Divisions or breaks in materials;
  - b. Building offsets (projections, recesses, niches);
  - c. Window bays;
  - d. Separate entrances and entry treatment; or,
  - e. Variation in rooflines.**Response:** *We feel that the design of these facades with the cascading colorful tile pattern, inlaid patterning on the 4'-0" wide concrete panels, pilasters of spandrel and vision glazing, building signage, and the grade change around the building all help to*

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*break up the façade and provide adequate visual interest. In addition, these facades are all held back from the property lines, and have low limestone stacked stone garden walls and landscaping between the building and 94<sup>th</sup> St or adjacent properties, which should only help to add visual interest and improve the experience at the pedestrian level.*

2. Section 27-576(d)(5) A single, large dominant building mass shall be avoided. Changes in mass should be related to entrances, the integral structure, and/or the organization of spaces and activities.  
**Response:** *See response above. In addition to this façade treatment outlined in response to comment #1, the building massing and architecture directly relates to the program within the building. The West half of the building, which is more opaque, correlates to the main quilt gallery spaces of the museum, which is not conducive to allowing natural daylight in. Window placement aligns with interior program where light is allowable within the building, or where façade interest or lighting elements are desired on the exterior of the building. The central mass on the West façade is also raised to establish the rooftop screening element up on the roof to screen rooftop mechanical equipment.*
3. Downspouts shall be internalized.  
**Response:** *Acknowledged.*

#### Landscaping and Screening

1. Keep existing full growth trees.  
**Response:** *Existing full growth trees have been called out accordingly to preserve them in alignment with the current design.*
2. Enhance landscaping along the south property line.  
**Response:** *The landscaping on the south property line has been addressed with larger, densely placed shrubs to solidify the landscape buffer according to code and maintain visibility to the monument sign.*
3. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.  
**Response:** *Acknowledged.*
4. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 2.88 acres, 18 trees are

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required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-1 Planned Limited Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

Response: *Acknowledged.*

5. All parking lot islands must have trees installed in them.  
Response: *Acknowledged.*
6. Install shrubs or low-lying vegetation along the west side of the building.  
Response: *Acknowledged.*
7. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.  
Response: *Acknowledged.*
8. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.  
Response: *Acknowledged.*
9. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
  - a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
  - b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.Response: *Acknowledged.*
10. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and

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groundcovers.

Response: *Acknowledged.*

11. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted.  
Response: *Acknowledged.*
12. All landscaping shall be with an in-ground irrigation system.  
Response: *Acknowledged.*
13. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
  - a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.  
Response: *Acknowledged.*
14. Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.  
Response: *Acknowledged.*
15. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy.  
Response: *Acknowledged.*
16. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed.  
Response: *Acknowledged.*

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17. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater.  
Response: *Acknowledged.*
18. All utilities mounted on the wall must be painted to match the building.  
Response: *Acknowledged.*
19. All privacy fencing along the north and east shall have masonry columns every 32 feet running.  
Response: *Acknowledged.*
20. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lamb's tongues) shall discharge a maximum of 9 inches above grade.  
Response: *Acknowledged.*
21. Regarding BPU transformer screening, the following applies:
  - a. Gate doors are required for all types of screening that are placed in front of the transformers.
  - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
  - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

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- f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
- g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

Response: *Acknowledged.*

22. Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy.

Response: *Acknowledged.*

#### Signage

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

Response: *Acknowledged.*

#### Planning Engineering Comments

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

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August 25, 2025  
Page 16

1) None

Response: *Acknowledged.*

B. Items that are conditions of approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

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 that reads "Aaron". The signature is stylized with a large, prominent 'A' and a cursive 'aron'.

Aaron G. March

AGM:jw

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**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.

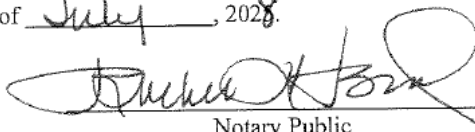
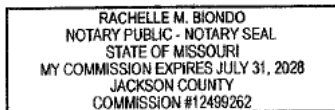
Further affiant saith not.



\_\_\_\_\_  
Aaron G. March

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

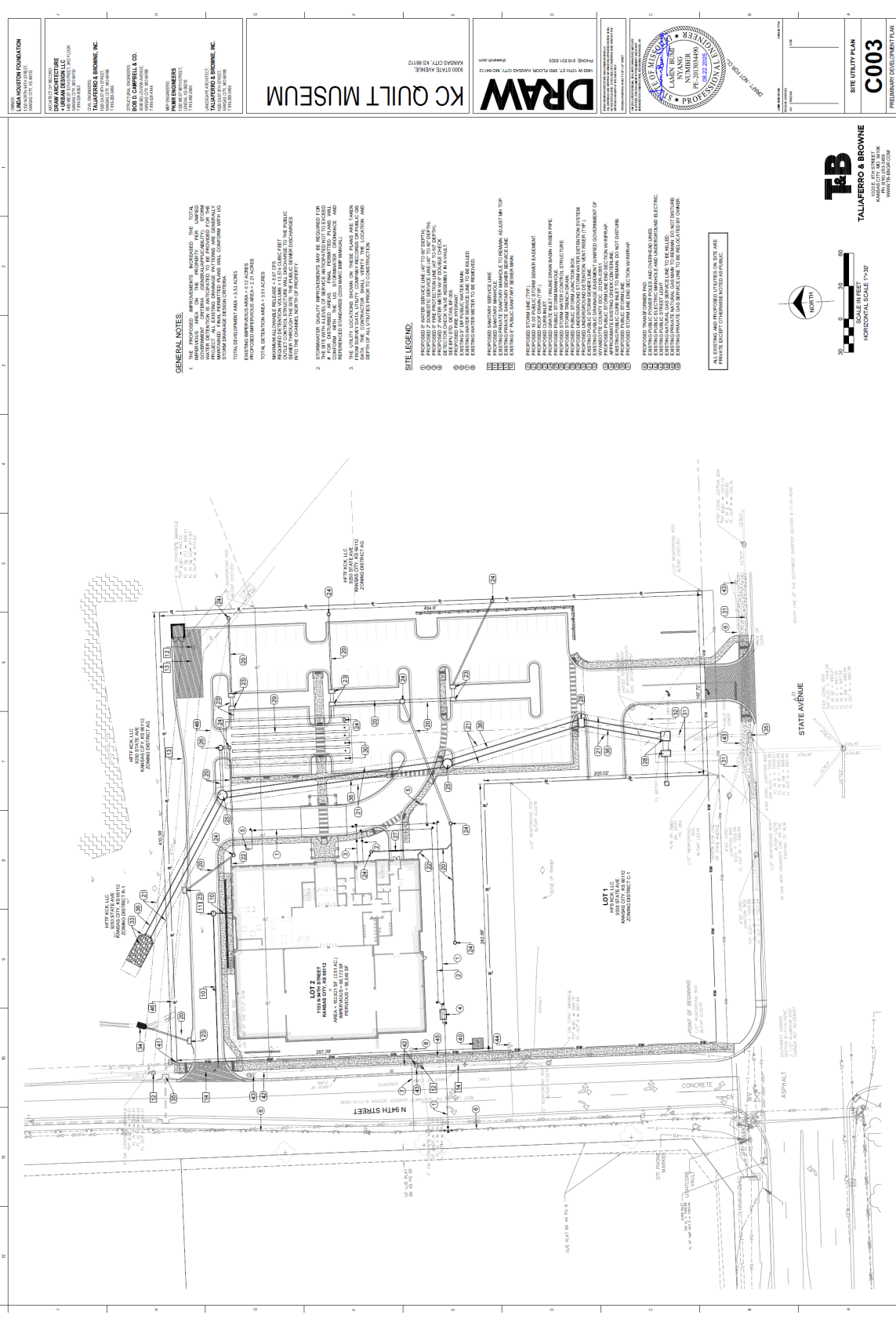
My commission expires the 31 of July, 2028.

  
\_\_\_\_\_  
Notary Public

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







**GENERAL NOTES:**

- THE PROPOSED IMPROVEMENTS INDICATED ARE THE TOTAL QUANTITY OF UTILITY LINES AND MANHOLES TO BE INSTALLED FOR THE PROJECT. THE EXISTING UTILITY LINES AND MANHOLES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- STORMWATER QUALITY IMPROVEMENTS MAY BE REQUIRED FOR A PROJECT. THE CONTRACTOR SHALL CONSULT WITH THE CITY ENGINEER AND THE KANSAS CITY WATER AND SEWER DEPARTMENT FOR THE REQUIRED STORMWATER QUALITY IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE THE STORMWATER QUALITY IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER AND THE KANSAS CITY WATER AND SEWER DEPARTMENT.
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**SITE LEGEND:**

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**T&B**  
TALLAFERRO & BROWNE  
REGISTERED PROFESSIONAL ENGINEERS  
100 S. STATE AVENUE, SUITE 200  
KANSAS CITY, MO 64102  
WWW.T&BENGINEERS.COM

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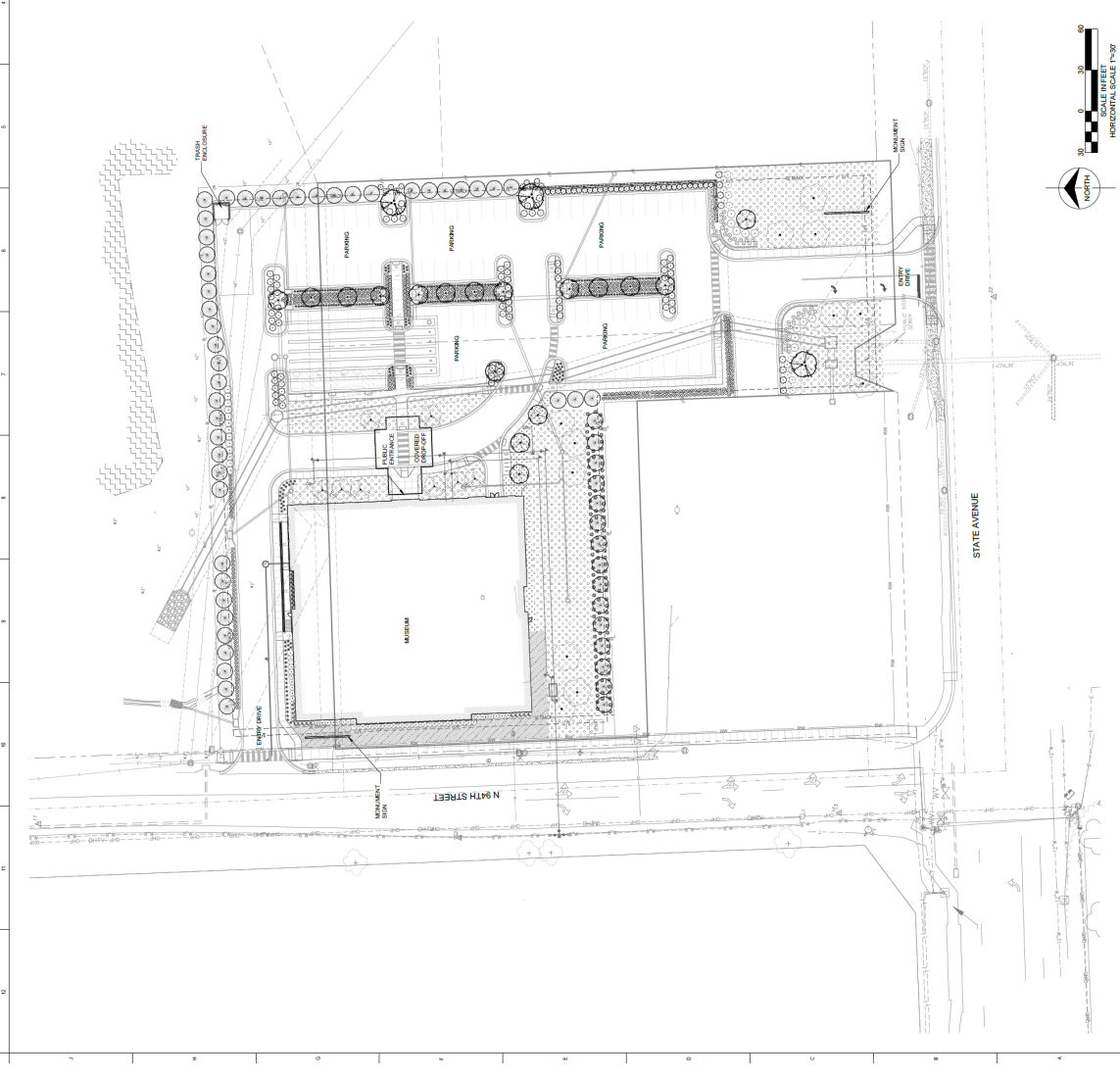
PROPOSED 12" WATER SERVICE LINE 98" TO 100" DEPTH

**PLANT SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY	UNIT	DATE
1	Asph/Flt	15,000	SF	11/24/11
2	Gravel	15,000	SF	11/24/11
3	Grass	15,000	SF	11/24/11
4	Concrete	15,000	SF	11/24/11
5	Brick	15,000	SF	11/24/11
6	Paint	15,000	SF	11/24/11
7	Lighting	15,000	SF	11/24/11
8	Landscaping	15,000	SF	11/24/11
9	Drainage	15,000	SF	11/24/11
10	Retaining Wall	15,000	SF	11/24/11
11	Signage	15,000	SF	11/24/11
12	Security	15,000	SF	11/24/11
13	Accessibility	15,000	SF	11/24/11
14	Fire Safety	15,000	SF	11/24/11
15	Energy	15,000	SF	11/24/11
16	Water	15,000	SF	11/24/11
17	Waste	15,000	SF	11/24/11
18	Sound	15,000	SF	11/24/11
19	Structural	15,000	SF	11/24/11
20	Interior	15,000	SF	11/24/11
21	Exterior	15,000	SF	11/24/11
22	Roofing	15,000	SF	11/24/11
23	Foundation	15,000	SF	11/24/11
24	Site Work	15,000	SF	11/24/11
25	Final	15,000	SF	11/24/11

**GENERAL NOTES**

1. All work shall conform to the latest editions of the Kansas Building Code and all applicable codes and regulations.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall maintain access to all existing utilities and structures on the site.
4. The contractor shall protect all existing structures and utilities on the site.
5. The contractor shall provide adequate site access for all materials and equipment.
6. The contractor shall maintain the site in a safe and secure condition at all times.
7. The contractor shall provide a clean and safe work environment.
8. The contractor shall provide a detailed schedule of work and progress reports.
9. The contractor shall provide a detailed list of materials and equipment.
10. The contractor shall provide a detailed list of subcontractors and vendors.
11. The contractor shall provide a detailed list of all work items and quantities.
12. The contractor shall provide a detailed list of all work items and quantities.
13. The contractor shall provide a detailed list of all work items and quantities.
14. The contractor shall provide a detailed list of all work items and quantities.
15. The contractor shall provide a detailed list of all work items and quantities.
16. The contractor shall provide a detailed list of all work items and quantities.
17. The contractor shall provide a detailed list of all work items and quantities.
18. The contractor shall provide a detailed list of all work items and quantities.
19. The contractor shall provide a detailed list of all work items and quantities.
20. The contractor shall provide a detailed list of all work items and quantities.



**LEGEND**

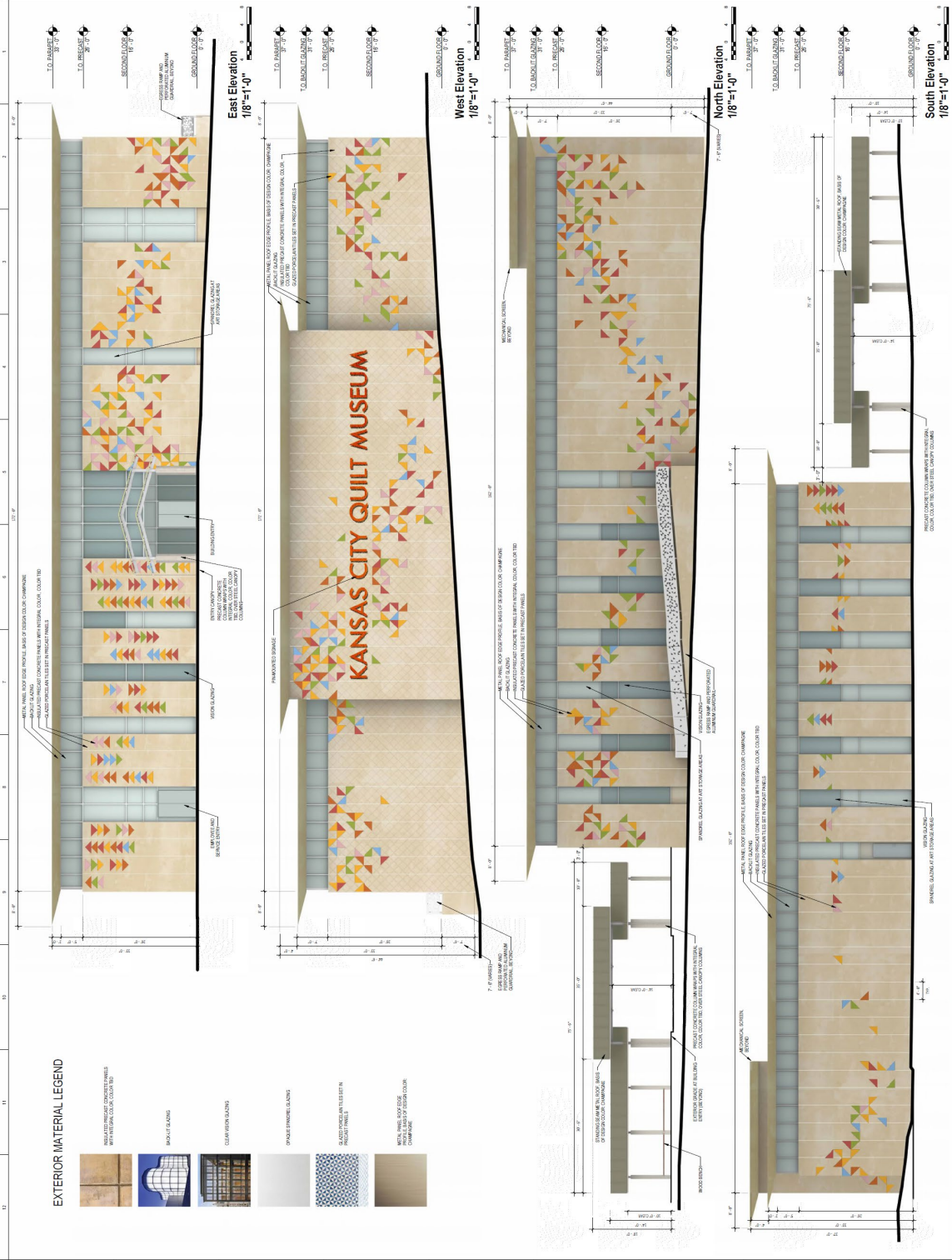
SYMBOL	DESCRIPTION
(Symbol)	Asph/Flt
(Symbol)	Gravel
(Symbol)	Grass
(Symbol)	Concrete
(Symbol)	Brick
(Symbol)	Paint
(Symbol)	Lighting
(Symbol)	Landscaping
(Symbol)	Drainage
(Symbol)	Retaining Wall
(Symbol)	Signage
(Symbol)	Security
(Symbol)	Accessibility
(Symbol)	Fire Safety
(Symbol)	Energy
(Symbol)	Water
(Symbol)	Waste
(Symbol)	Sound
(Symbol)	Structural
(Symbol)	Interior
(Symbol)	Exterior
(Symbol)	Roofing
(Symbol)	Foundation
(Symbol)	Site Work
(Symbol)	Final

**PROJECT INFORMATION**

**CLIENT:** KANSAS CITY QUILT MUSEUM  
**ADDRESS:** 1000 STATE AVENUE, KANSAS CITY, MO 64102  
**PHONE:** 816.524.2000  
**DATE:** 11/24/11

**DESIGNER:** T.A. LAFERRER & BROWNE, INC.  
**ADDRESS:** 1000 STATE AVENUE, KANSAS CITY, MO 64102  
**PHONE:** 816.524.2000  
**DATE:** 11/24/11

**PROJECT NO.:** LS001  
**SCALE:** 1" = 20'





**SITE PHOTOGRAPHS**

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(First published \_\_\_\_\_)

COZ2025-019

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE** rezoning property hereinafter described located at approximately 1133 North 94<sup>th</sup> Street and 9250 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of AG Agriculture & R-1 Single-Family to CP-1 Planned Limited Business.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

**Section 1.** It is hereby found and determined that a petition was filed on or before July 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of AG Agriculture & R-1 Single-Family to CP-1 Planned Limited Business.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

**Section 2.** In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

COMMENCING at the Southwest corner of said Southwest Corner said Fractional Section 6; thence North 88°10'44" East, along the Southerly line of said Fractional Section 6, a distance of 447.42 feet; thence North 02°14'32" West, a distance of 80.00, to the Southerly west most corner of Lot 1 of said Homefield Sports Training and the POINT OF BEGINNING; Thence South 88°10'44" West, parallel with the South line of said Southwest Quarter, a distance of 167.77; thence North 02°14'33" West, a distance of 204.00 feet; thence South 88°09'57" West, a distance of 242.65 feet to a point 37.00 feet Easterly of the Westerly line of said Southwest Quarter; thence North 02°14'32" West, parallel with the Westerly line of said Southwest Quarter, a distance of 203.47 feet to the Southwesterly most corner of Lot 1 of said Homefield Sports Training; thence continuing North 02°14'32" West, along the Westerly line of said Homefield Sports Training, a distance of 83.91 feet; thence North

87°43'24" East, a distance of 410.41 feet; thence South 02°14'32" East, a distance of 87.18 feet to the Southerly line of said Homefield Sports Training; thence continuing South 02°14'32: East, along the Westerly line of said Homefield Sports Training, a distance of 407.41 feet to the Point of beginning and containing 152,821.42 Square or 3.51 Acres more or less, located at 1133 North 94th Street and 9250 State Avenue.

be changed from its present zoning of AG Agriculture to CP-1 Planned Limited Business, as defined by the Zoning Ordinances of Kansas City, Kansas.

**Section 3.** Pursuant to the Code of City Ordinances, Section 27-464, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

**Section 4.** The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-1 Planned Limited Business. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

**Section 5.** This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS  
25TH DAY OF SEPTEMBER, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

BY: \_\_\_\_\_  
TYRONE GARNER  
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** September 25, 2025  
**Re:** Change of Zone Petition COZ2025-020

## GENERAL INFORMATION

### Applicant Information:

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

### Subject Property:

1300 North 59<sup>th</sup> Street  
Kansas City, Kansas 66102

### Requested Action and Purpose:

Approval of a Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District to build 30-unit mobile home park.

### Commission Districts:

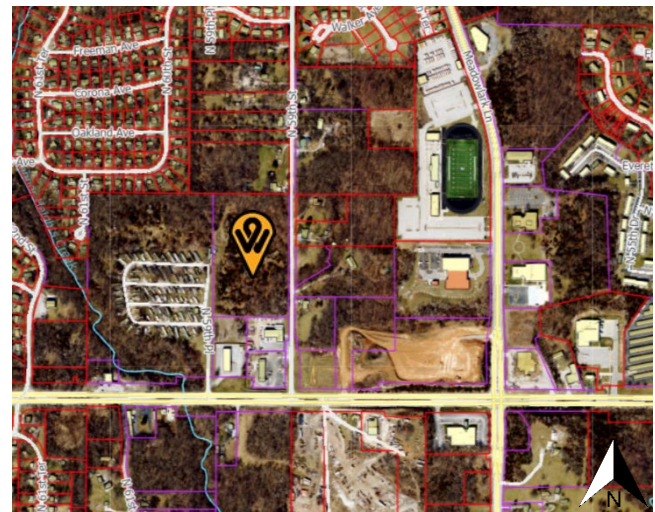
Commissioner At-Large, District #1:  
Melissa Bynum  
District #8 Commissioner:  
Andrew Davis

### Existing Zoning District(s):

RP-5 Planned Apartment District

### Proposed Zoning District(s):

RP-M Planned Mobile Home Park District



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

**Total Tract Size:** 8.94 Acres

**Comprehensive Plan Area:** PlanKCK Comprehensive Plan

**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 Plan designates North 59<sup>th</sup> Street as a Local Street.

**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 requests 25 parking spaces, a violation of 43 parking spaces. (A Variance, BOZA2025-024 has been submitted, scheduled to be heard by the Board of Zoning Appeals on September 8, 2025).

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.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – August 14, 2025 Letters to Property Owners – August 15, 2025
<b>Public Hearing:</b>	September 8 and September 25, 2025
<b>Public Support:</b>	There was (1) person present at the September 8, 2025 City Planning Commission.
<b>Public Opposition:</b>	None to date.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, Katrina Gerber with Eden Village is requesting a Change of Zone from RP-5 Planned Apartment District to 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 VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212 and all other applicable standards within Chapter 27.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **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. BOZA2025-025 – Variance for parking reduction of 43 parking spaces (scheduled to be heard by the Board of Zoning Appeals 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.

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**FACTORS TO BE CONSIDERED**

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

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.

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

The zoning and uses of properties nearby are set out above. The proposed is not necessarily compatible with the surrounding properties, as while there are parcels of undeveloped land in the vicinity, higher density development should occur at major intersections along transit corridors, especially if residents are transit dependent.

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

Removal of the restrictions will not detrimentally affect nearby property if the site designed properly designed, managed, screened and landscaped from the single-family residences.

Maintaining existing trees stands buffering this property from the single-family homes to the north and east are required as part of this proposal.

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

This is an undeveloped property.

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

The proposed development is reasonably necessary for individuals who need to find affordable housing that is not available elsewhere and transition to more permanent housing.

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

Most residents will not have access to a vehicle, so traffic and parking will not be an issue. Guests will park in designated parking areas. A variance for parking reduction has been submitted and is scheduled to be heard by the Board of Zoning Appeals on September 8, 2025.

Additional conversations with Planning Engineering and the Public Works Department may be necessary to evaluate the effect on road capacity and safety of North 59<sup>th</sup> Street.

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

The proposed use does conform to the PlanKCK Comprehensive Plan. Medium Density Residential, which allows attached residences such as duplexes, townhomes, mid-rise apartments, and institutional uses such as schools, churches, and libraries.

While mobile homes are not exclusively denoted in any specific land use designation, the proposed development complies with the Medium Density Residential density guidelines.

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

Based on the grading plan, the majority of the site will be graded flat except around the perimeter of the property lines. There are established tree stands to the north, south and west along the perimeter of the property that provide existing screening and buffering, additional landscaping for site and buffering purposes will be provided, but generally, the proposed use will not cause environmental harm.

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

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

To be provided by BPU Electric and Water Divisions.

**b. *Sanitary Sewer Service***

UG provides sanitary sewer service.

**c. *Storm Water Control***

To be designed to meet City Code.

**d. *Police***

Police service is provided by East Patrol, District #224.

**e. *Fire***

Fire service is provided by Station #2, 0.25 miles away from the subject property.

**f. *Transit***

Kansas City ATA provides transit service on State Avenue, approximately two (2) blocks east at the State Avenue and Meadowlark Lane intersection, Route #101.

**g. *Schools***

Public Education is provided by F.L Schlagle High School, Gloria Willis Middle School and Lindberg Elementary School under Kansas City, Kansas USD 500.

**h. *Streets***

See item #6 above.

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

The proposed use will have a positive economic impact on the community by turning an undeveloped, vacant lot into a taxable parcel with residential buildings.

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

With some revisions, the proposed use is capable of meeting applicable ordinance requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the intensity or manner they originally sought to redevelop it as.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person on August 25, 2025 at 1001 Metropolitan Avenue, Kansas City, KS 66103. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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Pedestrian and Transit Access  
Buffering/Screening  
Landscaping  
Lighting

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-020**, subject to:

- 1. This City Planning Commission case is being heard in conjunction with BOZA2025-024. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-024 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
- 2. Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;**
- 3. All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development;**
- 4. Various transit options need to be provided for residents who do not have**

- access to a personal vehicle;
5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
  6. Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east;
  7. 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;
  8. 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;
  9. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
  10. 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;
  11. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
  12. Regarding BPU transformer screening, the following applies:
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
    - g. Any utility equipment associated with the transformer pad site (i.e. switch

- gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
13. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
  14. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  15. Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  16. 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](mailto: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;
  17. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  18. 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](mailto: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;
  19. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting;
  20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
  21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the

Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-020** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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September 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Documents  
Site Plan  
Grading Plan  
Utility Plan  
Photometric Plan  
Building Elevations  
Site Photographs

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	September 8, 2025 Approval	September 25, 2025

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### STAFF CONTACT:

**Byron Toy, AICP**  
[btoy@wycokck.org](mailto:btoy@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-020** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-020**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

### **September 8, 2025, City Planning Commission Minutes:**

#### **[Hearing starts at 44:17:](#)**

#### **COZ2025-020 - KATRINA GERBER**

**Synopsis:** Change of Zone from RP-5 Planned Apartment District to RP-M Planned Mobile Home Park District at 1300 North 59th Street (in conjunction with BOZA2025-024). Detailed Outline of Requested Action: The applicant, Katrina Gerber with Eden Village is requesting a Change of Zone from RP-5 Planned Apartment District to 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.

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

#### **Present in Support:**

- Katrina Gerber, Applicant, Eden Village of Kansas City, 1001 Metropolitan Avenue, Kansas City, Kansas 66103
- Valerie Webb, 1325 North 59<sup>th</sup> Street, Kansas City, Kansas 66102

#### **Present in Opposition:**

- No one appeared

**[Staff Recommendation starts at 46:57:](#)** Lead Planner Byron Toy stated that Eden Village at 1001 Metropolitan was the first iteration of this project, now they are making

this second development. Staff recommends approval with conditions.

**Motion starts at 47:18:**

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-020:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**

**Subject to:**

- 1. This City Planning Commission case is being heard in conjunction with BOZA2025-024. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-024 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
- 2. Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;**
- 3. All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development;**
- 4. Various transit options need to be provided for residents who do not have access to a personal vehicle;**
- 5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
- 6. Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east;**
- 7. 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;**
- 8. 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;**
- 9. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five**

- (5) gallons when planted;
10. 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;
  11. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
  12. Regarding BPU transformer screening, the following applies:
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
    - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
  13. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
  14. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  15. Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  16. 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](mailto: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;

17. All existing and future driveways must feature curb cuts that are constructed to UG standards;
18. 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](mailto: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;
19. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting;
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

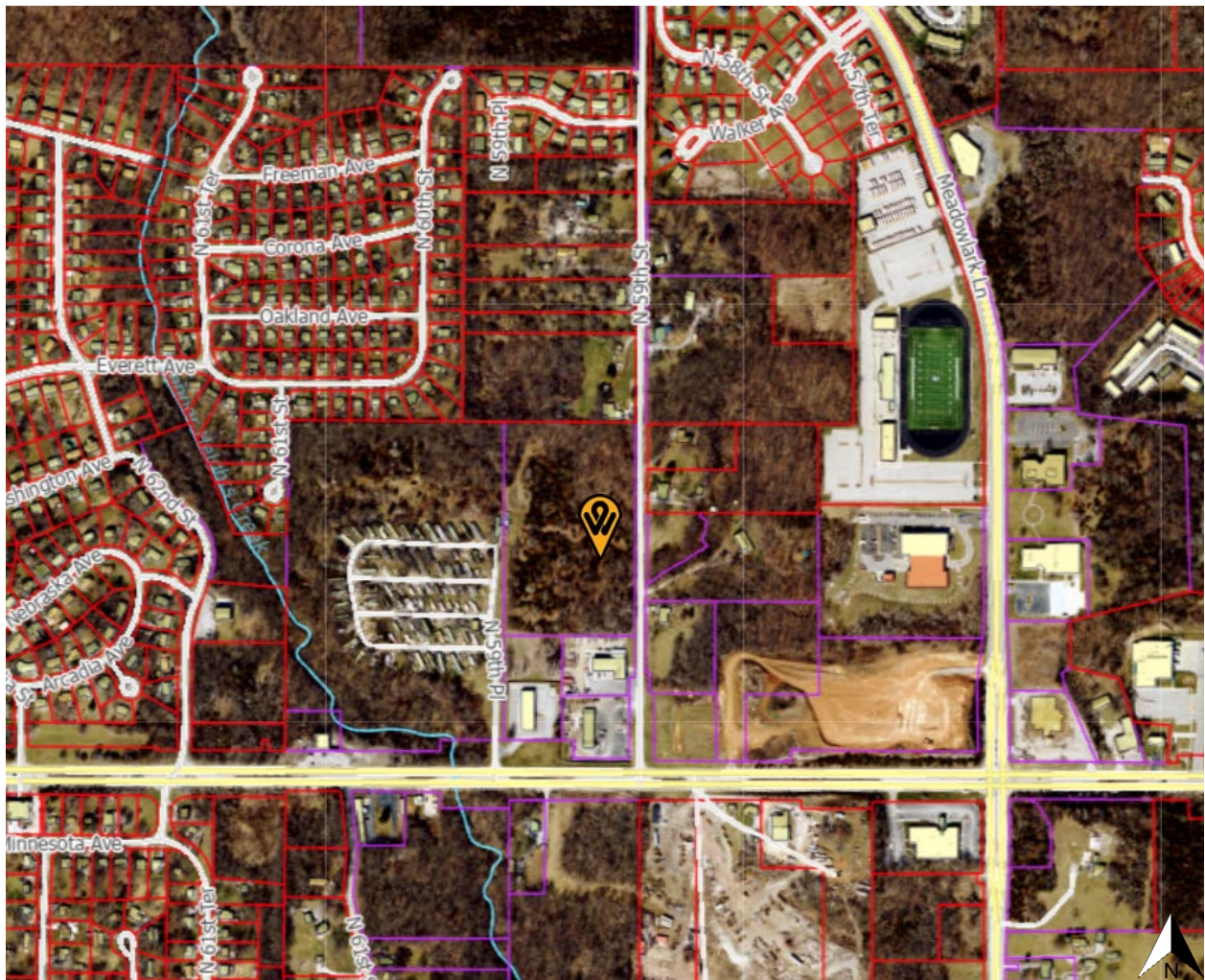
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# ATTACHMENTS

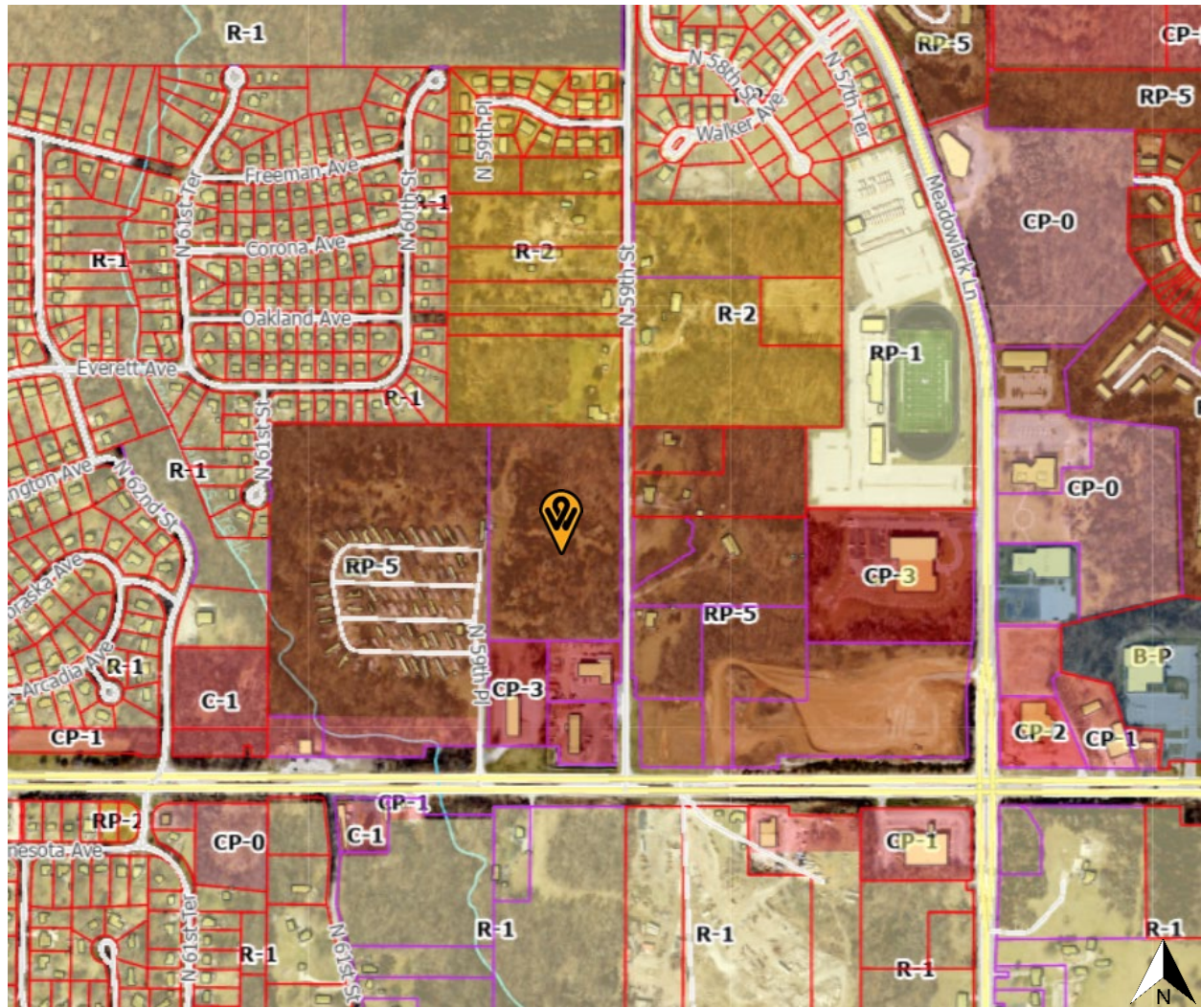
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## AERIAL IMAGERY

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# ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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### **NEIGHBORHOOD MEETING INFORMATION**

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The neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

The deadline for the neighborhood meeting is **August 25, 2025**, and on **August 27, 2025** you are required to send your information to Rose Morris, Professional Assistant, either by email ([rmorris@wvcock.org](mailto:rmorris@wvcock.org)) or U.S. mail (Department of Planning + Urban Design, 701 North 7<sup>th</sup> Street, Suite 423, Kansas City, Kansas 66101), which includes;

1. List of people who participated in your in-person, Zoom or Skype/Teams meeting.
2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.
3. Signed and **notarized** affidavit that you held the meeting.

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### **KEY ISSUES**

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Pedestrian and Transit Access  
Buffering/Screening  
Landscaping  
Lighting

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### **STAFF COMMENTS AND SUGGESTIONS**

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#### **Planning and Urban Design Comments:**

1. How will these mobile homes be secured? **The homes are secured by anchor bolts**

- to a concrete foundation.
2. What services are provided in the resource center? **The resource center is a community building for the residents. They are able to meet with their caseworkers and watch TV in there. There is also support meetings held there for residents who are in recovery.**
    - a. What are the proposed hours of operation for the resource center? **9a-4p daily**
    - b. Are laundry services being provided on-site since some residents will not have access to a vehicle and are transit dependent? **There are laundry facilities located in the resource center that the residents may access 24 hours a day.**
  3. All on-site amenities, garden area, fire pit and general common area shall be constructed during the first phase of this development. **Acknowledged.**
  4. Staff understands a parking variance has been submitted for a reduction of 43 parking spaces. As a result, only 25 parking spaces are provided by the applicant for 34 units. How will residents access transit without pedestrian sidewalks to State Avenue, which is the primary transit corridor in the city? **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.**
  5. Per the goDotte Mobility Plan, Metropolitan Avenue is a designated as a Regional Trail, which requires a 10-foot sidewalk along North 59<sup>th</sup> Street to State Avenue. **Please clarify, this project is not near Metropolitan Ave and N. 59<sup>th</sup> Street is a local street. There is no indication for a 10' sidewalk in the goDotte Mobility Plan on 59<sup>th</sup> Street at this location.**
  6. Add crosswalks throughout the development to denote pedestrian paths to reduce vehicle/pedestrian conflicts. **The intent is that 'drive' is a pedestrian access and vehicle access is not allowed west of the gate, so crosswalks are not necessary. The drive is there for fire and EMS only and is gated to prevent other access.**
  7. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. **Acknowledged.**
  8. Per Business Licensing Department: All occupying business will need to file and maintain the occupation tax application with our office for their business activity located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org). **Acknowledged.**
  9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto: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.**
  10. All existing and future driveways must feature curb cuts that are constructed to UG standards. **Acknowledged.**
  11. 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](mailto:info@wycokck.org) to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the

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  13. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located. **Acknowledged.**
  14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. **Acknowledged.**

**Building Architecture:**

1. Are there variations in the mobile homes or are all 34-units the exact same, color, trim, window and door placement? **Mobile homes have the same window and door placements. The front elevation differs at the top with closed, open or sunburst gables. The houses will vary in color.**

**Landscaping and Screening:**

1. Maintain existing tree stands, as existing trees provide an enhanced buffer between the single-family residences to the north and east.  
**Acknowledged, see preliminary landscape plan for tree preservation**
2. 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.  
**Acknowledged, see preliminary landscape plan for tree preservation and buffer.**
3. 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.

- Acknowledged, see preliminary landscape plan for tree preservation and buffer.**
4. All parking lot islands shall be curbed and landscaped. **There are no parking lot islands**
  5. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted. **Acknowledged**
  6. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line. **Acknowledged**
  7. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater. **Acknowledged**
  8. Regarding BPU transformer screening, the following applies: **Acknowledged**
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
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**Signage:**

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified

Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process.

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) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

## Neighborhood Meeting Minutes

Eden Village  
1300 N. 59<sup>th</sup> 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 man 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 59<sup>th</sup> 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?

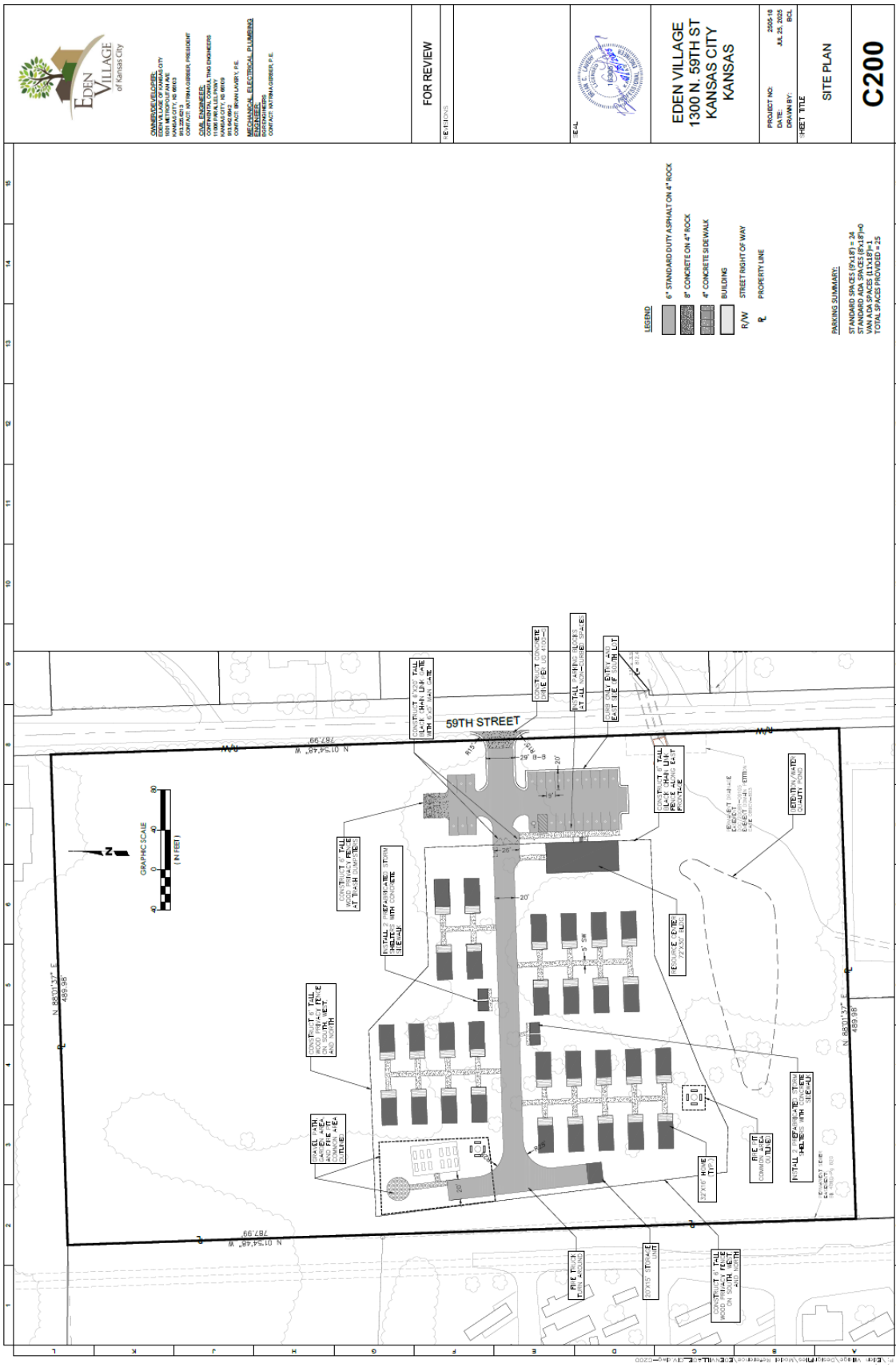
A: Yes, there is a 24" sanitary sewer to the west

Meeting adjourned at: 6:30PM

Minutes taken by: Brian Lavery











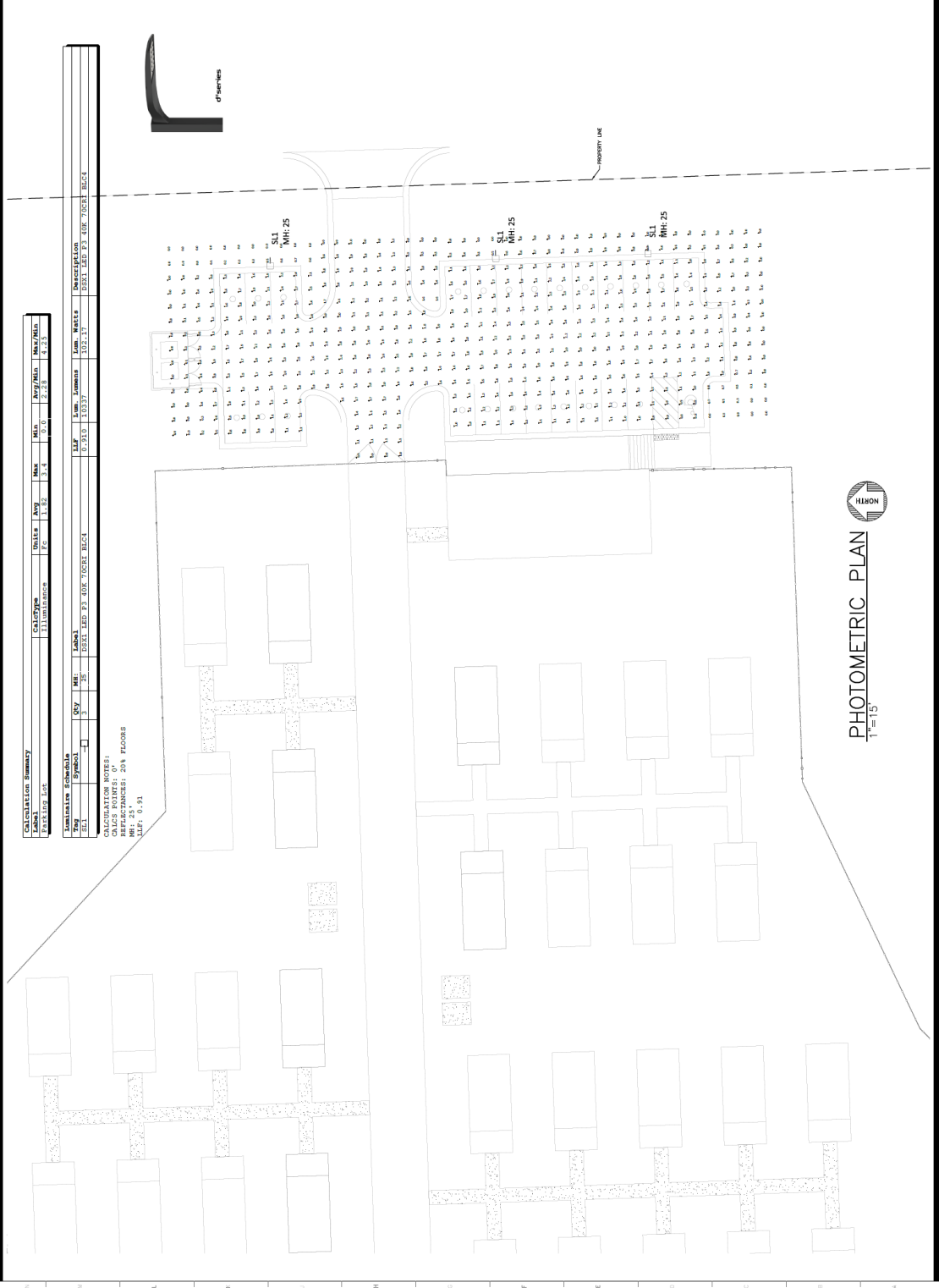




EDEN VILLAGE OF KANSAS CITY  
 1300 N 59TH STREET  
 KANSAS CITY, KS

DATE	NO. OF SHEETS
10/25/25	1
PROJECT	PH100
DESCRIPTION	PHOTOMETRIC PLAN


PH100



CALCULATION SUMMARY		CALCULATION		MIN.		MAX.	
ITEM	SYMBOL	UNIT	AVG	UNIT	AVG	UNIT	AVG
AREA	111,000 SQ FT	SQ FT	1.25	SQ FT	1.25	SQ FT	1.25
PERIMETER	1,000 FT	FT	1.25	FT	1.25	FT	1.25
PERIMETER	1,000 FT	FT	1.25	FT	1.25	FT	1.25

CALCULATION NOTES:  
 CALCULATED FOR  
 REFLECTANCE 0.21  
 REFLECTANCE 0.21  
 REFLECTANCE 0.21

PHOTOMETRIC PLAN  
 1"=15'



**COMMERCIAL/INDUSTRIAL:**  
EDEN VILLAGE OF KANSAS CITY  
1300 N. 59TH ST  
KANSAS CITY, MO 64116  
CONTACT: NATHAN GIBBS, PRESIDENT

**COMMERCIAL/RESIDENTIAL:**  
EDEN VILLAGE OF KANSAS CITY  
1300 N. 59TH ST  
KANSAS CITY, MO 64116  
CONTACT: NATHAN GIBBS, P.E.

**MECHANICAL/ELECTRICAL/PLUMBING:**  
NATHAN GIBBS, P.E.  
CONTACT: NATHAN GIBBS, P.E.

**FOR REVIEW**

E.L.

**EDEN VILLAGE**  
**1300 N. 59TH ST**  
**KANSAS CITY**  
**KANSAS**

PROJECT NO: 2025-020  
DATE: 09/25/2025  
DRAWN BY: BCL  
HEET TITLE: STORM SHELTER AND TRASH ENCL. ELEVATIONS





**OWNER/DEVELOPER:**  
EDEN VILLAGE OF KANSAS CITY  
1300 N. 59TH ST  
KANSAS CITY, MO 64116  
CONTACT: WYTHAM/SIBERS, PRESIDENT

**ARCHITECT:**  
811 ARCHITECTURE  
1100 PRAIRIE AVENUE  
KANSAS CITY, MO 64108  
CONTACT: TRACY LARNEY, P.E.

**MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:**  
WYTHAM/SIBERS, P.E.  
CONTACT: WYTHAM/SIBERS, P.E.

FOR REVIEW

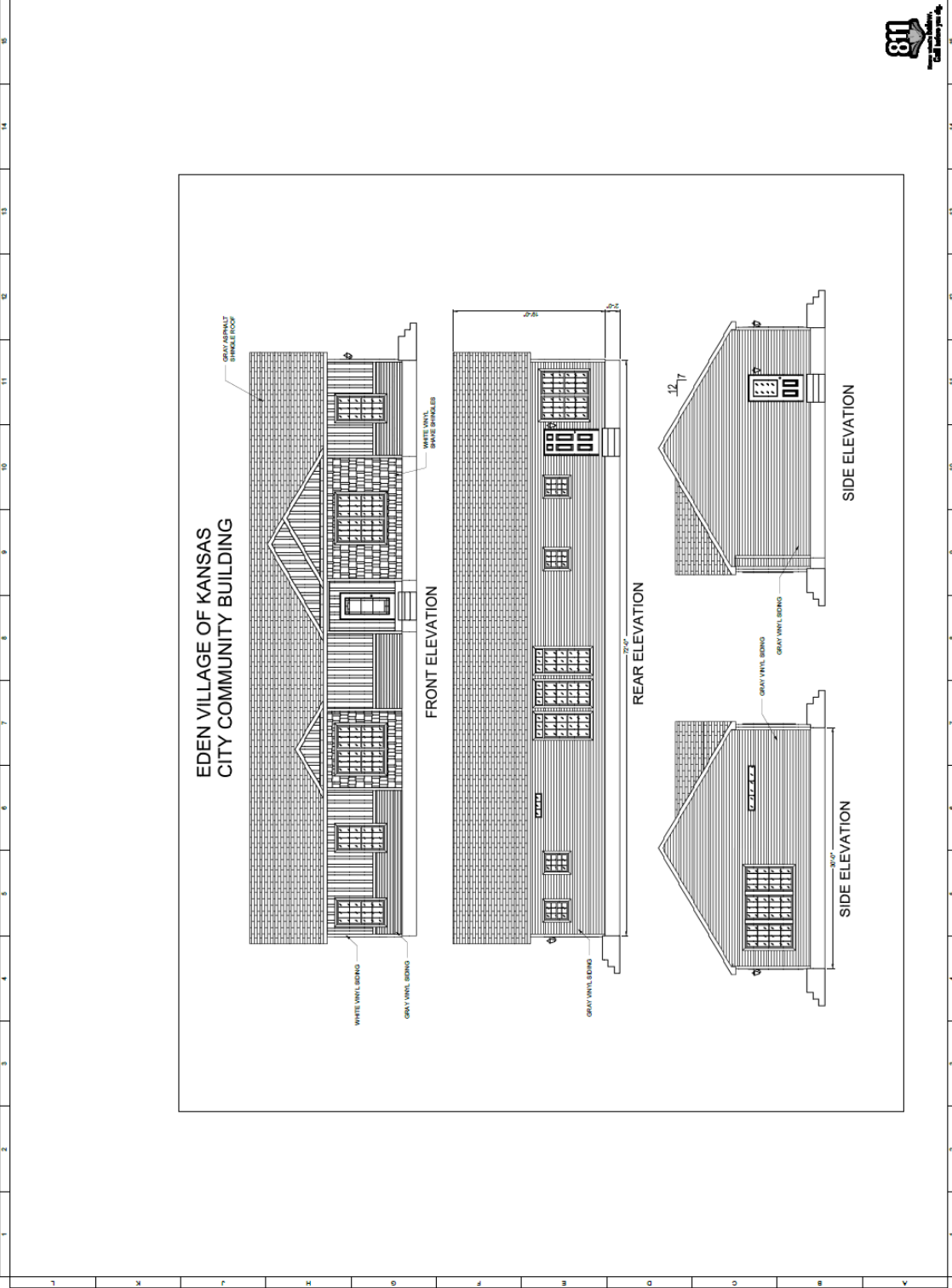
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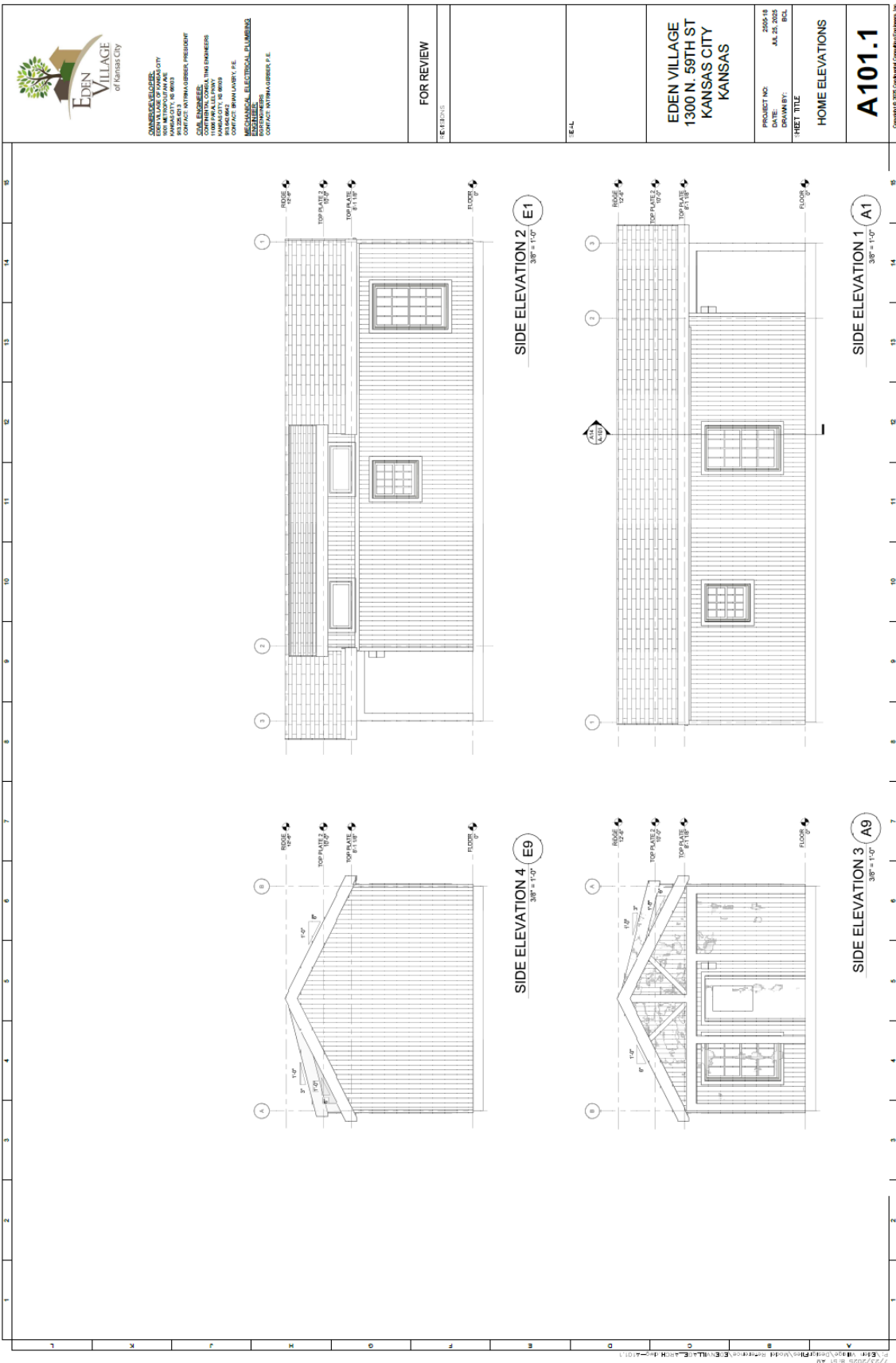
EDEN VILLAGE  
1300 N. 59TH ST  
KANSAS CITY  
KANSAS

PROJECT NO: 2025-14  
DATE: JUL 25, 2025  
DRAWN BY: BCL  
HEET TITLE


RESOURCE CENTER  
ELEVATION

A103

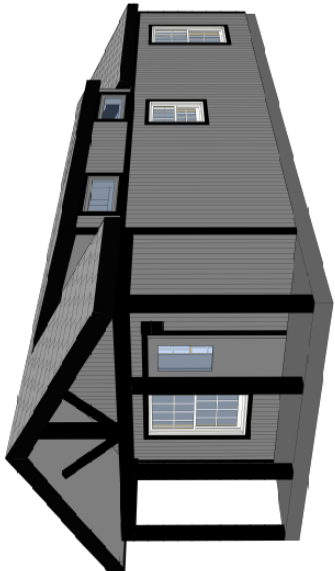




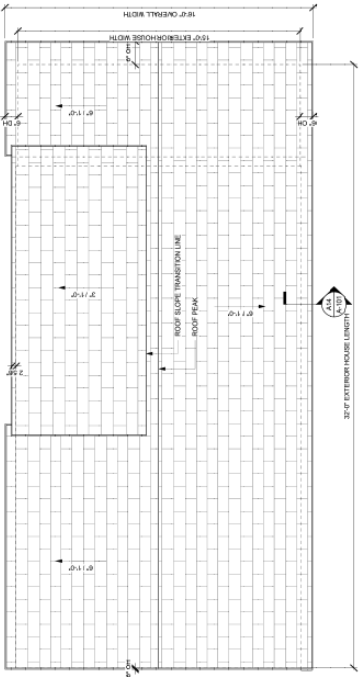
<p><b>EDEN VILLAGE</b> of Kansas City</p> <p><b>OWNER:</b> EDEN VILLAGE OF KANSAS CITY 1300 N. 59TH ST. KANSAS CITY, MO 64119 CONTACT: NATASHA GIBBS, PRESIDENT</p> <p><b>CONSULTING ENGINEER:</b> CENTRAL CONSULTING ENGINEERS 1300 N. 59TH ST. KANSAS CITY, MO 64119 CONTACT: BRIAN LAMBERT, P.E.</p> <p><b>MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:</b> CENTRAL CONSULTING ENGINEERS 1300 N. 59TH ST. KANSAS CITY, MO 64119 CONTACT: NATASHA GIBBS, P.E.</p>	FOR REVIEW
	<p>DATE: 07/23/2025</p>
<p>PROJECT NO: 2004-18 DATE: JUL 23, 2025 DRAWN BY: JCL SHEET TITLE: HOME ELEVATIONS</p>	
<p><b>A101.1</b></p> <p>Copyright © 2025 Central Consulting Engineers, Inc.</p>	

	<b>OWNER:</b> EDEN VILLAGE OF KANSAS CITY 1300 N. 59TH ST KANSAS CITY, MO 64119 <b>CONTACT:</b> NATASHA GIBBER, PRESIDENT	<b>CONSULTANT:</b> CONTRACTORS CONSULTING ENGINEERS 1300 N. 59TH ST KANSAS CITY, MO 64119 <b>CONTACT:</b> BRIAN LAVARY, P.E. 816.451.1111 BILLY@CONTRACTORS-CE.COM	<b>MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:</b> CONTRACTORS CONSULTING ENGINEERS 1300 N. 59TH ST KANSAS CITY, MO 64119 <b>CONTACT:</b> NATASHA GIBBER, P.E.	<b>FOR REVIEW</b> 12.13.23	12-4	<b>EDEN VILLAGE</b> <b>1300 N. 59TH ST</b> <b>KANSAS CITY</b> <b>KANSAS</b>	PROJECT NO: 2006-19 DRAWN BY: JAL CHECKED BY: JAL <b>TITLE:</b> <b>HOME ELEVATIONS</b>	<b>A101.2</b>
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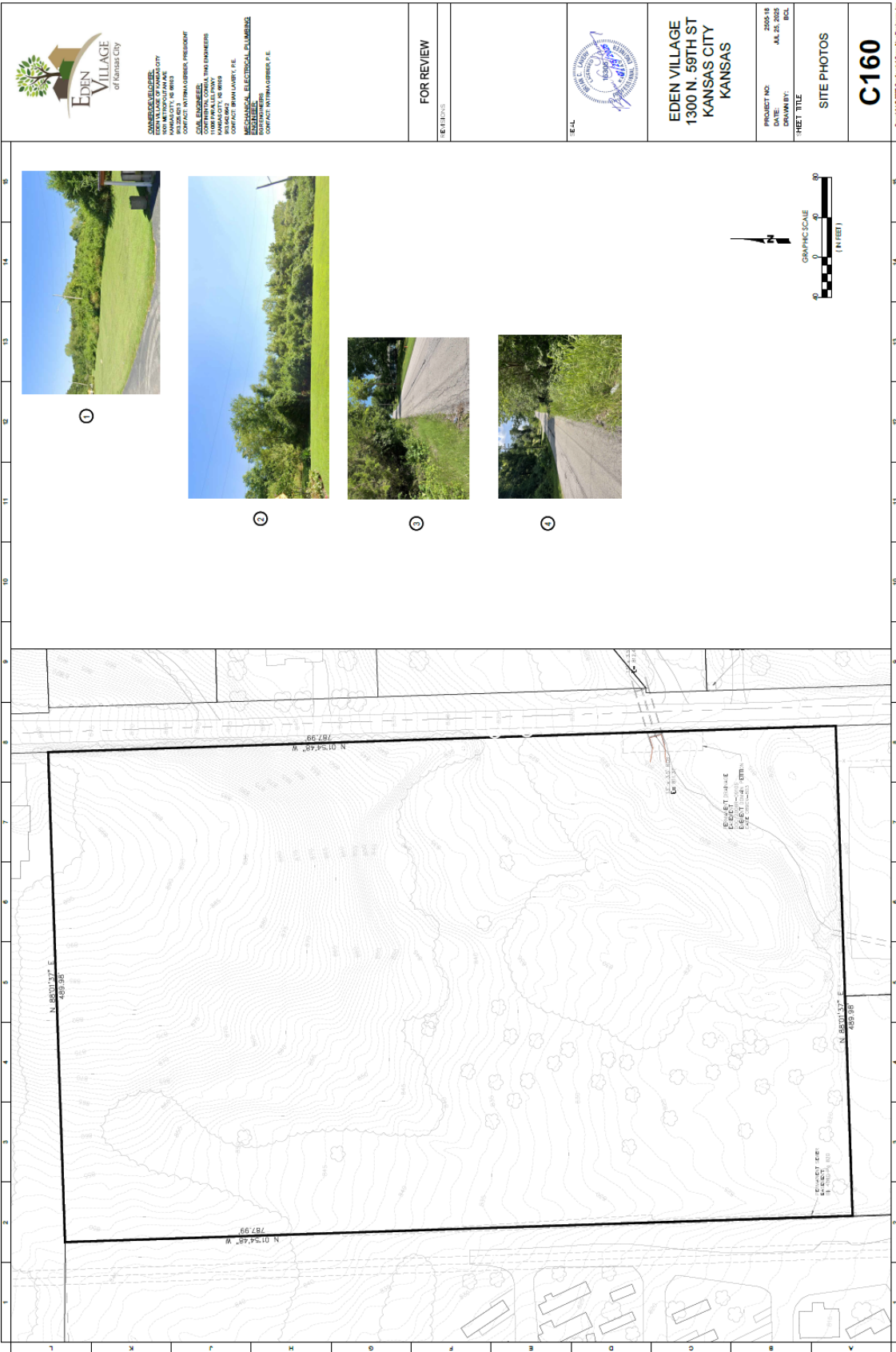
  



**ISOMETRIC J9**



**ROOF PLAN J1**  
3/8" = 1'-0"



**CONTRACTOR:**  
EDEN VILLAGE OF KANSAS CITY  
1300 N. 59TH ST  
KANSAS CITY, MO 64113  
CONTACT: WENDY GIBSON, PRESIDENT

**LOCAL ENGINEER:**  
WILLIAMSON ENGINEERS  
11001 PACIFIC BLVD  
KANSAS CITY, MO 64116  
CONTACT: BRAD LAMB, P.E.

**METROLOGICAL, ELECTRICAL, PLUMBING, MECHANICAL, AND HVAC ENGINEER:**  
WILLIAMSON ENGINEERS  
11001 PACIFIC BLVD  
KANSAS CITY, MO 64116  
CONTACT: WENDY GIBSON, P.E.

**FOR REVIEW**

TECHNICAL

SEAL

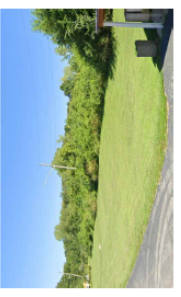
**EDEN VILLAGE**  
1300 N. 59TH ST  
KANSAS CITY  
KANSAS

PROJECT NO: 2024-18  
DATE: JUL 23, 2025  
DRAWN BY: BCL  
SHEET TITLE

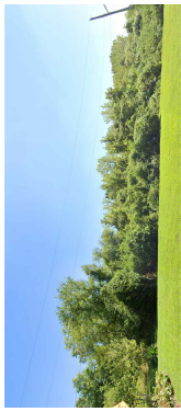
**SITE PHOTOS**

**C160**

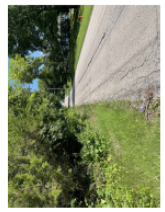
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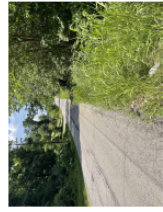
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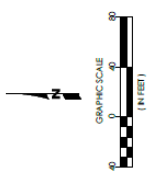
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(First published \_\_\_\_\_)

COZ2025-020

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE** rezoning property hereinafter described located at approximately 1300 North 59<sup>th</sup> Street, in Kansas City, Kansas, by changing the same from its present zoning of RP-5 Planned Apartment to RP-M Planned Mobile Home Park.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

**Section 1.** It is hereby found and determined that a petition was filed on or before July 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of RP-5 Planned Apartment to RP-M Planned Mobile Home Park.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

**Section 2.** In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

A tract of land in the Southeast one quarter of the Southwest one quarter of Section 2, Township 11, Range 24, Kansas City, Wyandotte County, Kansas, more particularly described as follows: Beginning at a point on the East line of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 11, Range 24, said point being 530.50 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4 of Section 2, Township 11, Range 24; thence South 89 degrees 46 minutes 27 seconds West, 510.00 feet; thence North parallel to said East line of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 11, Range 24, 794.86 feet, to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 2, Township 11, Range 24; thence South 89 degrees 38 minutes 30 seconds East along said North line of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 11, Range 24, 510.00 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 2,

Township 11, Range 24; thence South along the East line of said Southeast 1/4 of the Southwest 1/4 of Section 2, Township 11, Range 24, 789.67 feet to the point of beginning, less that part taken or used for road purposes. The above described tract contains 388,257.73 square feet, or 8.91 acres, more or less, located at 1300 North 59th Street,

be changed from its present zoning of RP-5 Planned Apartment to RP-M Planned Mobile Home Park, as defined by the Zoning Ordinances of Kansas City, Kansas.

**Section 3.** Pursuant to the Code of City Ordinances, Section 27-462, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

**Section 4.** The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for RP-M Planned Mobile Home Park. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

**Section 5.** This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS  
25TH DAY OF SEPTEMBER, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

BY: \_\_\_\_\_  
TYRONE GARNER  
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** September 25, 2025  
**Re:** Change of Zone Petition COZ2025-021

## GENERAL INFORMATION

### Applicant Information:

PMG Asset Services, LLC  
Applicant  
4651 Sheridan Street, Suite 480  
Hollywood, Florida 33021

### Subject Property:

10701 State Avenue and 501  
Speedway Boulevard  
Kansas City, Kansas 66111

### Requested Action and Purpose:

Approval of a Change of Zone from  
A-G Agriculture District to CP-2  
Planned General Business District

### Commission Districts:

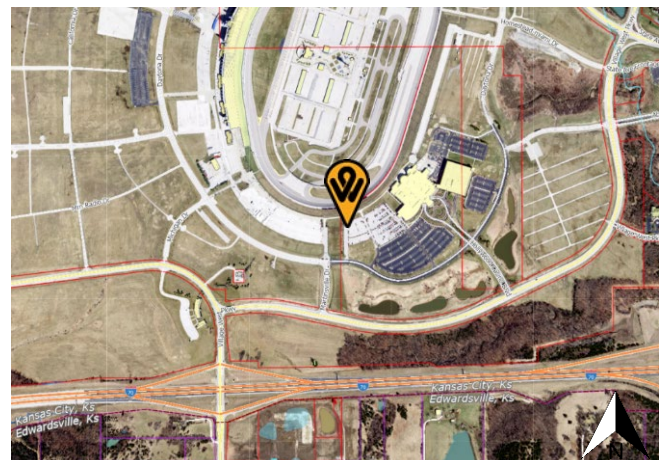
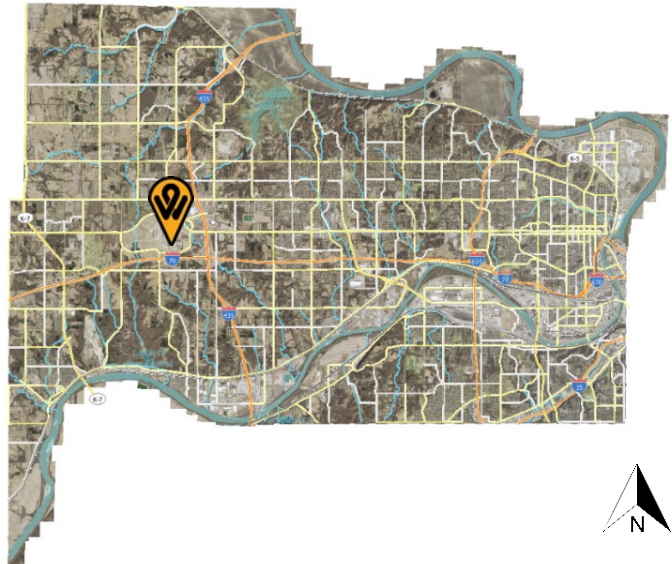
Commissioner At-Large, District #2:  
Tom Burroughs  
District #7 Commissioner:  
Chuck Stites

### Existing Zoning District(s):

A-G Agriculture District

### Proposed Zoning District(s):

CP-2 Planned General Business District



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	A-G Agriculture District	Kansas Speedway
<b>South</b>	A-G Agriculture and CP-3 Planned Commercial Districts	Wooded, undeveloped land and Buc-ee's Travel Center (future)
<b>East</b>	A-G Agriculture District	Kansas Speedway
<b>West</b>	A-G Agriculture District	Kansas Speedway

**Total Tract Size:** 4.40 Acres

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

**Comprehensive Plan Designation:** The Prairie Delaware Piper Area Plan designates the subject property as Planned Entertainment, which allows for areas that have significant capital investment in infrastructure that entertain visitors.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Village West Parkway as a Major Arterial.

**Parking Requirement:** Section 27-668(a)(8) One (1) space for each guest room plus one (1) space for each two (2) employees on the largest shift, plus adequate parking for banquet rooms, meeting rooms, restaurants and lounge areas. 153 spaces are provided.

**Landscaping Requirement:** Section 27-467(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) 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. 48 site trees are required. This does not include trees within parking lot islands or street trees.

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

**Public Hearing:** September 8, and September 25, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, PMG Asset Services, LLC, is requesting a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District and Preliminary Plat to create one (1) commercial lot to build a six (6) story, 118,621 square foot, 140 room casino hotel and parking lot at 10701 State Avenue and 501 Speedway Boulevard.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

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

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

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

### **Outstanding or Related Permit and Cases:**

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

### **Previous Planning Actions:**

1. 144005-00027 (PR-2014-27) – Preliminary Development Plan for a 248-room hotel and ballroom at Hollywood Casino in 2014.
2. 13430-00054 (SIGN2013-054) – Sign Permit for Hollywood Casino wall sign in 2013.
3. 13430-0053 (SIGN2013-053) – Sign Permit for Hollywood Casino wall sign in 2013.
4. Kansas Entertainment LLC – Lot 1 – Final Plat for one (1) commercial lot for destination resort/casino.
5. PR2010-32 – Final Development Plan for Hollywood Casino at Kansas Speedway in 2010.
6. PR2010-13 – Preliminary Plan Review for a casino and Final Development Plan for Phase 1 Building Form in 2010.

7. Kansas Entertainment Preliminary Plat – Preliminary Plat for a resort casino in 2009.
8. SP-2007-041 – Special Use Permit for a destination rest casino/hotel, and commercial uses in 2007.
9. COZ 2928 – Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to build a 550,000 square foot resort casino in 2007.
10. SP-1998-20 – Special Use Permit for the Kansas International Speedway in 1998.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the I-435 West Statistical Neighborhood and Block Group 0447031. The neighborhood consists of the Kansas Speedway racetrack, ancillary parking to the north and west, Hollywood Casino to the east, wooded land and future site of Buc-ee's Travel Center to the south, across Village West Parkway.

This area, with the Kansas Speedway and Hollywood Casino is the western and southern entrance into the Village West area and commercial corridor along Village West Parkway.

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

The zoning and uses are set out above. The proposed use will be compatible with the Kansas Speedway and Hollywood Casino, both commercial uses along Village West Parkway.

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

The property is suitable for the uses to which it has been restricted, which lends itself for agricultural related uses, however the Prairie Delaware Area Piper Plan designates this property as Planned Entertainment, which requires Change of Zone or Special Use Permit, so removing the restrictions will not detrimentally affect nearby property because the Kansas Speedway and Hollywood Casino are intensive commercial uses, north and east, respectively and the hotel naturally fits within this context.

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

The property is not vacant, as the majority of the site is an existing parking lot for Hollywood Casino since 2012.

### ***5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or***

***permanently injure the appropriate use, visual quality or marketability of nearby property.***

A casino hotel of this scale and size is a use that is not currently found in our city. Since the inception of the Hollywood Casino, a hotel has been a part of the overall vision of the development. Detrimental effects on marketability of vacant or large parcels adjacent to this development proposal is unlikely. Depending on location, a project of this type could actually increase the value of some of those properties which are capable of functioning as a large scale regional destination, similar to the Kansas- -Speedway or Hollywood Casino.)

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

Provided they address Public Works comments, this should not be an issue. The Traffic Impact Study (TIS) has been submitted prior to these land entitlement applications for advanced review by the County Traffic Engineer.

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

The proposed use conforms to the Prairie Delaware Piper Area Plan, which is designated as Planned Entertainment and allows areas that have significant capital investment in infrastructure that entertains visitors.

The goDotte Countywide Strategic Mobility Plan identifies this segment of the property as scenic Interstate 70 corridor, thereby requiring extra screening along the interstate.

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

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. There is significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from the adjacent interstate.

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

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

To be provided by BPU Electric and Water Divisions.

**b. *Sanitary Sewer Service***

Sanitary sewer service is being provided by the Unified Government.

**c. Storm Water Control**

To be designed to meet City Code.

**d. Police**

Police service is provided by West Patrol, District 227.

**e. Fire**

Fire service is provided by Station #6, located at North 98<sup>th</sup> Street and State Avenue, which is two (2) miles away from the subject property.

**f. Transit**

There is no public transit provided to or near the subject property.

**g. Schools**

Public Education is provided by Delaware Ridge and Edwardsville Elementary Schools, Robert E Clark Middle School, and Bonner Springs High School, under Bonner Springs/Edwardsville USD 204.

**h. Streets**

See item #6 above.

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

The proposed use will have a significant economic impact on the community. These impacts include jobs, property and sales taxes, and new destination to compliment Village West, Hollywood Casino and the Kansas Speedway.

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

The project, which require some revisions, could meet all ordinance requirements.

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

It is difficult to see gain to the public health, safety or welfare from a 140-room hotel, however, given, the future development scenarios in the area, it is not likely to impose hardships on individual landowners.

**13. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.**

The preliminary plat for the proposed casino hotel and parking lot complies with the Prairie Delaware Piper Area Plan - Planned Entertainment land use designation — in terms that the Area Plan and goDotte Countywide Strategic Mobility Plan expects large populations to visit the area.

**14. *Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.***

The preliminary plat complies with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable Unified Government policies and regulations.

**15. *Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.***

The parcels around the Kansas Speedway are relatively large tracts of land. Urban Outfitters and Hollywood Casino are 90 and 63 acres, respectively. The total tract size of the parcels in question is 530 acres, but only 4.40 acres are being platted.

Relative to the size of the property and the proposed building, the lot-to structure is proportional to the surrounding properties that have buildings on them.

**16. *Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

The proposed two (2) lot subdivision will not cause adverse or negative impacts on the natural or social environment. The hotel is being constructed over an existing parking lot, east of the Hollywood Casino.

Additional trees are being planted throughout the property specifically in the parking lot around the building which when fully grown will provide shade.

**17. *Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

The subdivision will not cause an undue burden on the Unified Government for maintenance of land or facilities. The Developer is responsible for maintaining the sanitary sewer on the property.

Village West Parkway exists but is being widened and realigned as part of the adjacent Buc-ee's Travel Center development to better accommodate the inflow of from North 118<sup>th</sup> Street.

**18. Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.**

The subdivision does not encourage premature extension of public services, piece meal or premature development because there is sanitary sewer service be provided to the Hollywood Casino.

The Kansas Speedway was the first development in the area, constructed in 2001, followed by Hollywood Casino in 2010.

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## **NEIGHBORHOOD MEETING INFORMATION**

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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.

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## **KEY ISSUES**

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Traffic  
Pedestrian Connectivity  
Landscaping and Screening  
Exterior Building Materials

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-021**, subject to:

- 1. Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
- 2. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;**
- 3. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
- 4. Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
- 5. Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
- 6. Section 27-575(f)(1) states there should be a designated walkway or clear pathway to the main entrance of the building so that pedestrians are required**

- to walk through parking lots;
7. Install pedestrian lighting through the central concrete sidewalk between the parking lot and casino hotel entrance;
  8. The Commercial Design Guidelines allow a maximum of 15 percent EIFS per façade. Stone, brick, veneer, integrally-color textured CMU block and stucco are exterior masonry materials that are permitted. These materials must account for 85 percent of each façade;
  9. Section 27-575(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
    - a. Divisions or breaks in materials;
    - b. Building offsets (projections, recesses, niches);
    - c. Window bays;
    - d. Separate entrances and entry treatment; or
    - e. Variation in rooflines;
  10. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
  11. Paint the louvers and PTAC grilles to match the building;
  12. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

The landscape plan does illustrate landscaping around the foundations of the building;

13. Section 57-577(b)(1) states that new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater;
14. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
15. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
16. Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
17. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
18. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility

- connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
19. All landscaping shall be irrigated;
  20. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
  21. 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;
  22. Regarding BPU transformer screening, the following applies:
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
    - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
  23. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  24. Pole and pylon signs are prohibited in the Sign Ordinance;
  25. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
  26. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact

- information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
27. 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](mailto: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;
  28. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  29. 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](mailto: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;
  30. 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;
  31. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
  32. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  33. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-021** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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September 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Traffic Study Comments  
Preliminary Plat  
Applicant Response Letter  
Neighborhood Meeting Documents  
Aerial Photograph  
Site Plan  
Landscape Plan  
Building Elevations and Renderings  
Site Photographs

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	September 8, 2025 Approval	September 25, 2025
Preliminary Plat	September 8, 2025 Approved	Not Required

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**STAFF CONTACT:**

**Byron Toy, AICP**  
[btoy@wycokck.org](mailto:btoy@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-021** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-021**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

### **September 8, 2025, City Planning Commission Minutes:**

#### **[Hearing starts at 48:35:](#)**

#### **COZ2025-021 - PMG ASSET SERVICES LLC**

**Synopsis:** Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for Hollywood Casino Hotel at 10701 State Avenue and 501 Speedway Boulevard (in conjunction with PLAT2025-026). *Detailed Outline of Requested Action:* The applicant, PMG Asset Services, LLC, is requesting a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District and Preliminary Plat to create one (1) commercial lot to build a six (6) story, 118,621 square foot, 140 room casino hotel and parking lot at 10701 State Avenue and 501 Speedway Boulevard.

#### **PLAT2025-026 - PMG ASSET SERVICES LLC**

**Synopsis:** Preliminary Plat for one (1) commercial lot at 10701 State Avenue and 501 Speedway Boulevard (in conjunction with COZ2025-021).

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

#### **Present in Support:**

- Aaron March, Applicant Representative, Attorney at Rouse Frets White Goss Gentile Rhodes P.C.

#### **Present in Opposition:**

➤ No one appeared

**Staff Recommendation starts at 53:20:** Lead Planner Byron Toy stated this petition will come back as a Final Plan Review and Final Plat at a later date, this application is the first step in their entitlement process. Staff recommends approval with conditions.

**Motion starts at 54:21:**

On motion by Commissioner Straws, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-021:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**

**Subject to:**

- 1. Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
- 2. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;**
- 3. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
- 4. Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
- 5. Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
- 6. Section 27-575(f)(1) states there should be a designated walkway or clear pathway to the main entrance of the building so that pedestrians are required to walk through parking lots;**
- 7. Install pedestrian lighting through the central concrete sidewalk between the parking lot and casino hotel entrance;**
- 8. The Commercial Design Guidelines allow a maximum of 15 percent EIFS per façade. Stone, brick, veneer, integrally-color textured CMU block and stucco are exterior masonry materials that are permitted. These materials must**

- account for 85 percent of each façade;
9. **Section 27-575(c)(2)** In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
    - a. Divisions or breaks in materials;
    - b. Building offsets (projections, recesses, niches);
    - c. Window bays;
    - d. Separate entrances and entry treatment; or
    - e. Variation in rooflines;
  10. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
  11. Paint the louvers and PTAC grilles to match the building;
  12. **Section 27-577(d)(1)** At least 75 percent of the length of the building foundations facing public streets, the exterior the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

The landscape plan does illustrate landscaping around the foundations of the building;

13. **Section 57-577(b)(1)** states that new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater;
14. **Section 27-575(e)(4)** states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;
15. **Section 27-699(a)(6)** states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
16. **Section 27-575(g)(3)** All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;
17. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;
18. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
19. All landscaping shall be irrigated;
20. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted.

- Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
21. 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;
  22. Regarding BPU transformer screening, the following applies:
    - a. Gate doors are required for all types of screening that are placed in front of the transformers.
    - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
    - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;
  23. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  24. Pole and pylon signs are prohibited in the Sign Ordinance;
  25. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
  26. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  27. 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](mailto: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;
28. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  29. 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](mailto: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;
  30. 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;
  31. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
  32. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  33. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting.

**Motion starts at 55:20::**

On motion by Commissioner Schwartz, seconded by Commissioner Beth, the Planning Commission voted as follows to **APPROVE PLAT2025-026**:

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**  
**Subject to the above conditions.**

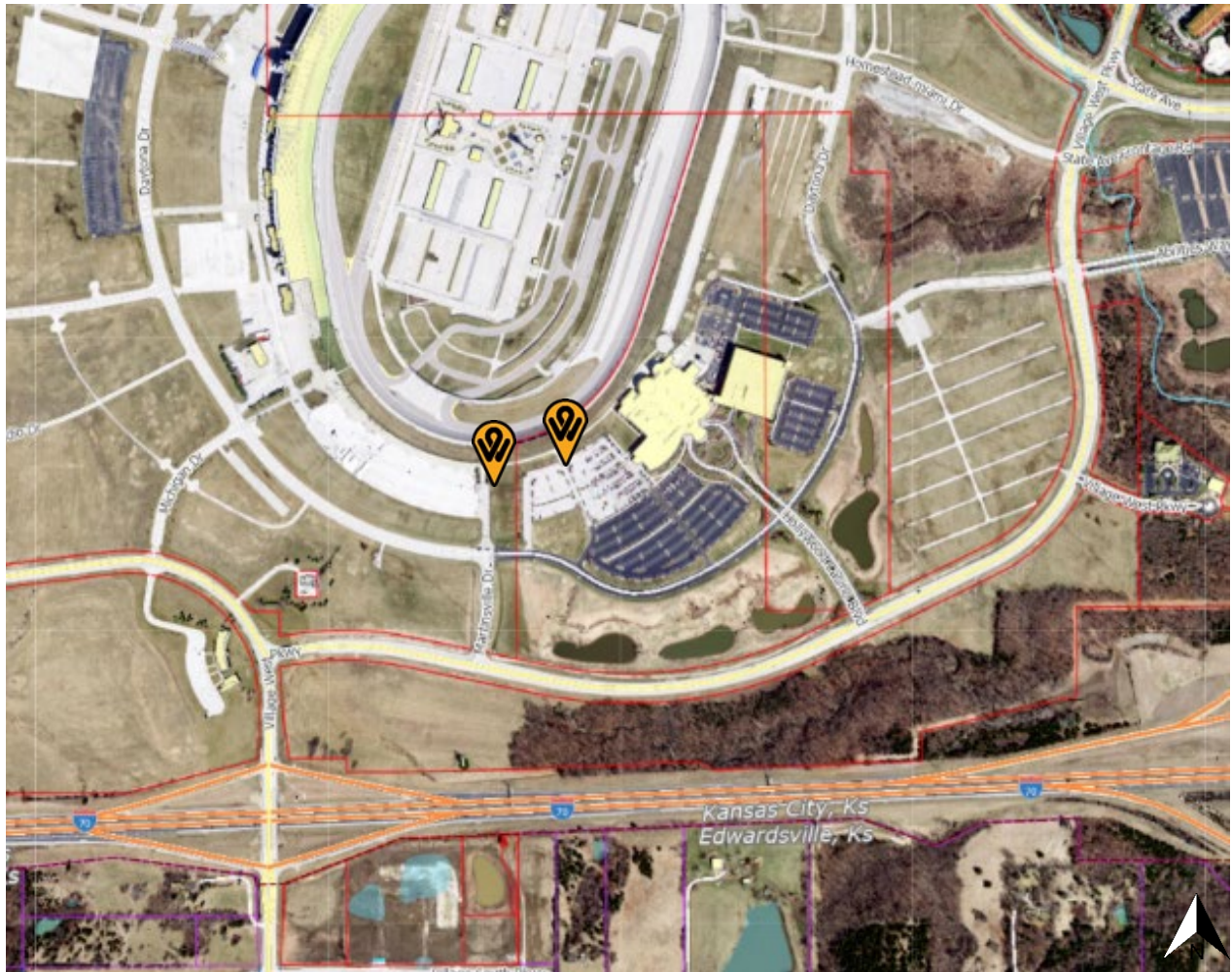
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# ATTACHMENTS

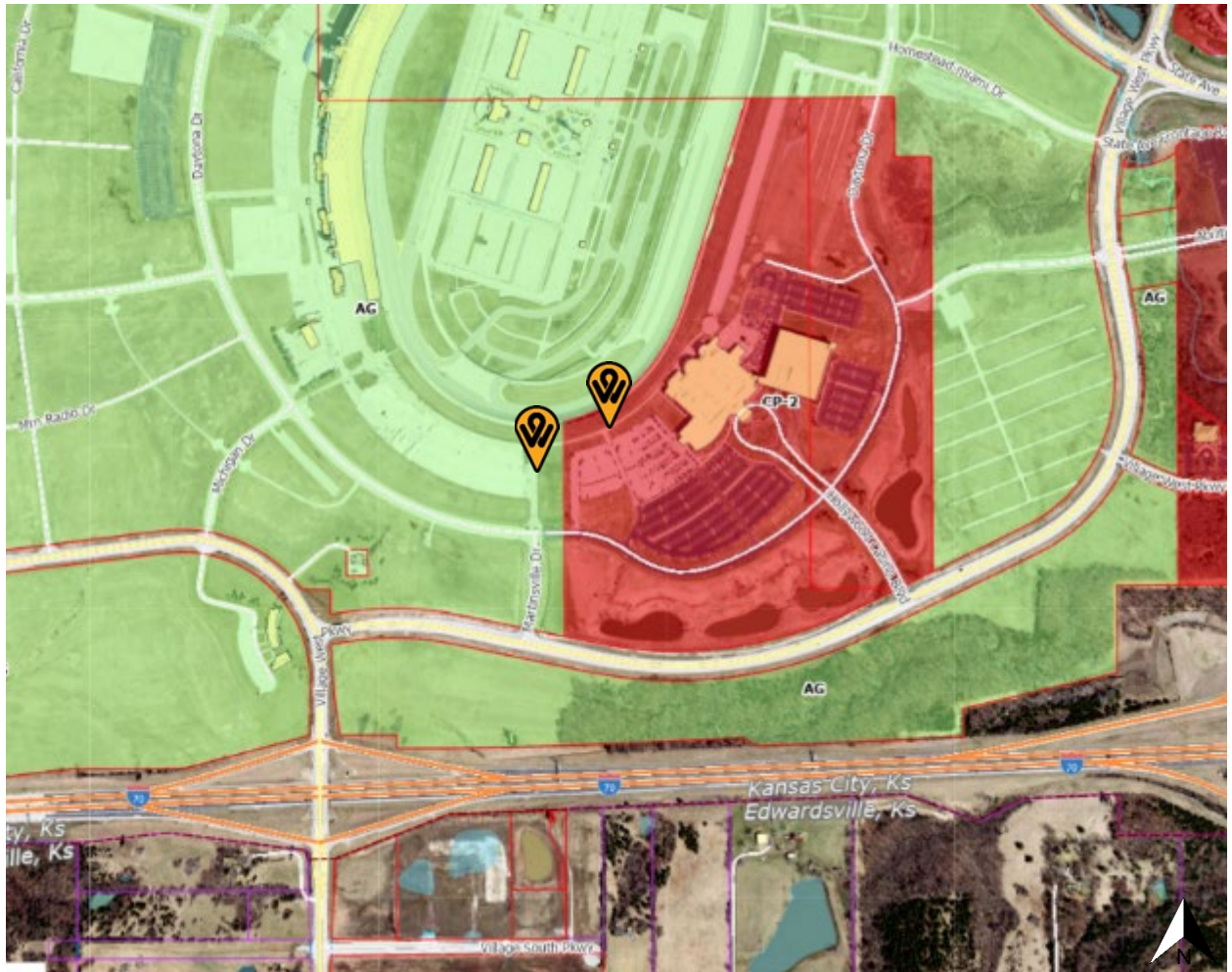
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## AERIAL IMAGERY

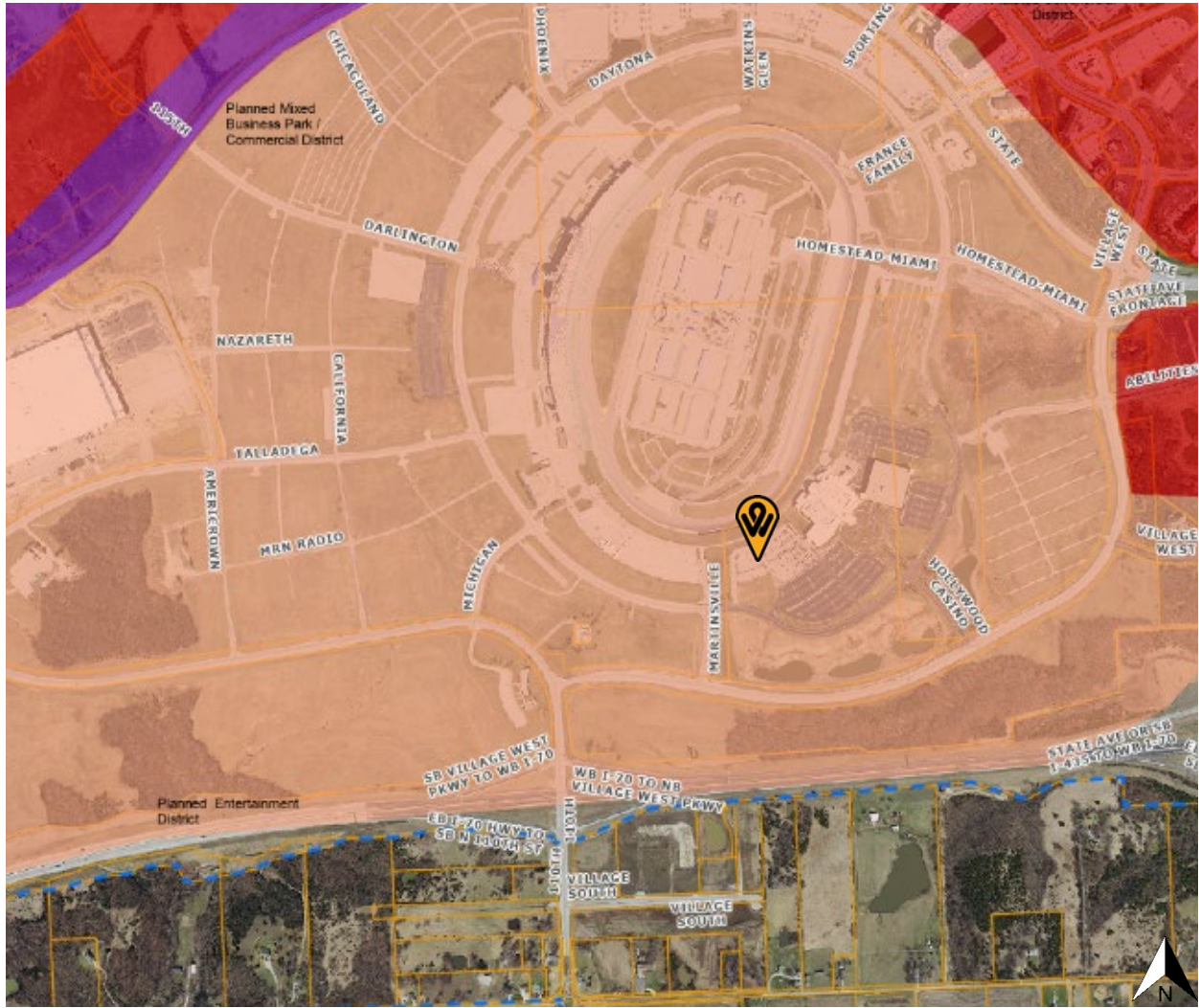
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# ZONING MAP



# LAND USE MAP





### MEMORANDUM

To: Lance Scida  
Prime Group

From: Jeff Wilke, PE, PTOE  
Kimley-Horn and Associates, Inc.

Date: July 25, 2025

Subject: Kansas Speedway Hotel Traffic Memorandum  
Kansas City, Kansas

Project No.: 168697005

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### INTRODUCTION

Kimley-Horn has prepared the following memorandum for the proposed Kansas Speedway Hotel development, generally located northeast of the Daytona Drive & Martinsville Drive intersection in Kansas City, Kansas. The purpose of this memorandum is to estimate trip generation and parking demand for the proposed development. The scope of this memorandum was developed in consultation with the Unified Government (UG) of Wyandotte County staff and is consistent with UG's requirements for a Level 1 traffic impact study.

### STUDY AREA

The development site currently consists of a large surface parking area that is adjacent to the Hollywood Casino. The site is bounded by the Kansas Speedway to the north and Daytona Drive to the south. To the west across Martinsville Drive there is undeveloped land used for parking at the Kansas Speedway. There are campsites for the Kansas Speedway located to the east across Daytona Drive. Further south across Village West Parkway is the future location of a Buc-ee's Travel Center. Construction drawings for the Buc-ee's Travel Center have been approved by the UG.

Several improvements to the street network are to be constructed in conjunction with the Buc-ee's Travel Center. The Improvements include the realignment of Village West Parkway and the construction of a multi-lane roundabout at the Village West Parkway & Buc-ee's site access intersection. As a result, Martinsville Drive will be relocated to align with the Buc-ee's site access and will be the north leg of the roundabout intersection.

The existing street network within the study area includes Daytona Drive, Martinsville Drive, and Village West Parkway. The following provides a summary of the characteristics of existing streets within the study area:

**Daytona Drive** is a private street that encircles the Kansas Speedway and Hollywood Casino. From Martinsville Drive to the northeast access for Hollywood Casino, Daytona Drive is a four-lane, undivided roadway with curbs and gutters. The remainder of Daytona Drive is gated and normally closed to thru traffic. The posted speed limit along Daytona Drive is 30 miles per hour (mph).

**Martinsville Drive** is a private street with a three-lane cross section and 10-foot-wide paved shoulders. There are no curbs and gutters and no posted speed limit along the street. Martinsville Drive continues north from Village West Parkway approximately 1,000 feet before terminating at a surface parking lot that serves the Kansas Speedway.

**Village West Parkway** is a four-lane, undivided roadway with 12-foot-wide paved shoulders and a posted speed limit of 40 mph. According to UG's Major Street Plan, Village West Parkway is classified as a Class A Thoroughfare. Village West Parkway intersects State Avenue to the northeast of the proposed development site near the interchange at Interstate 435 (I-435) and State Avenue. To the southwest of the proposed development site, Village West Parkway intersects Speedway Boulevard near the interchange at I-70 and 110<sup>th</sup> Street.

**PROPOSED DEVELOPMENT**

The proposed development includes removing a portion of the existing parking area in the northeast corner of the site to construct a 140-room hotel adjacent to the Hollywood Casino. A majority of the large existing casino parking area will remain. There is a one-way circular street that will route traffic in a counterclockwise direction from the parking areas to the hotel entrance. Additional parking stalls are provided along the circular street and on the west side of the building. Drop-off lanes are provided directly outside the hotel entrance. The proposed site plan is included in **Appendix A**.

**TRIP GENERATION**

The expected trips generated by the proposed development plan are shown in **Table 1**. Trip generation estimates for the proposed plan were prepared using the *ITE Trip Generation Manual*, 11th Edition. The total primary trip generation is anticipated to be 821 daily trips, 47 trips during the AM peak hour (27 entering and 20 exiting) and 56 trips during the PM peak hour (29 entering and 27 exiting). This level of trip generation can be considered very low, resulting in a negligible volume of traffic to the existing street network.

**TABLE 1: PROPOSED DEVELOPMENT TRIP GENERATION**

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Hotel	310	140 Rooms	1,094	35	28	63	39	37	76
Internal Trips			-274	-8	-8	-16	-10	-10	-20
<b>Total Primary Development Trips</b>			<b>821</b>	<b>27</b>	<b>20</b>	<b>47</b>	<b>29</b>	<b>27</b>	<b>56</b>

The data from the *ITE Trip Generation Manual* that were used to determine the trip generation of the proposed site is included in **Appendix B**.

The trip generation estimates in **Table 1** include reductions for internal capture. Internal capture accounts for the portion of trips that stay within a mixed-use development without using the external street system. For the purposes of the study, it was assumed that 25% of the trips generated by the hotel would be casino patrons who are already traveling to and from the site. Therefore, the internal trips would not generate additional trips on the surrounding street network

I would like to see the internal trips lowered slightly (15-20% Max) to account for movement within the greater Legends area.

What about the "Leased Restaurant" space?

Restaurant demand?

**PARKING DEMAND**

The expected parking demand for the proposed development plan is shown in **Table 2** on the following page. Parking demand estimates for the proposed plan were prepared using the *ITE Parking Generation Manual*, 6th Edition. The total parking demand is anticipated to be 100 parking stalls on a weekday (Monday-Friday) and 114 parking stalls on a Saturday.

**TABLE 2: PROPOSED DEVELOPMENT PARKING DEMAND**

Land Use Description	ITE Code	Intensity / Units	Weekday	Saturday
Hotel	310	140 Rooms	100	114

The data from the *ITE Parking Generation Manual* that were used to determine the parking demand for the proposed site is included in **Appendix C**.

**SITE ACCESS AND CIRCULATION**

The proposed development will be accessed from three driveways around the perimeter of the site. All three provide full access and are at existing drive aisle intersections along Daytona Drive. The first access is located approximately 475 feet west of the intersection at Hollywood Casino Boulevard & Daytona Drive. The second access is located approximately 760 feet west of the first access and 260 feet east of the third access. The third access is located approximately 230 feet east of the intersection at Martinsville Drive & Daytona Drive. This spacing will increase after Martinsville Drive is relocated to align with the proposed access for the Buc-ee's Travel Center.

Site traffic will access the public street network at two locations. To the east of the site, traffic will follow Hollywood Casino Boulevard to the existing signalized intersection with Village West Parkway. To the west of the site, traffic will follow Martinsville Drive to the new roundabout intersection with Village West Parkway. The two intersections on Village West Parkway are spaced approximately one-half mile apart.

**INTERSECTION SIGHT DISTANCE**

Intersection sight distances are adequate at both of the connections to the public street network. At the signalized Hollywood Casino Boulevard intersection, the only intersection sight distance that applies is for right-turn movements on red. The existing sight lines at this intersection are good, providing more than enough sight distance for right-turn movements on red signal indications. For the proposed roundabout intersection at Martinsville Drive, sight distances were verified during the design process in accordance with the *Guide for Roundabouts* (NCHRP Report 1043).

**TRAFFIC VOLUMES**

Traffic volumes were obtained from the traffic impact study for the Buc-ee's Travel Center. Daily traffic volumes were estimated by assuming 10 percent of the daily traffic volume occurs during the weekday PM peak hour. Daily site trips were added to the street network assuming 65% of hotel traffic travels to/from the west on Village West Parkway and 35% travel to/from the east on Village West Parkway. These percentages are based on current traffic patterns of casino traffic. Daily traffic volumes are provided in **Table 3** on the following page to illustrate existing and proposed traffic conditions.

**TABLE 3: TRAFFIC VOLUMES**

Street Segment	Daily Traffic Volumes		
	Existing Conditions	Existing Conditions plus Buc-ee's Trips	Proposed Conditions with Buc-ee's and Hotel
Village West Parkway, east of Hollywood Casino Boulevard	2,300	2,800	3,100
Village West Parkway, west of Martinsville Drive	3,100	14,200	14,700

**SUMMARY**

Kimley-Horn has prepared a Level 1 traffic impact study for the proposed Kansas Speedway Hotel, generally located northeast of the Daytona Drive & Martinsville Drive intersection in Kansas City, Kansas. The proposed development plan includes removing a portion of the existing surface parking area to construct a 140-room hotel adjacent to the Hollywood Casino.

After reductions for internal capture, the total number of primary trips generated by the proposed development is anticipated to be 821 daily trips, 47 trips during the AM peak hour (27 entering and 20 exiting) and 56 trips during the PM peak hour (29 entering and 27 exiting). This level of trip generation can be considered very low, resulting in a negligible volume of traffic to the existing street network. The total parking demand is anticipated to be 100 parking stalls on a weekday (Monday-Friday) and 114 parking stalls on a Saturday.

The development will be accessed from three full-access driveways located along Daytona Drive at existing locations. All site traffic will access the public street network from Village West Parkway at Hollywood Casino Boulevard and at the new roundabout intersection at Martinsville Drive, which will be constructed for the Buc-ee's Travel Center.

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## STAFF COMMENTS AND SUGGESTIONS

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### Planning and Urban Design Comments:

#### General:

1. How many employees will there present during the largest shift? **20.**
2. Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat. **Acknowledged.**
3. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties. **Acknowledged.**
4. Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. **Acknowledged.**
2. Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users. **Acknowledged.**
3. Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses. **Acknowledged.**
4. Section 27-575(f)(1) states there should be a designated walkway or clear pathway to the main entrance of the building so that pedestrians are required to walk through parking lots.

Add sidewalk medians in the parking lot islands and crosswalks through the parking lot on the west and south sides of the building to make a clear, defined pathway for pedestrians. **The west parking lot will use the existing walkway to the north of the lot and the new sidewalk shown along the south side of the lot. The south parking lot will utilize the existing islands and sidewalk.**

5. Install pedestrian lighting through the central concrete sidewalk between the parking lot and casino hotel entrance. **Lighting will be shown with the final development plans.**

#### Building Architecture:

1. The Commercial Design Guidelines allow a maximum of 15 percent EIFS per façade. Stone, brick, veneer, integrally-color textured CMU block and stucco are exterior masonry materials that are permitted. These materials must account for 85 percent of each façade. **Acknowledged.**
2. Section 27-575(c)(2) In order to break up the monotonous appearance of long

facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:

- a. Divisions or breaks in materials;
- b. Building offsets (projections, recesses, niches);
- c. Window bays;
- d. Separate entrances and entry treatment; or
- e. Variation in rooflines.

**Acknowledged.**

3. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.

**Acknowledged.**

4. Paint the louvers and PTAC grilles to match the building. **Acknowledged.**

#### **Landscaping and Screening:**

1. Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

The landscape plan does illustrate landscaping around the foundations of the building. **The plan includes over 75 percent of landscape around the building foundation.**

2. Section 57-577(b)(1) states that new construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. **Acknowledged.**
3. Section 27-577(b)(3)(a) states that one (1) tree with a minimum caliper of two inches (ornamental evergreen trees must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage. **Street tree requirements have been satisfied with the trees originally installed along Village West Parkway frontage when the Casino was constructed.**
4. Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them. **Street tree requirements have been satisfied with the trees originally installed along Village West Parkway frontage when the Casino was constructed.**
5. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements. **Parking screening requirements have been satisfied with shrubs originally installed along the parking lot parameters, supplemented by additional plantings at the new parking areas.**
6. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements. **Acknowledged.**

7. Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times. **Acknowledged.**
8. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater. **Acknowledged.**
9. Rooftop equipment shall be screened via a parapet from all public rights-of-way. All screening materials must be well maintained at all times. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. **Acknowledged.**

**Signage:**

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

**Standard Conditions:**

1. All landscaping shall be irrigated. **Acknowledged.**
2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers). **Acknowledged.**
3. 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.**
4. Regarding BPU transformer screening, the following applies:
  - a. Gate doors are required for all types of screening that are placed in front of the transformers.
  - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
  - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required

clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

- f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
- g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

**Acknowledged.**

- 5. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.  
**Acknowledged.**
- 6. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org). **Acknowledged.**
- 7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto: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.**
- 8. All existing and future driveways must feature curb cuts that are constructed to UG standards. **Acknowledged.**
- 9. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by [info@wycokck.org](mailto: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.**
- 10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.  
**Acknowledged.**
- 11. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and

issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620. **Acknowledged.**

12. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting. **Acknowledged.**
13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. **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) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
  - 1) None

MINUTES

**Application Number:** COZ2025-021 and PLAT2025-026

**Date and Location:** August 20, 2025; Via Zoom

**Meeting called to order at:** 5:30 p.m.

**Project:** PMG Asset Services, LLC / Kansas Speedway Casino Hotel

**Introductions:** Aaron March, Phil Gibbs, Jr., Lance Scida, Mark Henrichs, Mayer Abbo, Kory Schulz, Brian Hockenbury, Trent Schrider

**Attendees:** Joseph Fathom, Doug Tree, Jacqueline Collins, LeRoy Scott, Thomas Fawcett

**Presentation by applicant and/or team:** See attached PowerPoint presentation.

After taking roll of the attendees and introductions of the team members, Aaron March gave the Powerpoint presentation discussing the various elements of the proposed hotel plan. He highlighted that at this time, there is no specific restaurant user. He also mentioned that the renderings shown in the presentation are not the actual renderings of the proposed hotel. Additional applications, including a final plan will provide those details at the appropriate time. The applicant is planning to start construction next summer with construction taking approximately 18 months.

**Questions and answers:**

- Q: Mr. Tree – Will other infrastructure such as sidewalks to the casino property be built?
- A: Phil Gibbs – The project will have sidewalks at entry driveway, all around the site.
- Q: Mr. Tree – Would like to see walking path to amusement park and American Royal.
- A: Phil Gibbs – Future development will make connections.
- Q: Ms. Collins – (Send copy of site plan via regular mail)
- Q: Has a construction company been selected?
- A: No
- Q: Will this project pay property taxes?
- A: Yes
- Q: How many jobs will the project create in the community?
- A: 40 hotel employees + restaurant employees

4929-5043-2353, v. 1  
35601 \074874 \4929-5043-2353

Q: What is the timing of the development process?  
A: Final approval of this plan in October. Final plat and final plan will be submitted/approved next year.

Q: What is the area of rezoning?  
A: The rezoning applies to the area near the Speedway – under one acre; entire site 4.4 acres.

LeRoy – Good Plan

Thomas Fawcett joins meeting; Aaron March gives second PowerPoint presentation.

The group was advised that the Plan Commission date is 9/8/25.

Aaron then gave the group his direct contact information.

**Meeting adjourned at:** 6:08 p.m.

**Minutes taken by:** Rachelle M. Biondo

4929-5043-2353, v. 1  
35601 \074874 4929-5043-2353


**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Florida )  
 ) SS:  
COUNTY OF Broward\_\_\_\_\_)

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

1. That I am the petitioner for Petition #\_COZ2025-021 & PLAT2025-026.
2. That I conducted a neighborhood meeting on Wednesday August 20 at 5:30pm CST.
3. The notice to nearby property owners was sent on August 5, 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.

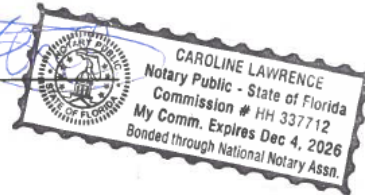
Further affiant saith not.


  
\_\_\_\_\_  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22 day of August, 2025.


My commission expires 4 of December, 2026.

  
\_\_\_\_\_  
Notary Public






1708 BRADLEY PARKWAY  
KANSAS CITY, MO 64111  
TEL: (816) 432-6242  
WWW.CONTINENTAL-ENGINEERS.COM



EDWARD F. DIAMONTS, P.E.  
No. 14842



Know what's below.  
Call before you dig.

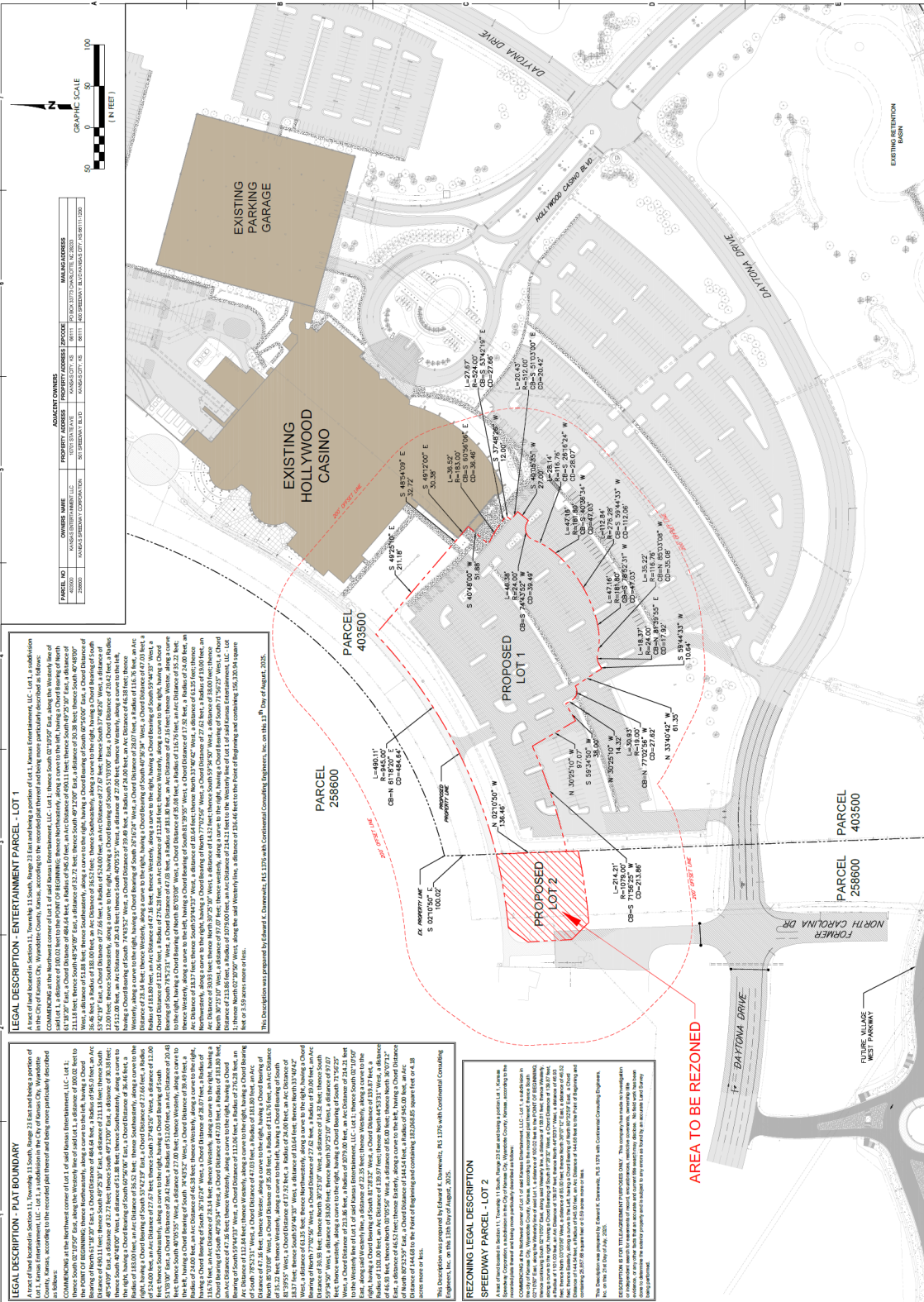
**Preliminary Development Plan**  
Kansas Speedway  
Casino Hotel  
Kansas City, Kansas

Revision Number	001
Description	
Date	

**PRELIMINARY PLAT REZONING**

Client Name	From Property
Project Name	Conceptual Plan
Sheet	18-00205
Created By	UN

**C03**



**LEGAL DESCRIPTION - ENTERTAINMENT PARCEL - LOT 1**

A tract of land located in Section 11, Township 11 South, Range 23 East and being a portion of Lot 1, Kansas Entertainment, LLC, Lot 1, a subdivision of the City of Kansas City, Kansas. The parcel is bounded as follows: the north boundary is the 11th Street Right of Way, being 110.00 feet wide; the east boundary is the 11th Street Right of Way, being 110.00 feet wide; the south boundary is the 11th Street Right of Way, being 110.00 feet wide; the west boundary is the 11th Street Right of Way, being 110.00 feet wide. The parcel is bounded as follows: the north boundary is the 11th Street Right of Way, being 110.00 feet wide; the east boundary is the 11th Street Right of Way, being 110.00 feet wide; the south boundary is the 11th Street Right of Way, being 110.00 feet wide; the west boundary is the 11th Street Right of Way, being 110.00 feet wide.

**LEGAL DESCRIPTION - PLAT BOUNDARY**

A tract of land located in Section 11, Township 11 South, Range 23 East and being a portion of Lot 1, Kansas Entertainment, LLC, Lot 1, a subdivision of the City of Kansas City, Kansas. The parcel is bounded as follows: the north boundary is the 11th Street Right of Way, being 110.00 feet wide; the east boundary is the 11th Street Right of Way, being 110.00 feet wide; the south boundary is the 11th Street Right of Way, being 110.00 feet wide; the west boundary is the 11th Street Right of Way, being 110.00 feet wide.

**REZONING LEGAL DESCRIPTION**

**SPEEDWAY PARCEL - LOT 2**

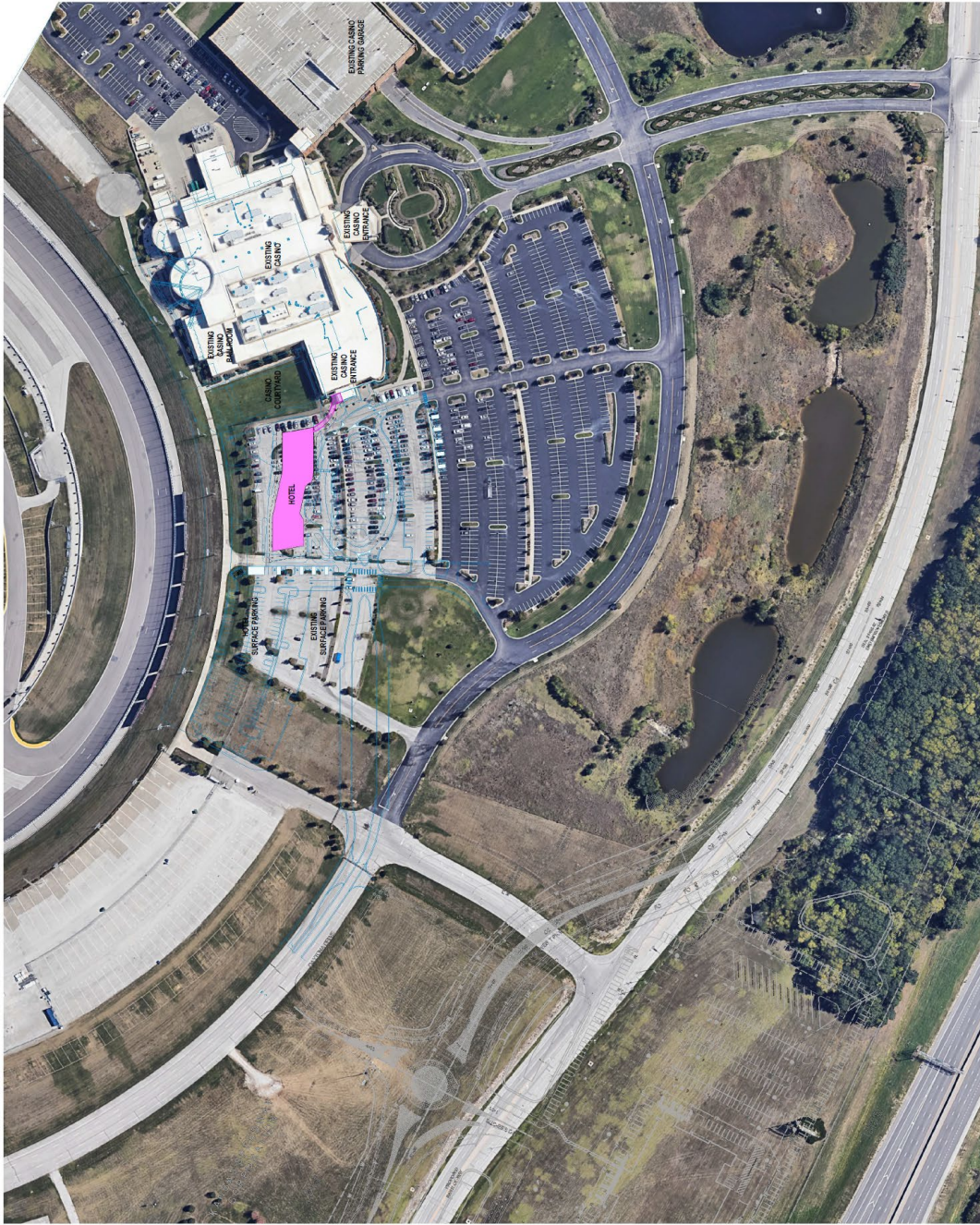
A tract of land located in Section 11, Township 11 South, Range 23 East and being a portion of Lot 2, Kansas Entertainment, LLC, Lot 2, a subdivision of the City of Kansas City, Kansas. The parcel is bounded as follows: the north boundary is the 11th Street Right of Way, being 110.00 feet wide; the east boundary is the 11th Street Right of Way, being 110.00 feet wide; the south boundary is the 11th Street Right of Way, being 110.00 feet wide; the west boundary is the 11th Street Right of Way, being 110.00 feet wide.

This description was prepared by Edward F. Diamonts, P.E., No. 14842, with Continental Consulting Engineers, Inc. on the 13th day of August, 2025.

This description was prepared by Edward F. Diamonts, P.E., No. 14842, with Continental Consulting Engineers, Inc. on the 13th day of August, 2025.

This description was prepared by Edward F. Diamonts, P.E., No. 14842, with Continental Consulting Engineers, Inc. on the 13th day of August, 2025.

PROGRESS PLANS NOT FOR CONSTRUCTION



1 Master Plan Concept Phase I  
 SCALE: 1" = 100'  
 0 100 200 400

PICTURES, IMAGES AND OR REFERENCES OF OTHER PROJECTS ARE STRICTLY SHOWN FOR REFERENCE. INSPIRATIONAL PURPOSES. PLANS AND IMAGES SHOWN ARE PRELIMINARY CONCEPTUAL INTERPRETATIONS DEPICTING THE GENERAL DEVELOPMENT OF THE PROJECT WHICH IS SUBJECT TO CHANGE.

**pd**  
 PRIME DESIGN ASSOCIATES  
 ARCHITECTURE, PLANNING, DESIGN  
 401 SHEDDEN ST. SUITE 400  
 OMAHA, NE 68102  
 TELEPHONE: 402.466.2500  
 WWW.PRIMEDSIGNASSOCIATES.COM

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

**Preliminary Development Plan**  
**Kansas Speedway Casino Hotel**  
 Kansas City, Kansas

NO.	REVISION	DATE

DATE	DESCRIPTION

Master Plan Concept Phase I	
Client Name	Prime Design Associates
Project No.	2500
Project Name	KS
Date	09-25-2025
Drawn By	PKA
Checked By	
Scale	1" = 100'
Sheet No.	A01







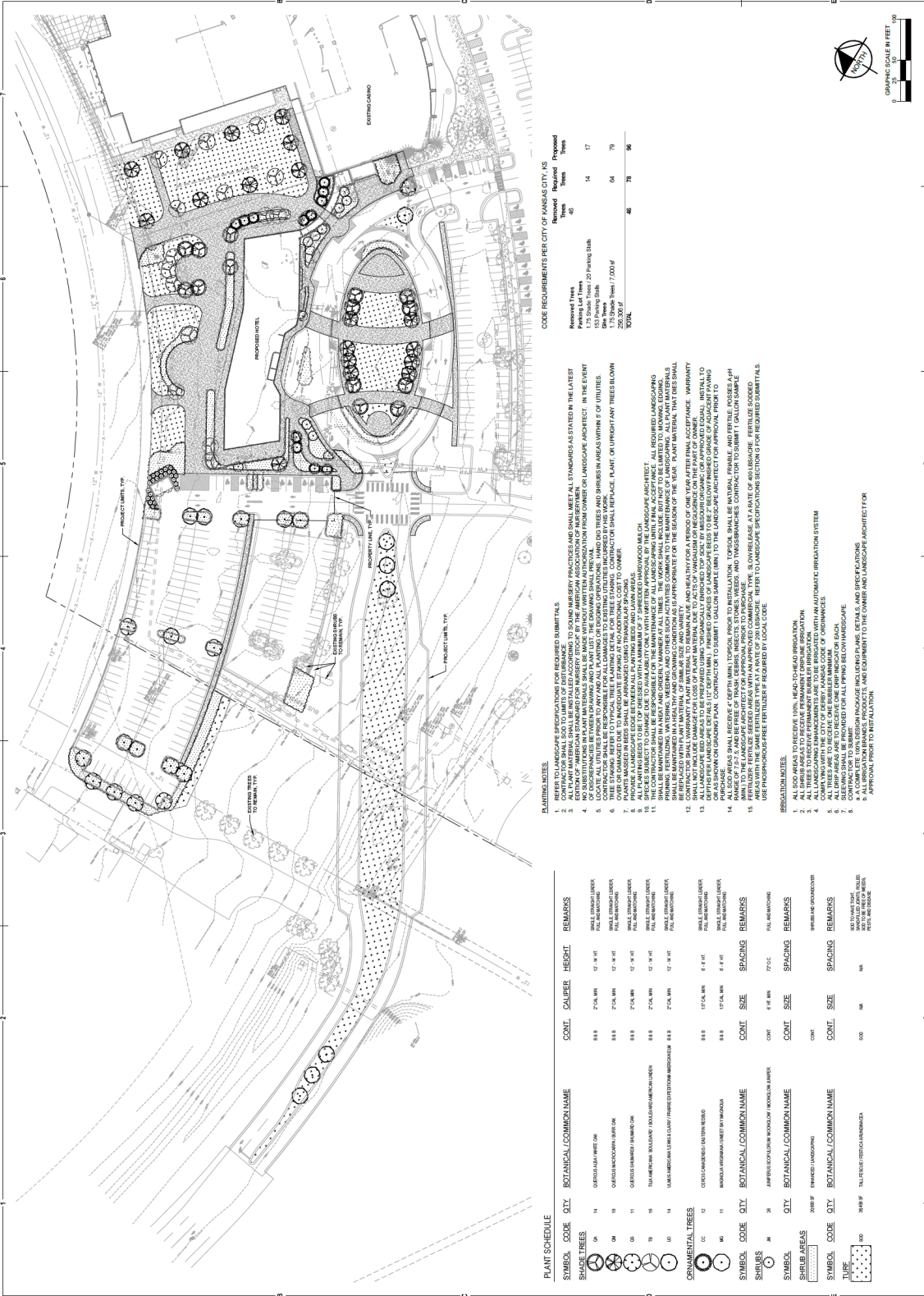
**Kansas Speedway  
 Casino Hotel Concept**  
 Kansas City

NO.	DESCRIPTION	DATE
1	REVISION	01-20-2024

**PRELIMINARY  
 LANDSCAPE  
 PLAN**

Client Name	Prime Hospitality
Project Name	Casino Hotel
Location	4000 S. 10th St.
Sheet No.	01-20-2024
Scale	AS SHOWN

LO1



**CODE REQUIREMENTS PER CITY OF KANSAS CITY, KS**

Removed Trees	40	Required Trees	95
103 Parking Stalls	14	17	
153 Parking Stalls	64	79	
1.75 Street Trees / 1,000 SF	40	79	95

**PLANTING NOTES:**

- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED DIMENSIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND LANDSCAPE PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE EXISTING CONTRACT.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF A CHANGE IN PLANT MATERIALS, THE CONTRACTOR SHALL MAINTAIN THE SAME LEVEL OF QUALITY AND HEALTH AS THE ORIGINAL PLANTING.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR ENGINEERING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES.
- TREE SPACING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE SPACING. CONTRACTOR SHALL REFERENCE PLANT OF UPRIGHT-LYING TREES SHOWN ON GRADING PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE SPACING.
- ALL PLANTINGS SHALL BE SET ON A MINIMUM OF 12" OF UNCOMPRESSED GRANULAR FILL.
- SPECIES SUBJECT TO CHANGE DUE TO AVAILABILITY OR OTHER FACTORS. CONTRACTOR SHALL MAINTAIN THE SAME LEVEL OF QUALITY AND HEALTH AS THE ORIGINAL PLANTING.
- SHRUBS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING ORGANICALLY ENRICHED TOP SOIL BY REGIONAL OR APPROVED EQUAL. INSTALL TO TOP OF AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL BED AREAS SHALL RECEIVE 4" DEPTH MIN. TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FERTILE AND FERTILE POSSESS A PH OF 6.0 TO 7.0. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- USE PHOSPHOROUS FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

**IRRIGATION NOTES:**

- ALL SOIL AREAS TO RECEIVE 10% HEAD-TO-HEAD IRRIGATION.
- ALL TREES TO RECEIVE PERMANENT BUBBLER IRRIGATION.
- ALL SHRUBS TO RECEIVE PERMANENT BUBBLER IRRIGATION.
- CONFORM WITH THE CITY OF KANSAS CITY, MISSOURI, CODE OF ORDINANCES.
- ALL IRRIGATION AREAS TO RECEIVE ONE (1) GPM INDICATOR EACH.
- SLUICWAYS SHALL BE INSTALLED FOR ALL PIPING BELOW HEDGES.
- A COMMITTEE WITH FERTILIZER PACKAGE INCLUDING PLANS, DETAILS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.


**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	CONT.	CALIBER	HEIGHT	REMARKS
(Symbol)	01	14	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	02	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	03	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	04	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	05	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	06	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	07	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	08	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	09	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	10	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	11	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	12	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	13	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	14	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	15	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	16	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	17	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	18	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	19	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	20	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	21	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	22	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	23	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	24	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	25	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	26	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	27	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	28	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	29	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	30	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	31	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	32	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	33	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	34	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	35	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	36	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	37	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	38	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	39	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED
(Symbol)	40	11	ORIENTAL BANYAN TREE	8.0	7.0" DB	12' - 14' HT	FULL DEVELOPED





PROGRESS PLANS NOT FOR CONSTRUCTION



**PRIME DESIGN ASSOCIATES**  
ARCHITECTURE, PLANNING, DESIGN

461 SHEDDEN ST. SUITE 400  
KANSAS CITY, MO 64111  
TELEPHONE: 816.251.5000  
primedesignassociates.com




**Preliminary Development Plan**  
**Kansas Speedway**  
**Casino Hotel**  
Kansas City, Kansas

Revision Schedule

No.	Description	Date

Client Name: Prime Hospitality  
Project Number: 2020001  
Project Name: Kansas Speedway  
Date: 05-20-2023  
Checked By: PDA  
Scale: AS SHOWN  
Drawing No: A18  
Revision: 1/23/23/28

**EXTERIOR COLOR & MATERIALS LEGEND**

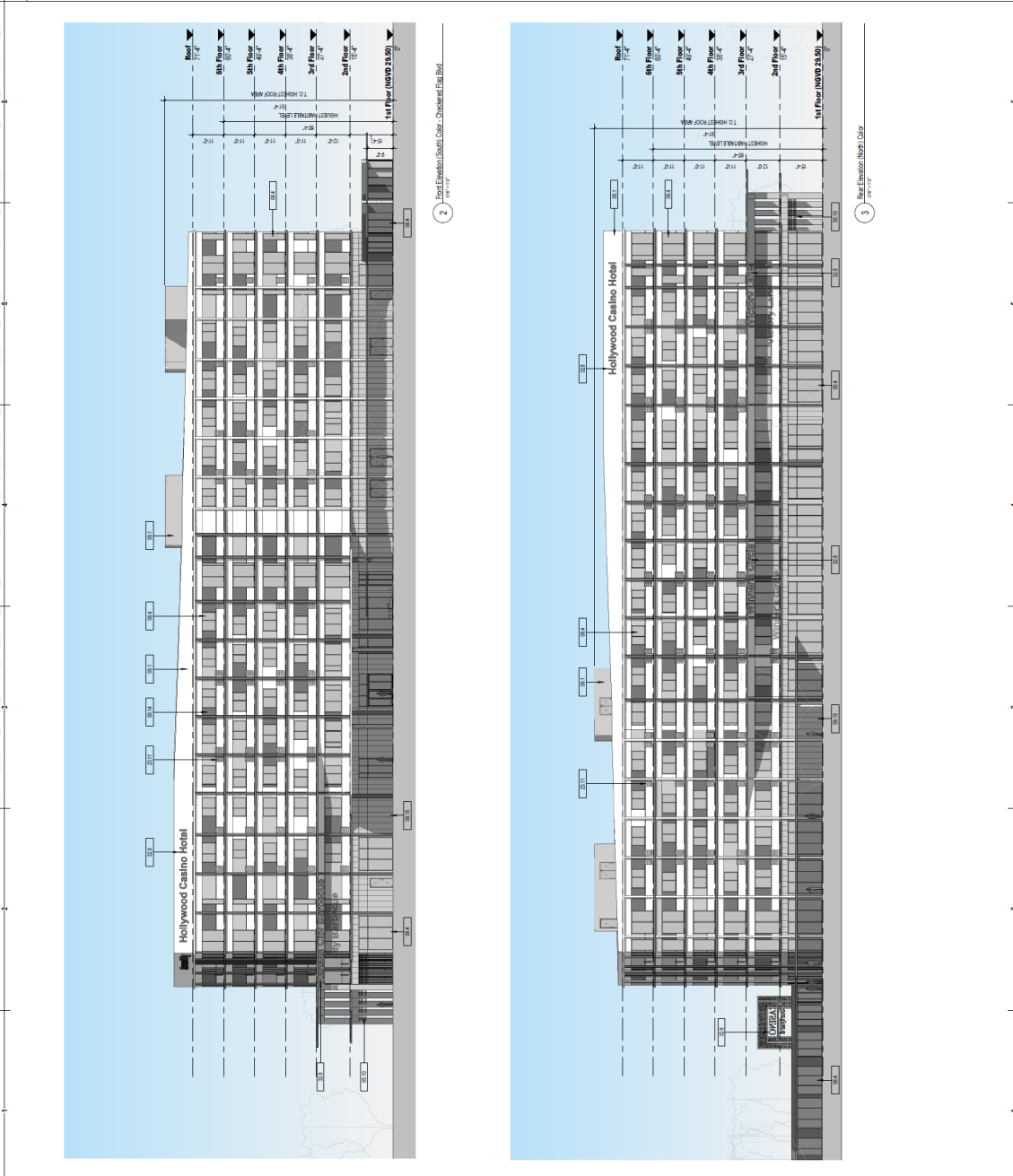
MARK	DESCRIPTION	SWATCH
P01	PAVE WHITE	
P02	LIGHT GRAY	
P03	DARK GRAY	

**NOTE:**

- ALL BUILDING MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE DESIGN TEAM. ALL MATERIALS SHALL BE MATCHED TO THE PROVIDED MATERIALS LIST.
- ALL INTERIOR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL DOORS AND WINDOWS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL ROOF PANELS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
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- ALL ROOF PANELS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

**Keynote Legend**

No.	Description
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2	3rd Floor (North Color)
3	4th Floor (North Color)
4	5th Floor (North Color)
5	6th Floor (North Color)
6	7th Floor (North Color)
7	8th Floor (North Color)
8	9th Floor (North Color)
9	10th Floor (North Color)
10	11th Floor (North Color)
11	12th Floor (North Color)
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13	14th Floor (North Color)
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15	16th Floor (North Color)
16	17th Floor (North Color)
17	18th Floor (North Color)
18	19th Floor (North Color)
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20	21st Floor (North Color)
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92	93rd Floor (North Color)
93	94th Floor (North Color)
94	95th Floor (North Color)
95	96th Floor (North Color)
96	97th Floor (North Color)
97	98th Floor (North Color)
98	99th Floor (North Color)
99	100th Floor (North Color)



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PROGRESS PLANS NOT FOR CONSTRUCTION



**PRIME DESIGN ASSOCIATES**  
 ARCHITECTURE-PLANNING-DESIGN  
 KANSAS CITY, KANSAS  
 48 W. 11TH ST.  
 SUITE 200  
 KANSAS CITY, MO 64105  
 TEL: 816.241.1000  
 WWW.PRIMEDSIGN.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
01	09-22-2025	ISSUED FOR PERMIT

**Preliminary Development Plan**  
**Kansas Speedway**  
**Casino Hotel**  
 Kansas City, Kansas

NO.	DESCRIPTION	DATE
01	REVISION: SPEEDWAY	

**Building Elevations Color**

Color Name	Color Number
White	100
Light Gray	200
Dark Gray	300

**A19**

**EXTERIOR COLOR & MATERIALS LEGEND**

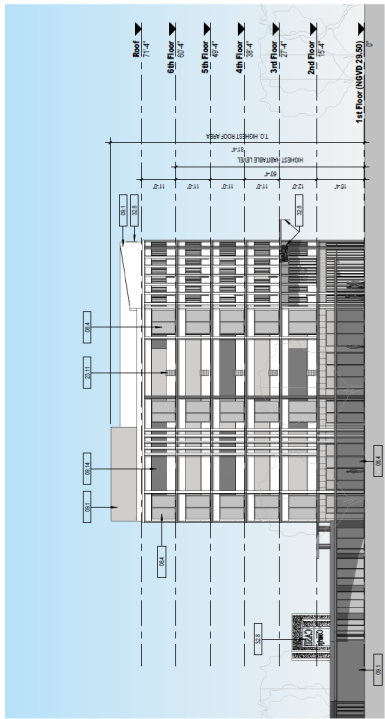
MARK	DESCRIPTION
P01	PAVE WHITE
P02	LIGHT GRAY
P03	DARK GRAY

**NOTES:**

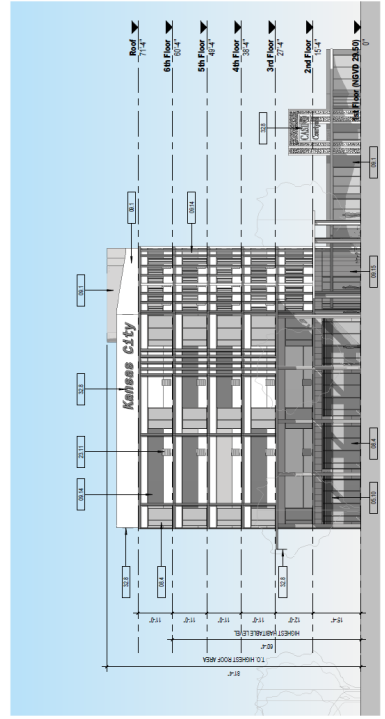
1. BUILDING ELEVATIONS ARE SUBJECT TO MODIFICATION AS THE DESIGN DEVELOPS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR METAL DOORS TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
3. ALL CURBS AND COLLARS TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
4. ALL ROOF FLASHINGS TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
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7. ALL ROOF FLASHINGS TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
8. FINISHES MAY VARY DURING DESIGN PHASE OF PROJECT.

**Keynote Legend**

NO.	DESCRIPTION
1	Side Elevation (East) Color
2	Side Elevation (West) Color - Dynamic Bird




1 Side Elevation (East) Color



2 Side Elevation (West) Color - Dynamic Bird

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**PRIME DESIGN ASSOCIATES**  
ARCHITECTURE PLANNING DESIGN  
1413311111  
1000 WEST 10TH AVENUE  
HOLLYWOOD FLORIDA 33021  
TELEPHONE 954.251.5800  
primedesignassociates.com

**Preliminary Development Plan**  
**Kansas Speedway**  
**Casino Hotel**  
Kansas City, Kansas

No.	Description	Rev.

Revision Schedule




**Building Elevation - Color**

Client Name	Prime Hospitality
Project Number	2025001
Project Name	Kansas Speedway
Date	07-12-2025
Checked By	PKS

A19

A19.000000

**EXTERIOR COLOR & MATERIALS LEGEND**

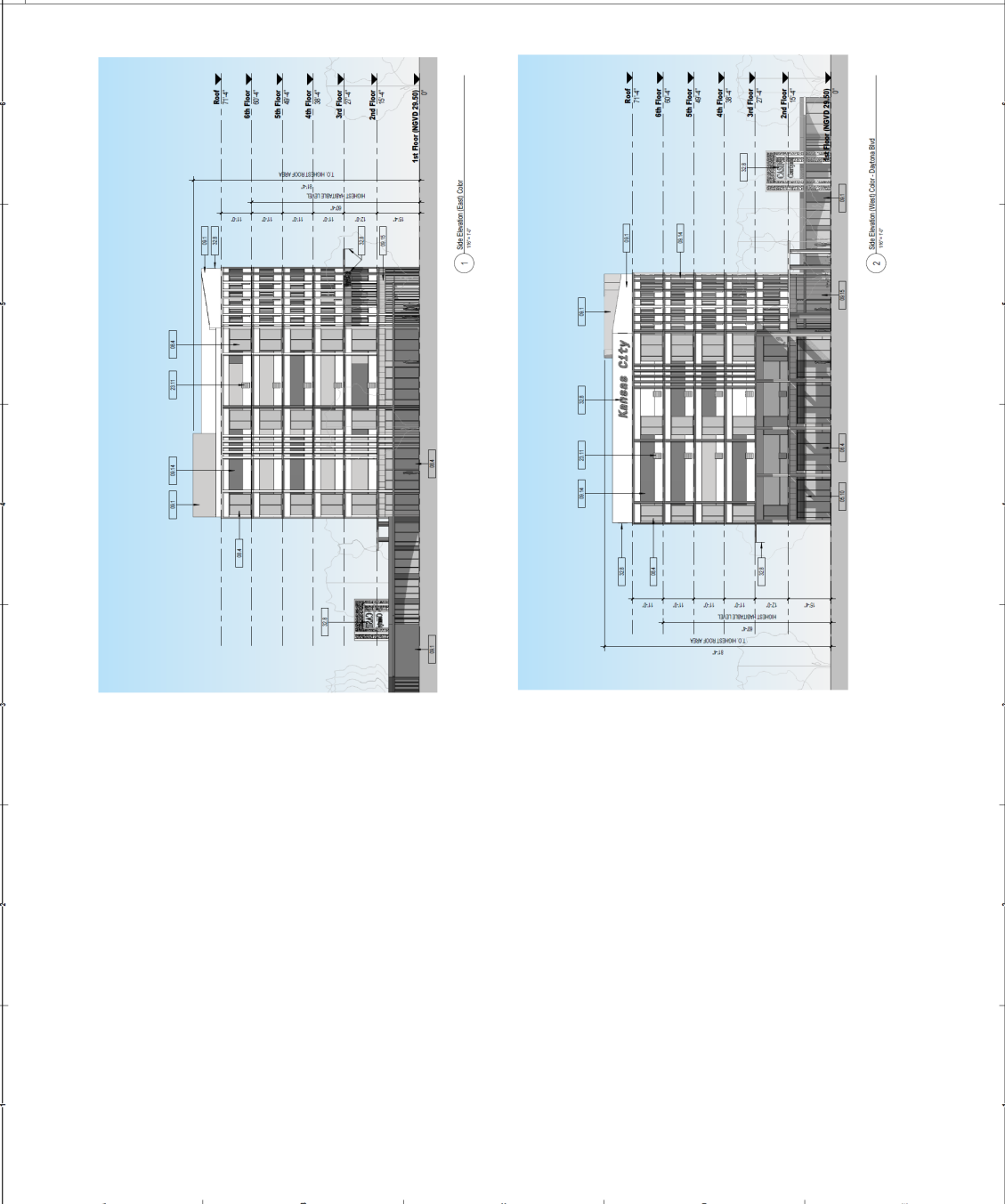
SWATCH	DESCRIPTION	MARK
	PURE WHITE	P01
	LIGHT GRAY	P02
	DARK GRAY	P03

**NOTES:**

1. BUILDING ELEVATIONS ARE PRELIMINARY AND SUBJECT TO MODIFICATIONS AS THE PROJECT DEVELOPS. ALL MATERIALS AND COLORS SHOWN ARE FOR REFERENCE ONLY. MATERIALS AND COLORS WILL BE DETERMINED BY THE ARCHITECT AND CONFIRMED WITH THE CLIENT.
2. ALL EXTERIOR MATERIALS SHOULD BE FINISHED TO MATCH ADJACENT BUILDING COLOR.
3. ALL LOUISIANA AND MISSISSIPPI SHALL MATCH ADJACENT BUILDING COLOR.
4. ALL ROOF FLASHINGS AND FLASHINGS SHALL BE FINISHED TO MATCH ADJACENT BUILDING COLOR.
5. ALL ROOF FLASHINGS AND FLASHINGS SHALL BE FINISHED TO MATCH ADJACENT BUILDING COLOR.
6. ALL EXTERIOR MATERIALS SHALL BE FINISHED TO MATCH ADJACENT BUILDING COLOR.
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9. ALL EXTERIOR MATERIALS SHALL BE FINISHED TO MATCH ADJACENT BUILDING COLOR.
10. ALL EXTERIOR MATERIALS SHALL BE FINISHED TO MATCH ADJACENT BUILDING COLOR.

**Keynote Legend**

No.	Description
1	See Elevation (East Color)
2	See Elevation (West Color)



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PROGRESS PLANS NOT FOR CONSTRUCTION

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KANSAS CITY, MO 64105  
TEL: 816.221.1500  
WWW.PRIMEDSIGNASSOCIATES.COM

**Preliminary Development Plan**  
Kansas Speedway  
Casino Hotel  
Kansas City, Kansas

REVISIONS:  
1. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
2. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
3. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
4. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
5. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
6. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
7. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
8. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
9. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN  
10. 09/25/25 - PRELIMINARY DEVELOPMENT PLAN

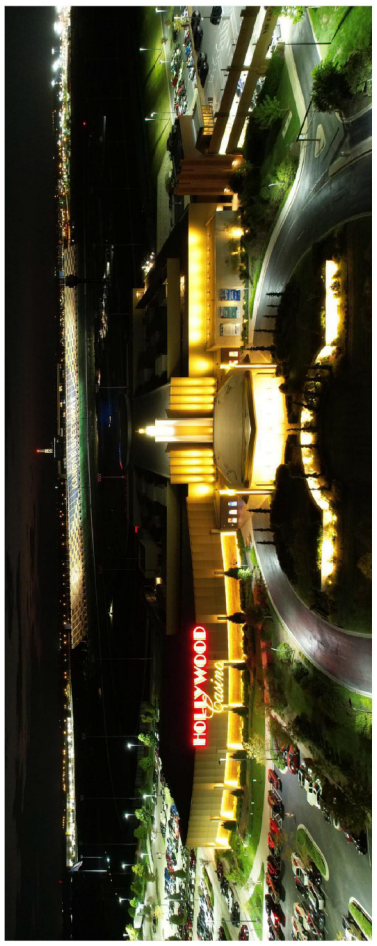
No.	Description	Date
1	09/25/25	09/25/25

Building Perspectives

Client Name	Prime Development
Project Name	Kansas Speedway Casino Hotel
Project No.	09-25-25-01
Drawn By	PD
Checked By	PD
Date	09/25/25
Scale	1"=1'-0"



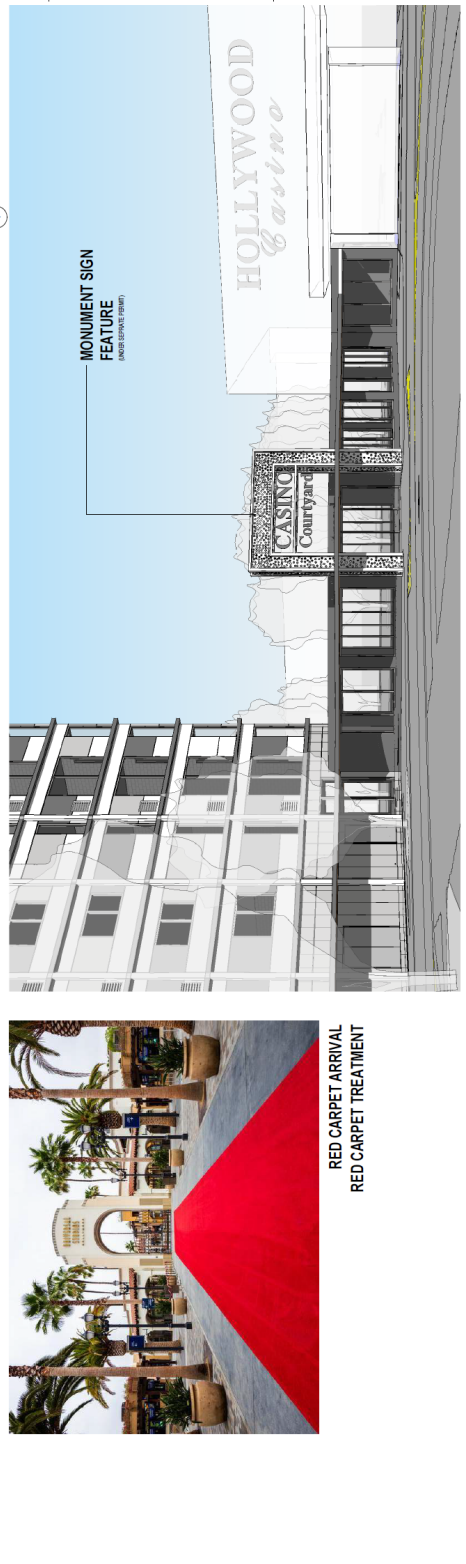
1 April View - Street Scapes



BUILD ON & ENHANCE EXISTING CASINO ENTRANCE EXPERIENCE

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PROGRESS PLANS NOT FOR CONSTRUCTION



**pd**  
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 TELEPHONE: 864.257.5100  
 WWW.PRIMEDSIGNASSOCIATES.COM

**Preliminary Development Plan**  
**Kansas Speedway**  
**Casino Hotel**  
 Kansas City, Kansas

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NO.	REVISION	DATE

NO.	REVISION	DATE

Billing Perspectives	
Client Name	Prime Design Associates
Project No.	2025001
Project Name	Kansas Speedway Casino Hotel
Project Date	09/25/2025
Drawn By	DKA
Checked By	DKA
Scale	A04

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PROGRESS PLANS NOT FOR CONSTRUCTION



VIEW CORRIDOR OPPORTUNITY TOWARDS SPEEDWAY



1 Actual View of Casino & Hotel

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TEL: 913.241.5000  
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**Preliminary Development Plan**  
**Kansas Speedway**  
**Casino Hotel**  
Kansas City, Kansas

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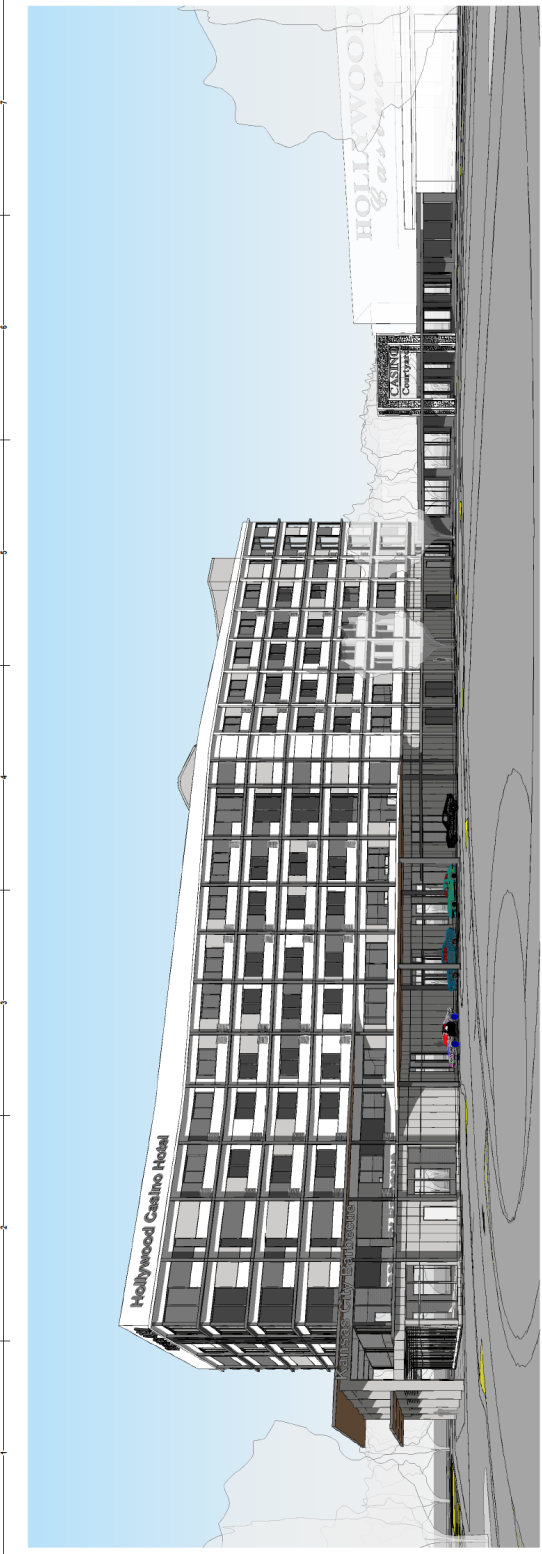
No.	Description	Date

Revision Schedule	
No.	Description

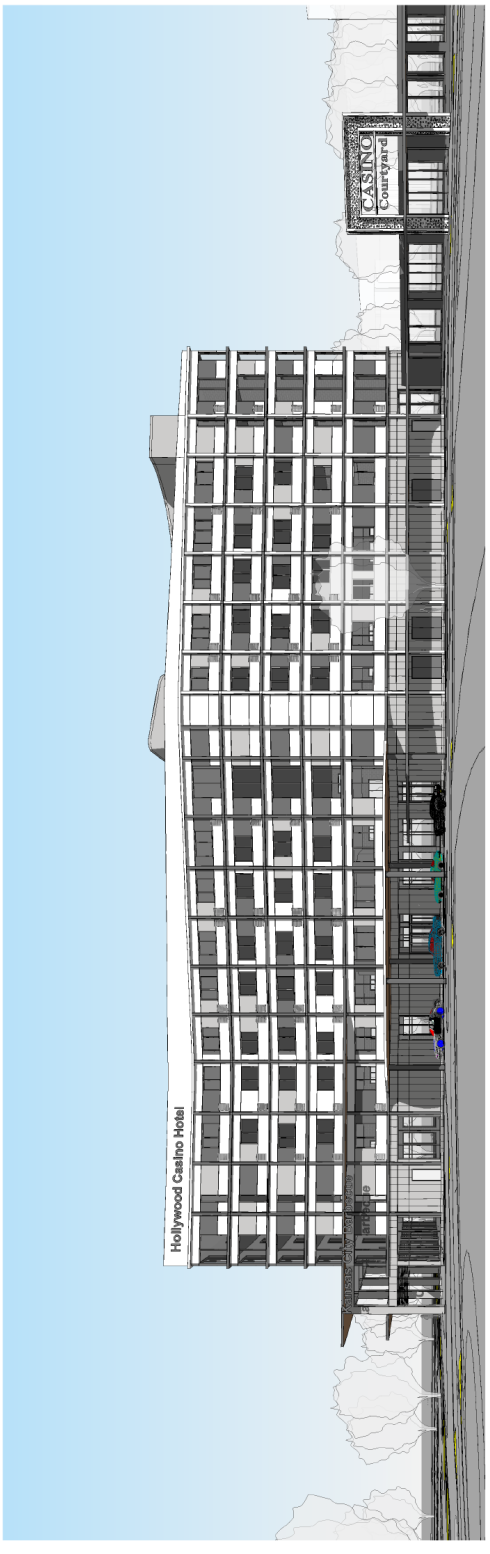
Building Perspectives	
Client Name	Prime Design
Project Name	Kansas Speedway
Project Number	100-0000
Sheet Name	A05
Date	09-25-2025
Checked By	PKA

Sheet No. **A05**

PROGRESS PLANS NOT FOR CONSTRUCTION




1 01 Perspective View From East

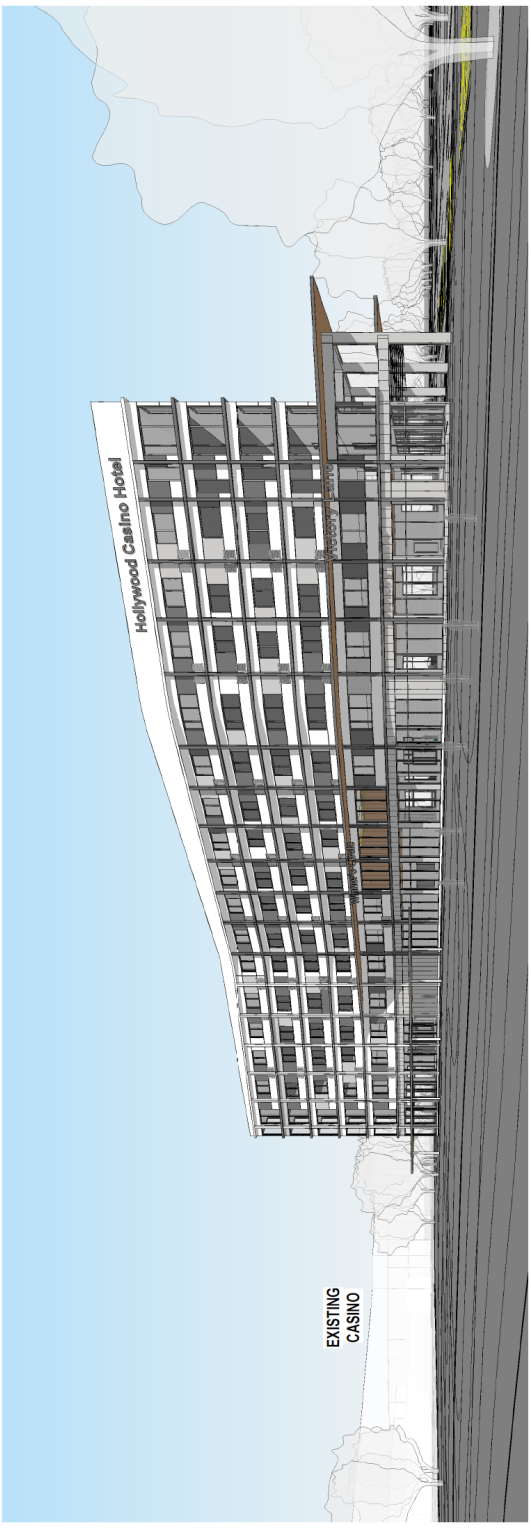


2 02 Perspective From West

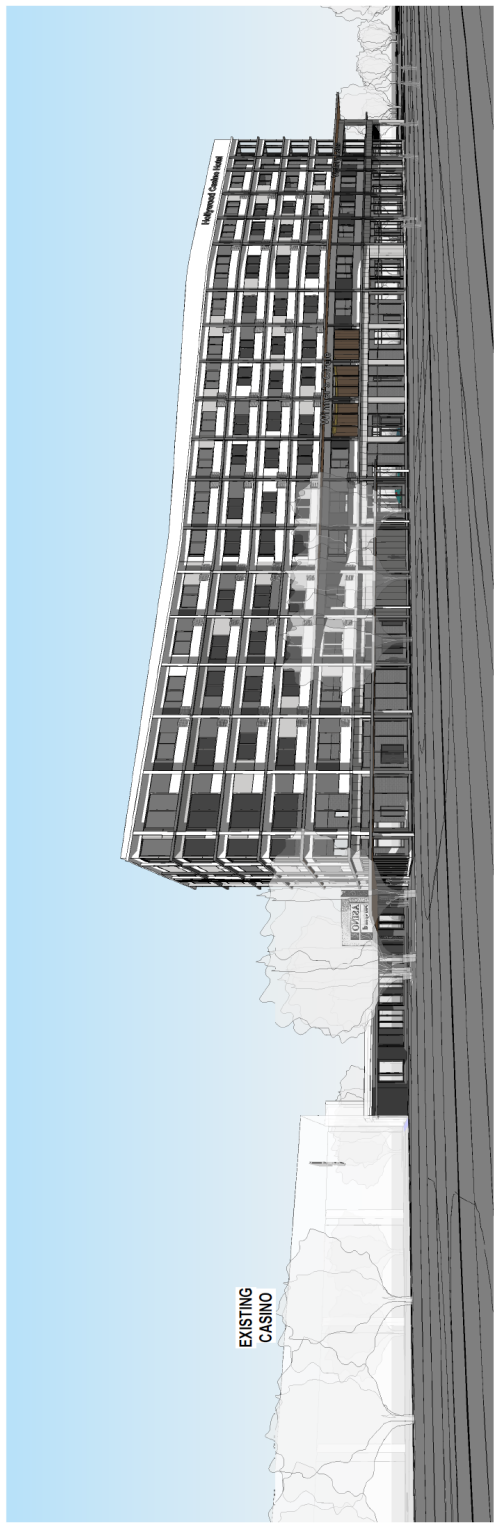
PICTURES, IMAGES AND OR RENDERINGS OF OTHER PROJECTS ARE STRICTLY SHOWN FOR REFERENCE. INSPIRATIONAL PURPOSES ONLY. PICTURES AND IMAGES SHOWN ARE PRELIMINARY CONCEPTUAL INTERPRETATIONS DEPENDING ON THE GENERAL DESIGN INTENT OF THE PROJECT WHICH IS SUBJECT TO CHANGE.

 <b>PRIME DESIGN ASSOCIATES</b> ARCHITECTURE PLANNING DESIGN 1415 W. 11TH ST. HOUSTON, TX 77002 HOLLYWOOD FLORIDA, 33060 TELEPHONE: 954.291.5800 primedesignassociates.com	THE ARCHITECTS AND ENGINEERS HAVE PREPARED THESE PLANS TO THE BEST OF THEIR KNOWLEDGE AND BELIEVE THAT THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. HOWEVER, THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE REGULATIONS HAVE BEEN FULLY COMPLIED WITH. THE ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.	<b>Preliminary Development Plan</b> <b>Kansas Speedway</b> <b>Casino Hotel</b> Kansas City, Kansas	Revision Schedule No. Description Size
		<b>Building Perspectives</b> Client Name: Prime Design Associates Project Number: 202501 Project Name: Kansas Speedway Date: 09-25-2025 Created By: PDA	<b>A06</b> Scale: 1/8" = 1'-0" 15253055 2/27/25 1/4"

PROGRESS PLANS NOT FOR CONSTRUCTION



1 011 Perspective View From Speedway



1 012 Perspective View From Speedway 2

**pd**  
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 HOLLYWOOD, FLORIDA 33021  
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 prime@pdassociates.com

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Preliminary Development Plan  
**Kansas Speedway Casino Hotel**  
 Kansas City, Kansas

NO.	REVISION	DATE

Building Perspectives

Sheet No.	A07
Project Name	Kansas Speedway Casino Hotel
Project No.	
Project Date	09/20/2025
Client	
City/State	

Scale  
 1/8" = 1'-0"

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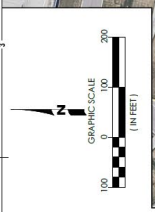


Preliminary Development Plan  
 Kansas Speedway  
 Casino Hotel  
 Kansas City, Kansas

Revision Schedule	Date

**SITE PHOTOS**  
 Client Name:      Project Name:  
 Project Number:      Consultant Date:  
 Date:      09/23/2025  
 Created By:      361

**C02**



①                      ②                      ③                      ④                      ⑤                      ⑥

(First published \_\_\_\_\_)

COZ2025-021

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE** rezoning property hereinafter described located at approximately 501 Speedway Boulevard, in Kansas City, Kansas, by changing the same from its present zoning of AG Agriculture to CP-2 Planned General Business.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

**Section 1.** It is hereby found and determined that a petition was filed on July 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of AG Agriculture to CP-2 Planned General Business.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

**Section 2.** In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

COMMENCING at the Northwest corner of Lot 1 of said Kansas Entertainment, LLC - Lot 1, a subdivision in the city of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; thence South 02°10'50" East, along the Westerly line of said Lot 1, a distance of 100.02 feet to the POINT OF BEGINNING; thence continuing South 02°10'50" East, along said Westerly line, a distance of 158.81 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 81°28'32" West, a Chord Distance of 139.87 feet, a Radius of 1101.00 feet, an Arc Distance of 139.97 feet; thence North 44°53'31" West, a distance of 46.93 feet; thence North 03°05'56" West, a distance of 85.00 feet; thence North 36°07'12" East, a distance of 46.52 feet; thence Easterly, along a curve to the Left, having a Chord Bearing of North 80°32'59" East, a Chord Distance of 144.54 feet, a Radius of 945.00 feet, an Arc Distance of 144.68 feet to the Point of Beginning and containing

25,857.68 square feet or 0.59 acres more or less, located at approximately 501 Speedway Boulevard,

be changed from its present zoning of AG Agriculture to CP-2 Planned General Business, as defined by the Zoning Ordinances of Kansas City, Kansas.

**Section 3.** Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

**Section 4.** The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

**Section 5.** This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS  
25TH DAY OF SEPTEMBER, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

BY: \_\_\_\_\_  
TYRONE GARNER  
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** September 25, 2025

**Re:** **Special Use Permit Petition SP2025-050**

## GENERAL INFORMATION

### Applicant Information:

Joseph Collins  
Representative  
340 North 16<sup>th</sup> Street  
Kansas City, Kansas 66102

### Subject Property:

601 Central Avenue  
Kansas City, Kansas 66101

### Requested Action and Purpose:

Approval of a Special Use Permit  
(Renewal of SP-2020-71 – expiring  
on August 27, 2025) for continuation  
of a drinking establishment  
(Strawberry Hill Brewery).

### Commission Districts:

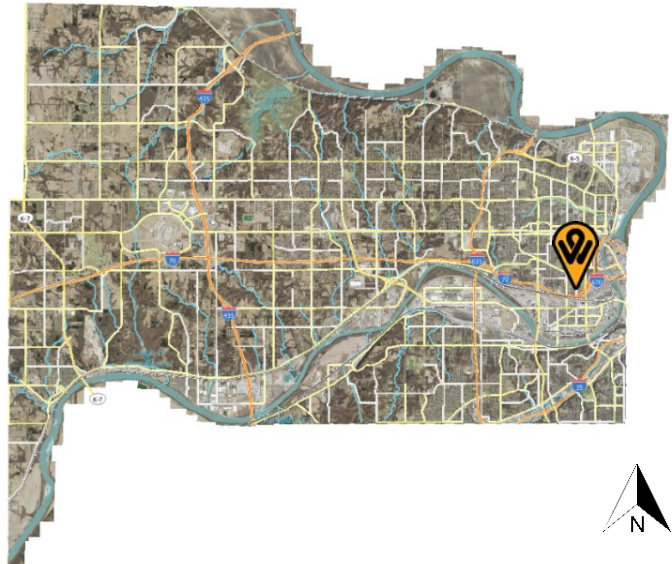
At-Large Commissioner District #2:  
Tom Burroughs  
District #2 Commissioner:  
William J. Burns, Jr.

### Existing Zoning District(s):

C-3 Commercial District

### Plan Area:

Central Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	C-3 Commercial District	Parking lot
<b>South</b>	C-3 Commercial District	Single family residence
<b>East</b>	C-3 Commercial District	Commercial use
<b>West</b>	C-3 Commercial District	Commercial use

**Total Tract Size:** 0.05 Acre

**Comprehensive Plan Designation:** The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

**Major Street Plan:** The goDotte County-Wide Mobility Strategy designates Central Avenue as a Minor Arterial.

**Parking Requirement:** Section 27-467(e) states that not less than four (4) spaces per 1,000 square feet of floor area in the building.

The Unified Government passed an ordinance on July 17, 2025, which does not require off-street parking for commercial businesses and mixed-use buildings with up to six (6) residential units, expiring three (3) years from date of publication.

**Landscaping Requirement:** Section 27-467(g) states that trees are required to be provided at not less than one (1) per 7,000 square feet of site area.

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

**Public Hearing(s):** September 8, 2025 and September 25, 2025

**Public Support:** None to date.

**Public Opposition:**

None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Joseph Collins, is requesting a Special Use Permit (Renewal of SP-2020-71) for continuation of a drinking establishment and microbrewery at 601 Central Avenue.

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

1. Staff does not have access to this information.

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

1. 06200-00000-00911 – Code Environment – February 17, 2006 – Closed.
2. 04205-00000-00296 – Code Environment – June 15, 2025 – Closed.
3. 00205-00000-00443 – Code-Environment – June 6, 2000 – Closed.

### **Outstanding or Related Permit and Cases:**

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

### **Previous Planning Actions:**

1. SIGN2025-105 – Sign Permit – May 23, 2025 – Issued.
2. SIGN2025-106 – Sign Permit – May 23, 2025 – Issued.
3. 20402-00056 – Special Use Permit – June 26, 2020 – Approved.
4. 18402-00046 – Special Use Permit – June 29, 2018 – Approved.
5. 18410-00017 – Variance – June 29, 2025 – Complete.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the Riverview Statistical Neighborhood and Neighborhood Block Group 0424002. The neighborhood consists of C-3 Commercial properties surrounding the subject property. To the north of the subject property, Central Avenue is located. Additionally, Interstate-70 is located to the east.

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

The zoning and uses are set out above. The subject property is surrounded by the C-3 Commercial District properties to the north, east, south and west. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property because the surrounding properties are within the same zone. The removal of restrictions will not detrimentally affect nearby property.

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

The property is not vacant.

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

Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property community commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to the Central Area Plan designation.

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

The proposed use inherently results in the potential to increase vehicular traffic, but should not exceed the capacity of Central Avenue, a Minor Arterial to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public. The proposed use will not affect the use, quality, or marketability of nearby property as this is a commercial area populated by restaurants and other drinking establishments.

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

Noise is a potential concern that would normally be associated with such use of a property. The applicant has indicated hours of operation that comply with City Code and does not plan to have live entertainment, if managed properly the proposed use should not be the source of problems for nearby properties.

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

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

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

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

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

The relative gain to public health, safety and welfare is minimal. The subject property has followed the conditions of the previous Special Use Permit.

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

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval of SP2020-071.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the applicant's property is small size.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 6010 Central Avenue on August 20, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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None

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-050, for five (5) years**, subject to:

1. Continue to adhere to the previous conditions of SP-2020-71;
  - a. Hours of operation shall not exceed 11:00 AM – 2:00 AM Monday - Friday and 9:00 AM – 2:00 AM Saturday and Sunday;
  - b. The security plan must always be followed. Security issues, noise complaints, or safety related incidents could be cause for revocation of the Special Use Permit;
  - c. The business must use an ID card reader starting at 10:00 PM. After 10:00 PM the business operates primarily as a night club with live entertainment;
  - d. Must comply with City Codes related to security;
  - e. If live entertainment (karaoke, comedy, bands) is ever added, a Special Use Permit for live entertainment must be obtained prior to events;
2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
3. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
4. 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](mailto: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;
5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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;
7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463

through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-050** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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September 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Documents  
Floor Plan  
Images Attached to the Application

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 8, 2025 Approval	September 25, 2025

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### STAFF CONTACT:

**Osiris Nuñez Espinoza, Planner**  
[oespinoza@wycokck.org](mailto:oespinoza@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-050** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

### OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-050**, as it is not in compliance with the City Ordinances and as it will not promote the public

health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**September 8, 2025, City Planning Commission Minutes:**

**Hearing starts at 34:51:**

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

**CONSIDERATION OF THE AUGUST 11, 2025 CITY PLANNING COMMISSION MINUTES.**

**SP2025-050 - JOSEPH COLLINS**

**Synopsis:** Special Use Permit Renewal for continuation of a drinking establishment and microbrewery at 601 Central Avenue. *Detailed Outline of Requested Action:* The applicant, Joseph Collins, is requesting a Special Use Permit (Renewal of SP-2020-71) for continuation of a drinking establishment and microbrewery at 601 Central Avenue.

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

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

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 8, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

**Motion starts at 37:17:**

On motion by Commissioner Miller, seconded by Commissioner Straws, the Planning Commission voted as follows to **APPROVE the consent agenda:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>

Beth Aye  
Ernst Aye  
Miller Aye  
Mohler Aye  
Schwartz Aye  
Armstrong Not present  
Easterwood Not present  
Jones Not present  
Motion to APPROVE Passed: 7 to 0

Subject to:  
SP2025-050:

1. Continue to adhere to the previous conditions of SP-2020-71;
  - a. Hours of operation shall not exceed 11:00 AM – 2:00 AM Monday - Friday and 9:00 AM – 2:00 AM Saturday and Sunday;
  - b. The security plan must always be followed. Security issues, noise complaints, or safety related incidents could be cause for revocation of the Special Use Permit;
  - c. The business must use an ID card reader starting at 10:00 PM. After 10:00 PM the business operates primarily as a night club with live entertainment;
  - d. Must comply with City Codes related to security;
  - e. If live entertainment (karaoke, comedy, bands) is ever added, a Special Use Permit for live entertainment must be obtained prior to events;
2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
3. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
4. 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](mailto: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;
5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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;
7. The Special Use Permit is not valid for the approved use to be in operation

until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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# ATTACHMENTS

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## AERIAL IMAGERY

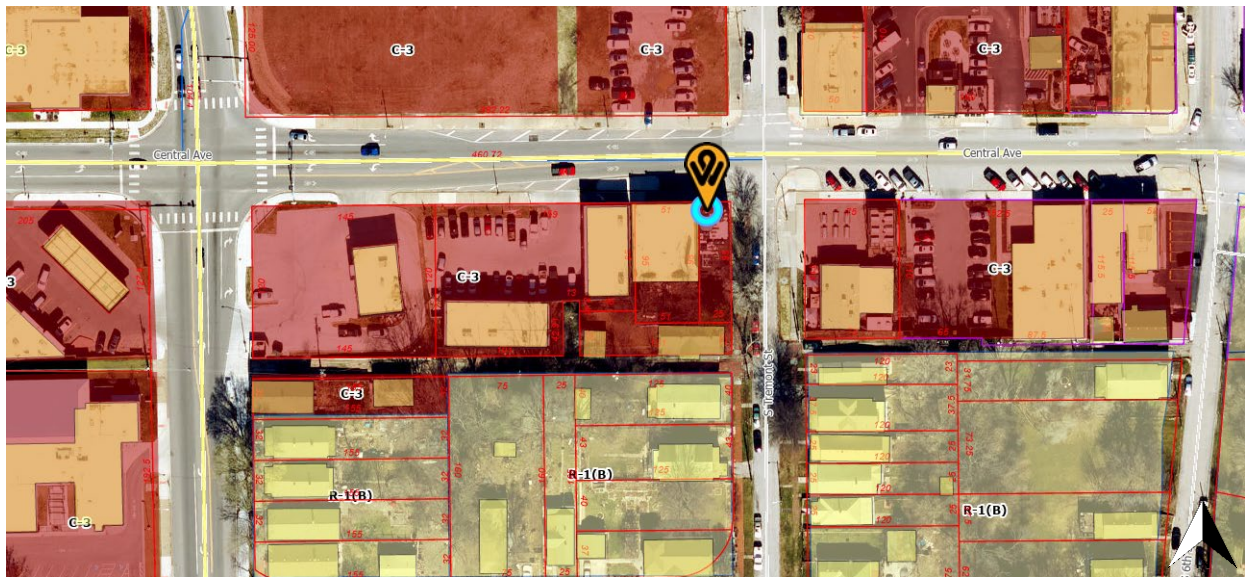
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## ZONING MAP

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# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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SP2025-050

Response to Staff Comments and Questions

1. There have been no changes to the business since the 2020 renewal.
2. Actual hours are Thursday 4:00 PM to 9:00 PM, Friday 4:00 PM to 10:00 PM, and Saturday 11:00 AM to 10:00 PM.

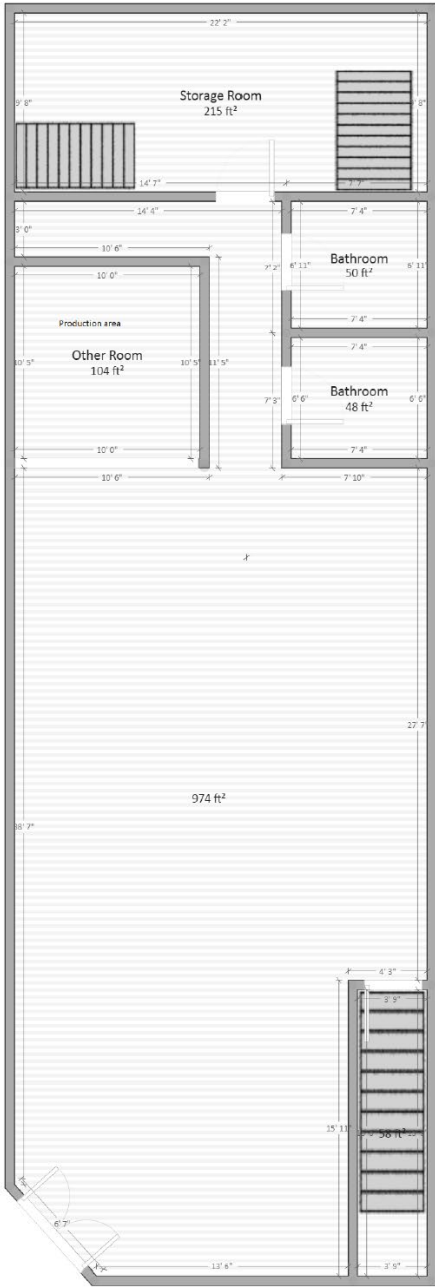
Neighborhood Meeting Minutes

SP2025-050

8/20/2025

No one attended the meeting or contacted me by phone or email.







(Published \_\_\_\_\_)

SP2025-050

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-050, commonly known as 601 Central Avenue, Kansas City, Kansas, legally described as:

WHIPPLES ADD, S10, T11, R25, ACRES 0.06, E 25FT L38 LS N 10FT & E 25FT L39 TO L41, located at 601 Central Avenue.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a drinking establishment.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Continue to adhere to the previous conditions of SP-2020-71;**
  - a. **Hours of operation shall not exceed 11:00 AM – 2:00 AM Monday - Friday and 9:00 AM – 2:00 AM Saturday and Sunday;**
  - b. **The security plan must always be followed. Security issues, noise complaints, or safety related incidents could be cause for revocation of the Special Use Permit;**
  - c. **The business must use an ID card reader starting at 10:00 PM. After 10:00 PM the business operates primarily as a night club with live entertainment;**

- d. **Must comply with City Codes related to security;**
- e. **If live entertainment (karaoke, comedy, bands) is ever added, a Special Use Permit for live entertainment must be obtained prior to events;**
- 2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
- 3. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);**
- 4. **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](mailto: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;**
- 5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 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;**
- 7. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 8. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667**

through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 25TH  
DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** September 25, 2025

**Re:** **Special Use Permit Petition SP2025-052**

## GENERAL INFORMATION

### Applicant Information:

RXR Housing Solutions LLC  
Applicant  
6800 E 138<sup>th</sup> Terrace  
Grandview, Missouri 64030

### Subject Property:

6327 Rowland Avenue  
Kansas City, Kansas 66104

### Requested Action and Purpose:

Approval of Special Use Permit to  
operate an Investor Short-Term  
Rental (Non-Owner Occupied).

### Commission Districts:

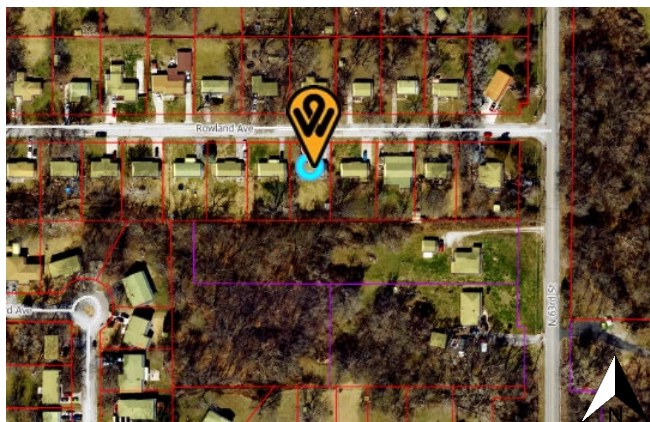
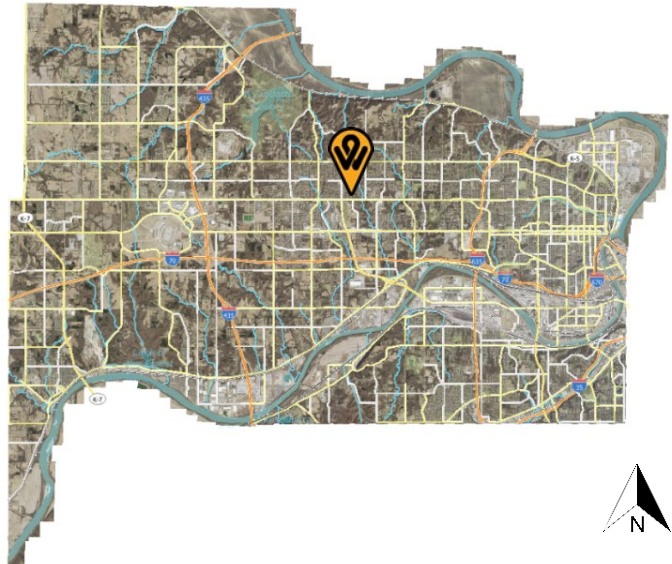
At-Large District 1 Commissioner:  
Melissa Bynum  
District #8 Commissioner:  
Andrew Davis

### Existing Zoning District(s):

R-1 Single Family District

### Plan Area:

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1 Single Family District	Single-family homes
<b>South</b>	R-1 Single Family District	Single-family homes
<b>East</b>	R-1 Single Family District	Single-family homes
<b>West</b>	R-1 Single Family District	Single-family homes

**Total Tract Size:** 0.23 Acre

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single-family detached residential development.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Rowland Avenue as a Local Street.

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

**Landscaping Requirement:** Section 27-696(a) states that one shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences.

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

**Public Hearing(s):** September 8, 2025 and September 25, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, RXR Housing Solutions LLC, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 6327 Rowland Avenue Kansas City, Kansas 66104.

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

1. Staff does not have access to this information.

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

1. 18208-00103 – TOW – January 17, 2018 – Closed – Vehicle with expired plates – Previous Owner.
2. 17200-03970 – Code-Environment – November 06, 2017 – Closed – Junk/Trash – Previous Owner.
3. 09205-00435 – Code-Environment – November 12, 2009 – Closed -- – Previous Owner.
4. 07200-01819 – Code-Environment – May 22, 2007 – Closed – Home needs painting– Previous Owner.
5. 06200-00000-03504 – Code Environment – July 28, 2006 – Complete – Home needs painting– Previous Owner.

### **Outstanding or Related Permit and Cases:**

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

### **Previous Planning Actions:**

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

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the Bethel-Welborn Statistical Neighborhood, Census Block Group 0443031. The neighborhood consists of single-family homes to the north, west, south, and east of the subject property. The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development.

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

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

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development. The present use as a single-family home conforms to the PlanKCK Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## NEIGHBORHOOD MEETING INFORMATION

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The applicant held a neighborhood meeting in-person at 1737 North 82<sup>nd</sup> Street on August 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## KEY ISSUES

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

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-052**, for one (1) year, subject to:

1. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
2. **Maximum number of guests shall be six (6);**
3. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified**

- Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
11. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
  16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
  17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  18. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing

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

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-052** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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September 8, 2025 City Planning Commission Minutes  
Aerial Map  
Zoning Map  
Land Use Map  
Neighborhood Meeting Affidavit  
Short-Term Rental Map  
Floor Plan  
Home Inspection  
Insurance Coverage  
Guest Book  
Images Submitted by Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 8, 2025 Approval	September 25, 2025

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### STAFF CONTACT:

Osiris Nuñez Espinoza  
[oespinoza@wycokck.org](mailto:oespinoza@wycokck.org)

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### MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-052** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

### OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-052**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

### September 8, 2025, City Planning Commission Minutes:

#### Hearing starts at 56:49:

#### **SP2025-052 - TANECE TYLER**

**Synopsis:** Special Use Permit for a short-term rental at 6327 Rowland Avenue. *Detailed Outline of Requested Action:* The applicant, Tanece Tyler, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 6327 Rowland Avenue, Kansas City, Kansas 66104.

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

**Present in Support:**

- Tanece Tyler, Applicant, RXR Housing Solutions, 6327 Rowland Avenue

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 58:43:** Lead Planner Byron Toy stated that this application is recommended for approval for one (1) year.

The commission directed their question to Toy.

**Motion starts at 59:43:**

On motion by Commissioner Schwartz, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-052 for one (1)**

**year:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**

**Subject to:**

- 1. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 2. Maximum number of guests shall be six (6);**
- 3. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager’s contact information within the entrance of the area that is rented;**
- 6. Applicant is to maintain liability insurance;**
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 9. Must provide a manual/welcome packet that lists all rules, including “No**

Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);

10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
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17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of

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

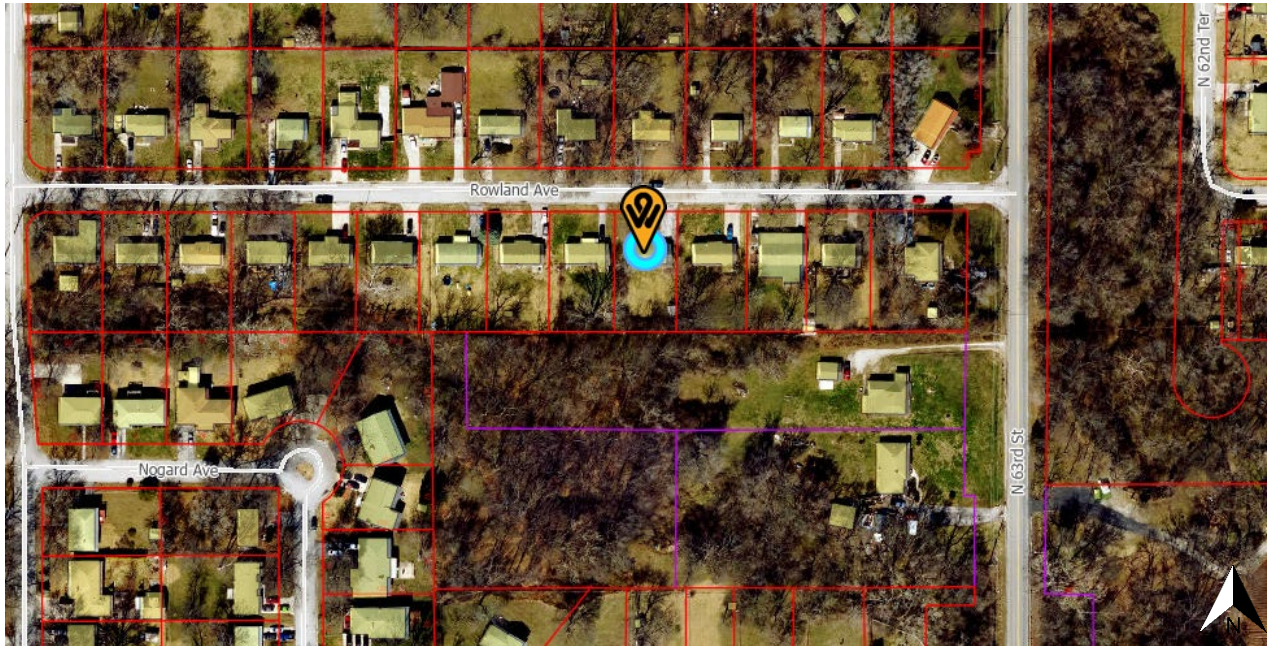
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# ATTACHMENTS

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## AERIAL IMAGERY

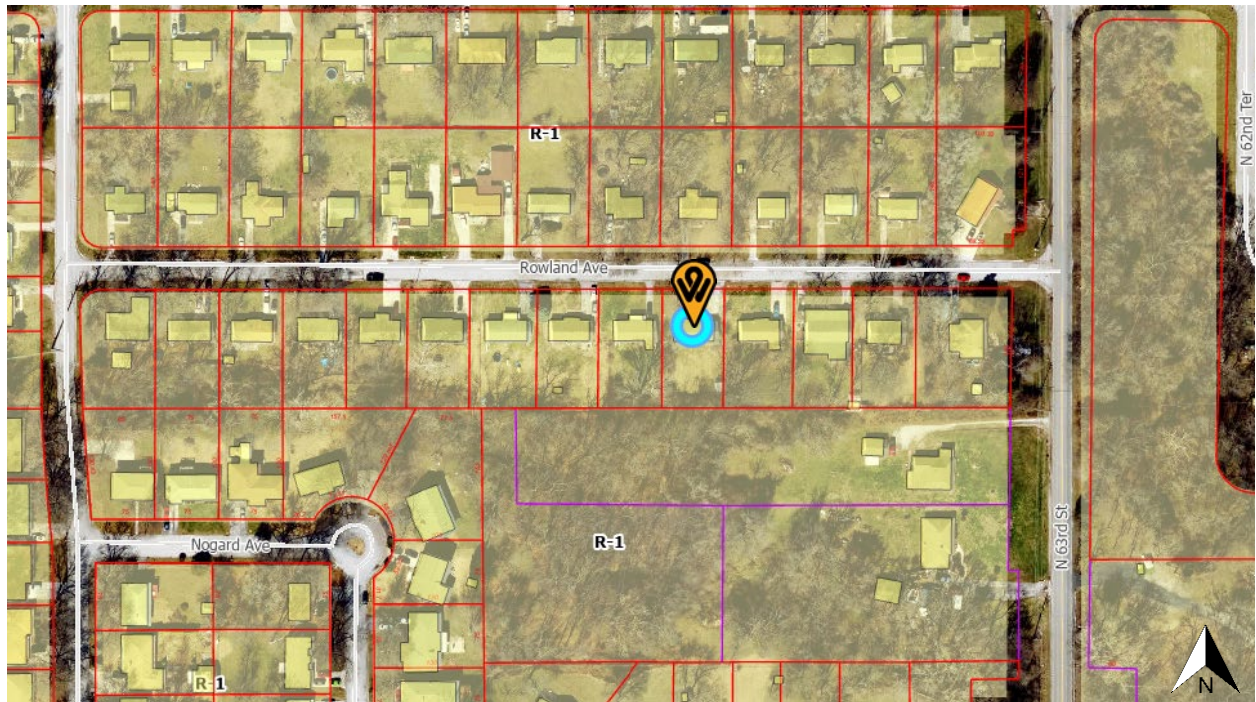
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## ZONING MAP

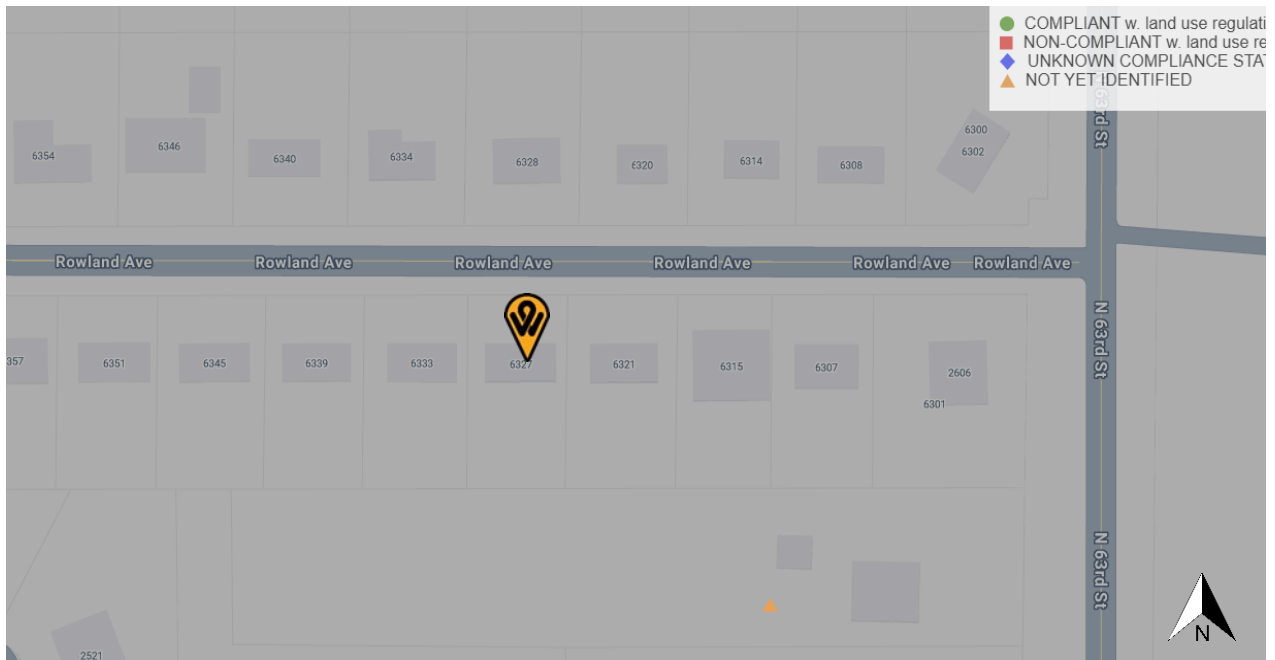
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# LAND USE MAP



# SHORT-TERM RENTAL MAP



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## ADDITIONAL ATTACHMENTS

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Date: August 5, 2025

RXR Housing Solutions LLC  
6800 E 138th Terrace  
Grandview, MO 64030

**SUBJECT:** Neighborhood Meeting Notice – Special Use Permit Application #SP2025-052

Dear Neighbor,

RXR Housing Solutions LLC has submitted an application with the Planning + Urban Design Department, **Case #SP2025-052**, for the property located at **6327 Rowland Ave, Kansas City, KS 66104**.

The request is for a **Special Use Permit** to allow the property to operate as a short-term rental for 6 or fewer guests with stays of 7 days or longer.

We will be hosting a **Neighborhood Meeting** to provide details about the proposal and to address any questions or concerns you may have:

**Date:** Sunday, August 24, 2025

**Time:** 2:00 p.m.

**Location:** Conference Room A – West Wyandotte Library  
1737 N. 82nd Street, Kansas City, KS 66112

Your input is important, and we welcome your participation. If you are unable to attend the meeting but would like more information, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Tyler'.

T. Tyler-Manager

RXR Housing Solutions LLC

[info@rxrbox.com](mailto:info@rxrbox.com) c: 816-313-2092

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Missouri )  
 ) SS:  
COUNTY OF Jackson )

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

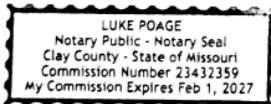
1. That I am the petitioner for Petition # SP2025-052.
2. That I conducted a neighborhood meeting on 8/24/2025.
3. The notice to nearby property owners was sent on 8/8/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

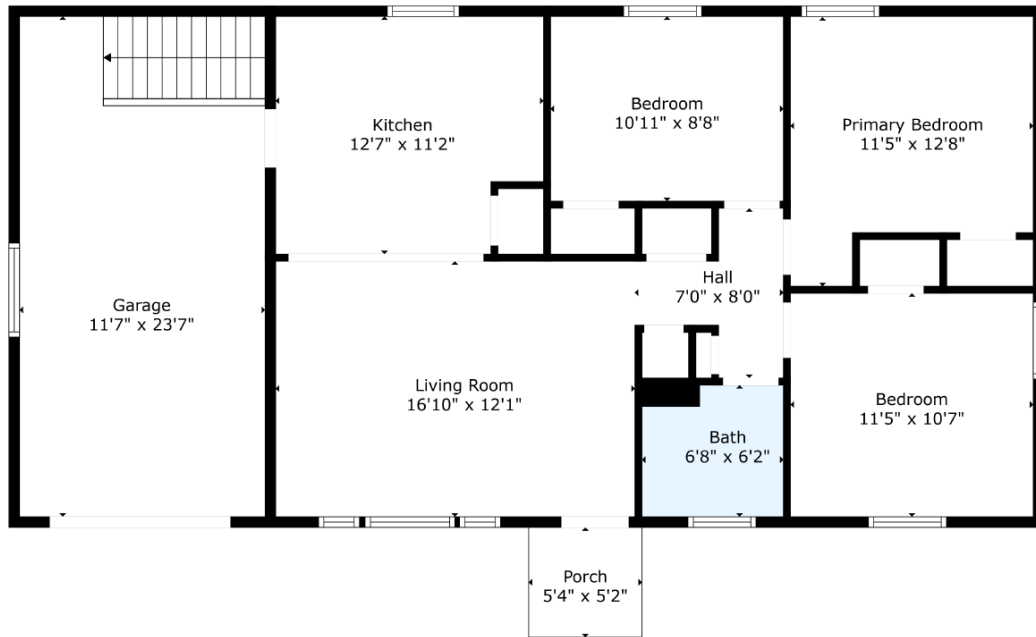
  
\_\_\_\_\_  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25<sup>th</sup> day of August, 2025.

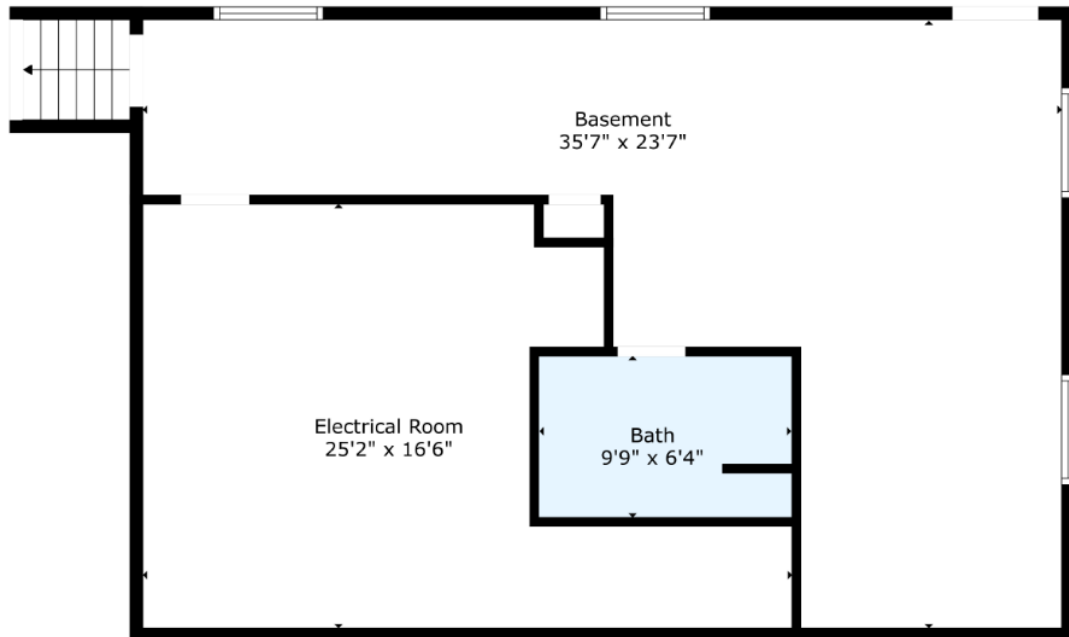
My commission expires 1<sup>st</sup> of Feb, 2027.



  
\_\_\_\_\_  
Notary Public



TOTAL: 914 sq. ft.  
 BELOW GROUND: 73 sq. ft., FLOOR 2: 841 sq. ft.  
 EXCLUDED AREAS: BASEMENT: 471 sq. ft., ELECTRICAL ROOM: 298 sq. ft., UNDEFINED: 16 sq. ft.,  
 GARAGE: 272 sq. ft., PORCH: 28 sq. ft.  
 Measurements Deemed Highly Reliable But Not Guaranteed



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 GARAGE: 272 sq. ft., PORCH: 28 sq. ft.  
 Measurements Deemed Highly Reliable But Not Guaranteed

# The Inspection Guy



**August 18th 2025, 5:54 pm**

Inspection performed by:

**David Blaise Sr.**

**8167996841**

**theinspectionguy16@gmail.com**

## General Information

**BUILDING ADDRESS:** 6327 Rowland Ave  
**CITY:** Kansas City  
**STATE:** kansas  
**ZIP CODE:** 66104  
**INSPECTION DESCRIPTION:** Single family home  
**SQUARE FOOTAGE:**

Picture:



**Has the PRE-INSPECTION AGREEMENT been signed by the client?**

Yes

**Is the client present for the inspection?**

No

**Is the real estate agent present for the inspection?**

No

The Inspection Guy Confidential - for client use only. Use by any unauthorized persons is prohibited

1

**WALKWAYS** Satisfactory

Notes:

## **GARAGE**

The Inspection Guy Confidential - for client use only. Use by any unauthorized persons is prohibited

6

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**DRIVEWAY** Satisfactory

Notes:

**GARAGE DOOR** Satisfactory

Notes:

**GARAGE DOOR OPENER** Satisfactory

Notes:

## **ATTIC**

**ROOF SHEATHING** Satisfactory

Notes:

**FRAMEWORK** Satisfactory

Notes:

**VENTILATION** Satisfactory

Notes:

Loose 2x4 need to be nailed back



# ROOM x ROOM

HOUSING SOLUTIONS

6327 Rowland Ave, Kansas City, KS 66104

Thank you for choosing Room X Room. We're excited to welcome you to Kansas City! We hope you enjoy a comfortable and relaxing stay. This guidebook includes everything you need to know about your stay, from check-in to local favorites.

## Check-In / Check-Out

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Check-In Time: 3:00 PM

Check-Out Time: 11:00 AM

Checkout Instructions:

- Remove all sheets and pillowcases (leave protectors ON). Place used linens on the bed.
- Empty all trash and remove all food from kitchen.
- Turn off all lights, lock all doors.
- Return all remotes, keys, fobs, and parking passes.
- If applicable, place keys in lockbox and scramble the code.

Note: \$75 fee for lost items. Additional fees may apply for excess trash or food left behind.

## Wi-Fi Information

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Network Name: RXR\_Midtown

Password: RXR64030

## Parking

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You may park in the 1-car garage, on the driveway, or on the street. Please lock all vehicle doors and do not leave valuables inside.



# ROOM x ROOM

HOUSING SOLUTIONS

6327 Rowland Ave, Kansas City, KS 66104

## Trash

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Trash Day: Monday morning.

Guests staying 7 days or less may leave up to 2 sealed trash bags in the garage.

Longer stays may place up to 2 bags at the curb (no trash can required).

## House Rules

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- No smoking inside the unit or garage- outdoor smoking only (subject to a \$250 cleaning fee)
- No pets allowed
- No unregistered guests (including no visitors or overnight guests not listed on the reservation)
- No parties or events please be respectful, as the HOA president lives nearby and actively monitors the area

Violations may result in additional fees and/or early termination of stay

## Laundry & Basement Use

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Laundry is available in the unfinished basement. Please use for laundry only. Other areas are off limits.

## Safety Features

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- Smoke & CO detectors installed and tested regularly
- Fire extinguisher under kitchen sink
- First aid kit in hall closet
- Emergency exit plan on the refrigerator



# ROOM x ROOM

HOUSING SOLUTIONS

6327 Rowland Ave, Kansas City, KS 66104

## Emergency & Contact

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Situation	Contact	Number
Police, Fire, Medical (Emergency)	911	
Non-Emergency Police Line	KCKPD	(913) 573-8680
Poison Control	Nationwide	1-800-222-1222
Airbnb Manager	Tyler	(913) 370-6515
Email		info@rxrbox.com

## Permit & Occupancy

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This property is permitted under the Unified Government of Wyandotte County/Kansas City, KS.

Max Occupancy: 6 guests total, including children.

## Local Recommendations

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### Groceries:

- Walmart Neighborhood Market: 10824 Parallel Pkwy, KCK 66109
- QuikTrip: 1805 N 78th St, KCK 66112
- Dollar General: 7520 State Ave, KCK 66112

### Dining:

- Joe's Kansas City Bar-B-Que ? 3002 W 47th Ave, Kansas City, KS 66103  
A legendary BBQ joint known nationwide. Get the Z-Man sandwich!
- El Camino Real ? 903 N 7th St Trfy, Kansas City, KS 66101  
Authentic street tacos made fresh on a rotating spit.
- The Mockingbird Lounge ? 204 Orchard St, Kansas City, KS 66101  
Trendy rooftop lounge with great cocktails and small bites.

Page 3 of 4



## **ROOM x ROOM**

HOUSING SOLUTIONS

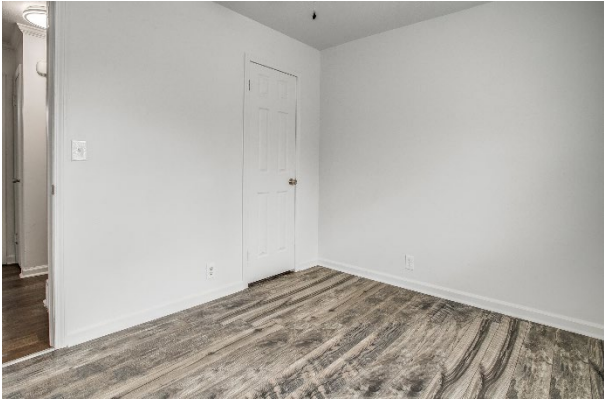
6327 Rowland Ave, Kansas City, KS 66104

- Holy Smokes BBQ ? 8050 Leavenworth Rd, Kansas City, KS 66109  
Neighborhood favorite for hearty BBQ platters and smoked meats.
- Legends Outlets Dining ? 1843 Village West Pkwy, Kansas City, KS 66111  
Restaurants include Yard House, LongHorn Steakhouse, and Jazz: A Louisiana Kitchen.

### Things to Do:

- Legends Outlets ? 1843 Village West Pkwy, Kansas City, KS 66111  
Outdoor shopping center with premium stores, dining, and a movie theater.
- Kansas Speedway ? 400 Speedway Blvd, Kansas City, KS 66111  
Catch a NASCAR race or event during the season.
- Kaw Point Park ? 1403 Fairfax Trafficway, Kansas City, KS 66115  
Scenic park at the Missouri and Kansas River confluence with walking trails.
- Worlds of Fun / Oceans of Fun ? 4545 Worlds of Fun Ave, Kansas City, MO 64161  
Massive amusement and water park great for all ages.





(Published \_\_\_\_\_)

SP2025-052

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-052, commonly known as 6327 Rowland Avenue, Kansas City, Kansas, legally described as:

SEC/TWN/RNG/MER:SEC 34 TWN 10S RNG 34E CLEAR VIEW HEIGHTS & 0025, S34, T10, R34, ACRES 0.24, L152, located at 6327 Rowland Avenue.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a short-term rental.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
2. **Maximum number of guests shall be six (6);**
3. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use**

- Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
6. Applicant is to maintain liability insurance;
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  14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is

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

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 25TH DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** September 25, 2025

**Re:** **Special Use Permit Petition SP2025-053**

## GENERAL INFORMATION

### Applicant Information:

Vankatesware Rao Chadalawada  
Owner of Legends Liquors  
11014 West 163<sup>rd</sup> Terrace  
Overland Park, Kansas 66221

### Subject Property:

9801 Parallel Parkway  
Kansas City, Kansas 66111

### Requested Action and Purpose:

Approval of a Special Use Permit  
(Renewal) to continue operating a  
liquor store.

### Commission Districts:

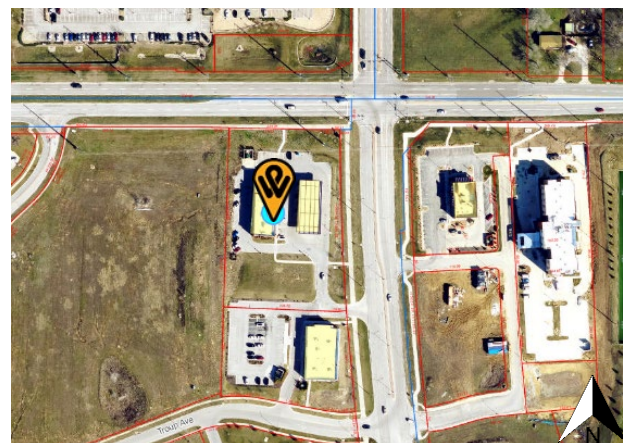
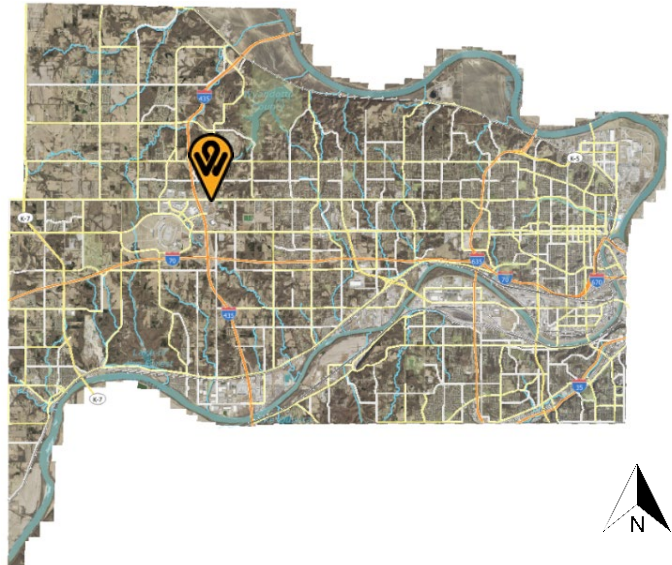
At-Large Commissioner District #2:  
Tom Burroughs  
District #7 Commissioner:  
Chuck Stites

### Existing Zoning District(s):

CP-2 Planned General Business  
District

### Plan Area:

Prairie Delaware Piper Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	CP-2 Planned General Business District	Car Dealerships
<b>South</b>	CP-2 Planned General Business District	Healthcare Clinic
<b>East</b>	CP-2 Planned General Business District	Drive-Thru Restaurant and Hotel
<b>West</b>	CP-2 Planned General Business District	Vacant Commercial Lot

**Total Tract Size:** 2.21 Acres

**Comprehensive Plan Designation:** The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Entertainment/ Commercial District. This encourages retail and regional commercial development, which is intended to provide goods and services on a regional scale. Uses typically include anchor big-box stores with accessory commercial pad sites. Typically, more automobile-oriented in nature due to the larger capture area and the prevalence of single-occupancy vehicles in the city and region, these areas should still be designed to support multi-modal connectivity with sidewalks and street trees.

**Major Street Plan:** The goDotte Mobility Plan designates North 98th Street as a Minor Arterial.

**Parking Requirement:** Section 27-466(e) states “Uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building”.

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

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

**Public Hearing(s):** September 8, 2025 and September 25, 2025

**Public Support:** None to date.

**Public Opposition:**

None to date.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, Venkateswara Rao Chadalawada, is requesting a renewal of a Special Use Permit to operate a liquor store at 9801 Parallel Parkway. The applicant previously received a Special Use Permit in 2024 (SP2024-041).

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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### **Noise or Disturbance Complaints:**

1. Staff does not have access to this information.

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

1. 2024 – ENV24-0856 – Damaged fence and scattered trash (open, reinspection scheduled).
2. 2024 – Case ENV24-0005 – Loose trash throughout property (closed).
3. 2022 – Case ENV22-0858 – Trash and debris throughout the entire property (closed).
4. 2022 – Case CAC22-0975 – Citation billed to taxes for delay in citation payment (closed).
5. 2021 – Case ENV21-2465 – Trash and debris dispersed throughout the property (closed).
6. 2021 – CMP21-0965 – Trash and Debris (closed).
7. 2018 – Zoning 18216-00040 – Double banner sign, detached, did not meet spacing and setback requirements.
8. 2017 – Case 17395-00150 – Stop Work Order for Brickwork on Gas Canopy without Permit (closed).

### **Outstanding or Related Permit and Cases:**

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

### **Previous Planning Actions:**

1. 2024 – SP2024-041 – Special Use Permit – Approved.
2. 2024 – PR2024-011 – Final Development Plan – EV Chargers on property.
3. Approval of a Final Development Plan (PR-2020-25) in 2020 for a liquor store.
4. Approval of a Special Use Permit (SP2019-051) in 2019 for Liquor Sales for two (2) years, which expired in July 2021.
5. Approval of a Variance (BZA 2323) in 2019 for a liquor store within 1300 feet of an established church.

6. Approval of a Preliminary and Final Development Plan (PR-2016-8) to construct a new gas station and convenience store.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the I-435 West Statistical Neighborhood and the Leavenworth Road Association (LRA) group. The character of the neighborhood is predominantly commercial. To the west lies I-435 with several commercial developments as part of the STAR bond entertainment district The Legends. To the east it transitions to primarily large rural homestead with single family residences and agricultural open space. The Homefield Development has some substantial property growth south and east of the subject property as this is a transitional suburban to commercial neighborhood.

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

The zoning and uses are set out above. The subject property is surrounded by the CP-2 Planned General Business District, with a variety of commercial uses surrounding, including restaurants, athletic facilities, car dealerships, and a hotel. There is also a church within 1,300 feet of the property. The property was granted a variance to operate a liquor store within this 1,300-foot buffer in the past.

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

The subject property is currently a multi-tenant commercial building. As the footprint of the building would not change, and the spatial and physical demands of a liquor store are similar to other commercial uses, including the adjoining convenience store, the proposed use is physically suitable for the subject property. A well-maintained liquor store may not have a detrimental effect on nearby properties but given the location of the subject property and the proximity to susceptible uses in the area, which requires a variance, the removal of the restrictions on subject property that a Special Use Permit would bring may indeed have a detrimental effect. The property, however, has previously been granted a variance to be within 1,300 feet of the church.

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

The property is not vacant and has been used as a liquor store since 2021.

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

Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Entertainment/Commercial District. This encourages retail and regional commercial development, which is intended to provide goods and services on a regional scale. Uses typically include anchor big-box stores with accessory commercial pad sites. The proposed use conforms to the area plan.

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

The proposed use is not expected to lead to an increase in vehicular traffic. Any increase is not expected to exceed the capacity of Parallel Parkway, a Major Arterial, or North 98th Street, a Major Collector to accommodate it if managed properly.

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

A liquor store is not reasonably necessary for the convenience and welfare of the public. The reuse of the existing building and tenant space with a new use would have less of an effect on neighboring properties than a new building that meets modern setbacks would, but the conversion of use from the previous commercial uses to a liquor store may still substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

There is not necessarily more noise produced by a liquor store than by a different commercial tenant, but the hours of operation of a liquor store tend to skew later than that of other traditional retail. Any new lighting added to the building must be pointed downward at a 90-degree angle and covered.

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

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

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

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

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

The relative gain to public health, safety and welfare is minimal. If denied, the property owner may not use the property for a liquor store, however, they can still use the property for a variety of commercial purposes.

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

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population as long as conditions of approval and occupancy limits are adhered to.

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## **NEIGHBORHOOD MEETING INFORMATION**

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

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## **KEY ISSUES**

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None

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-053, for two (2) years**, subject to:

- 1. Adhere to previous conditions of approval from SP2024-041:**
- 2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
- 3. If approved, the occupying business must continue to file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);**
- 4. 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](mailto: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;

5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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;
7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the

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

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-053** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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September 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Affidavit  
Neighborhood Meeting Minutes  
Building Addition  
Site Pictures Submitted with Application

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 8, 2025 Approval	September 25, 2025

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### STAFF CONTACT:

Osiris Nuñez Espinoza, Planner  
[oespinoza@wycokck.org](mailto:oespinoza@wycokck.org)

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-053** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. \_\_\_\_\_;
2. \_\_\_\_\_; And
3. \_\_\_\_\_.

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-053**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**September 8, 2025, City Planning Commission Minutes:**

**[Hearing starts at 34:51:](#)**

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

### **CONSIDERATION OF THE AUGUST 11, 2025 CITY PLANNING COMMISSION MINUTES.**

#### **SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS**

**Synopsis:** Special Use Permit (Renewal) for the continuation of a liquor store at 9801 Parallel Parkway. Detailed Outline of Requested Action: The applicant, Venkateswara Rao Chadalawada, is requesting a renewal of a Special Use Permit to operate a liquor store at 9801 Parallel Parkway. The applicant previously received a Special Use Permit in 2024 (SP2024-041).

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;

3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated September 8, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

**Motion starts at 37:17:**

On motion by Commissioner Miller, seconded by Commissioner Straws, the Planning Commission voted as follows to **APPROVE the consent agenda:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Not present</b>
<b>Easterwood</b>	<b>Not present</b>
<b>Jones</b>	<b>Not present</b>

**Motion to APPROVE Passed: 7 to 0**

**Subject to:**

**SP2025-053:**

1. Adhere to previous conditions of approval from SP2024-041:
2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
3. If approved, the occupying business must continue to file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
4. 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](mailto: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;

5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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;
7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
10. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
11. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board

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

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

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# ATTACHMENTS

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## AERIAL IMAGERY

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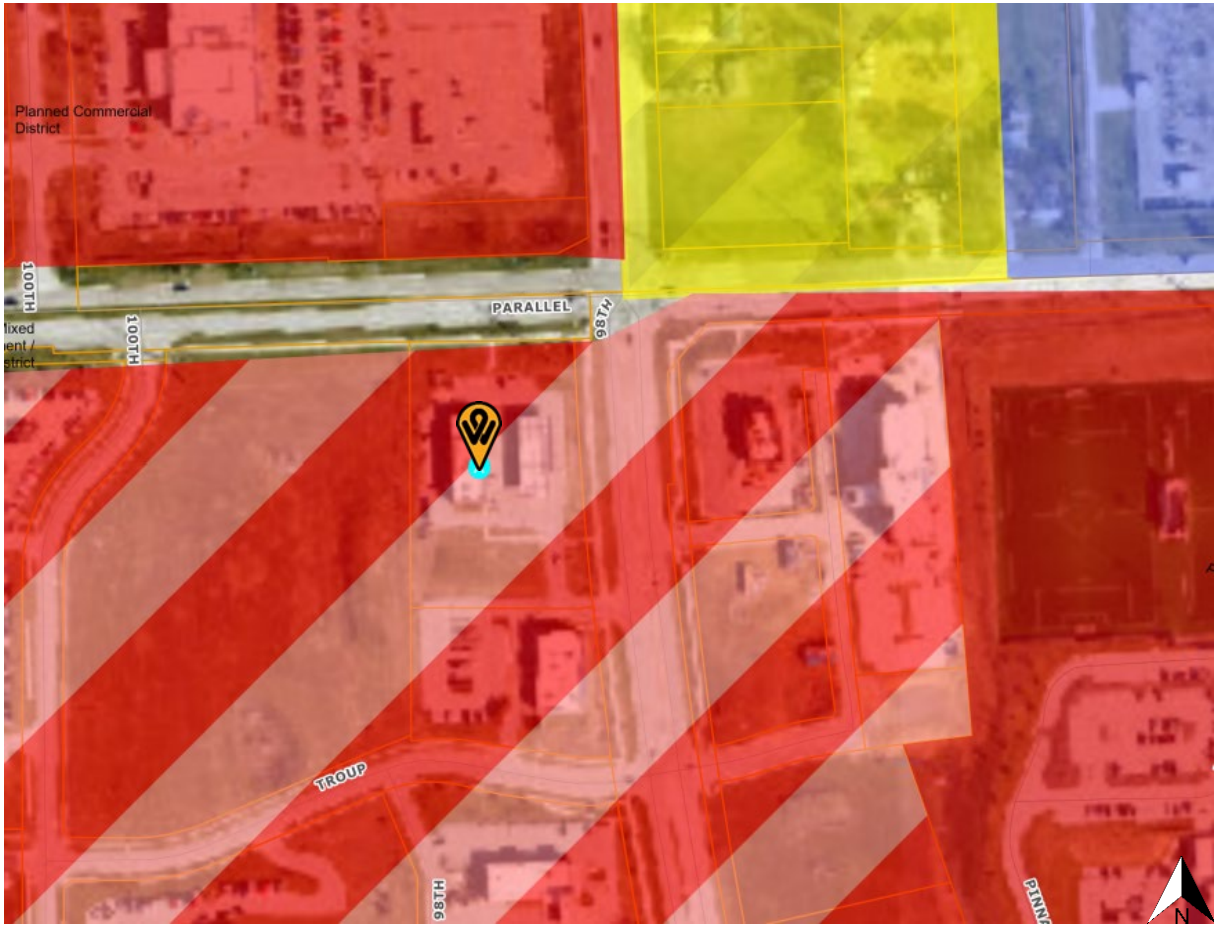
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## ZONING MAP

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# LAND USE MAP



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## **ADDITIONAL ATTACHMENTS**

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### **SP2024-041**

Response to Staff Recommendations and Conditions – July 2025

Item 1 and 2 completed last year see attached photos of C store.

Items 2- 11 have been reviewed and found in compliance with Unified Government codes and ordinances.]

The applicant would like to request a term of 5 years since we just completed our second 1-year SUP.

8-25-25

## **Minutes of Neighborhood Meeting**

Application Number: SUP2025-053

Date of meeting 8-25-25

Place: Google Meet joining info

Video call link: <https://meet.google.com/inz-jppe-wnr?authuser=0>

Monday, August 25, 2025 · 6:00 – 6:30pm

Time zone: America/Chicago

Meeting called to order at 6pm

Attending was David Anderson and Rao Chadalawada.

No one else joined the call or sent in questions.

No one contacted us before the meeting with questions.

Meeting adjourned at 6:33pm

Minutes by David Anderson







Transformer screening



Handicap crosswalk

(Published \_\_\_\_\_)

SP2025-053

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-053, commonly known as 9801 Parallel Parkway, Kansas City, Kansas, legally described as:

Lot 3A, Legends Auto Plaza, Second Plat, a platted subdivision in the City of Kansas City, Wyandotte County, Kansas, located at 9801 Parallel Parkway.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation of a liquor store.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Adhere to previous conditions of approval from SP2024-041;**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
3. **If approved, the occupying business must continue to file and maintain a current business occupation tax application with the Business**

- Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573- 8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
4. 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](mailto: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;
  5. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  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;
  7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
  8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
  9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

APPROVED AND ADOPTED BY THE COMMISSION OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 25TH  
DAY OF SEPTEMBER, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(First published \_\_\_\_\_)

COZ2025-007

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE** rezoning property hereinafter described located at approximately 430 North 86<sup>th</sup> Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family to A-G Agriculture District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on March 8, 2025, by the owners of property to have the zoning of said property changed from its present zoning R-1 Single Family to A-G Agriculture District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All Of Tracts 1 And 2 In Cahill Subdivision, Lying North Of That Part Platted As Shelley Estates, All In Wyandotte County, Kansas, Except That Part Taken For Road Purposes In Condemnation Case No. 92363-A, located at 430 North 86th Street,

be changed from its present zoning of R-1 Single Family to A-G Agriculture District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for A-G Agriculture District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.  
PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

BY: \_\_\_\_\_  
TYRONE GARNER  
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-013

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-013, commonly known as 1801 North 100<sup>th</sup> Terrace, Kansas City, Kansas, legally described as:

Lot 5, Legends Auto Plaza, Second Plat, as recorded at the office of the Wyandotte County Register of Deeds, in Plat Book 45, Pages 12-13, located at approximately 1801 North 100th Terrace, Kansas City, Kansas.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a building expansion on a used automotive dealership to provide vehicle maintenance and repair services

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Continue to comply with previous Conditions of Approval from SP-2016-54/PR-2016-17;**
- 2. The building addition shall match the existing 4,500 square foot building;**
- 3. Gravel parking on the north side of the building is not permitted per ordinance. Either remove the gravel and restore the area to grass (previous condition) and park the vehicles within the existing parking lot or the additional parking lot must be an improved surface (e.g. concrete or asphalt) and comply with the Commercial Design Guidelines;**

4. **Build a sidewalk to the front of the existing building from North 100<sup>th</sup> Terrace and Troup Avenue. For specificity – a winding sidewalk extending from Troup Avenue between the two (2) northern rows of parking with a crosswalk across the drive aisle and tying into the ingress/egress sidewalk and on the north side of the building;**
5. **Replace all dead trees from the original development and any deficiency;**
6. **Detached temporary signs need to comply with the Sign Code, therefore, some need to be removed from the property;**
7. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
8. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
9. **Section 27-702(1)(a-d) states that shade trees shall be at least two (2) inch caliper when planted as measured 12 inches above the ground. All ornamental deciduous trees shall be at least two (2) inch caliper when planted as measured 12 inches above the ground. All evergreens shall be five (5) to six (6) feet in height when planted as measured 12 inches above the ground. Ornamental deciduous trees shall be six (6) to 8 feet when planted as measured 12 inches above the ground;**
10. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
11. **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;**
12. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
13. **Any business or land use in Wyandotte County that is required to provide**

off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;

14. 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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
17. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by [info@wycokck.org](mailto:info@wycokck.org) prior to construction to arrange this meeting;
18. The Special Use Permit is not valid for the approved use to be in operation

until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
20. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
21. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
22. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
23. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all

**conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-026

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-026, commonly known as 1625 South 45th Street, Kansas City, Kansas, legally described as:

A tract of land in the Northwest Quarter of Section 30, Township 11 South, Range 25 East of the 6th Principal Meridian in Kansas City, Wyandotte County, KS, being more particularly described as follows: Commencing at the point of intersection of the South Right-of-Way Line of Metropolitan Avenue with the East Right-of-Way Line of South 45th Street, said point being in the West Line of the East one-half of the Northwest Quarter of said Section 30, and being South 00 degrees 02 minutes 43 seconds East, 55.00 feet from the Northwest Corner of the East one-half of the Northwest Quarter of said Section 30; Thence South 00 degrees 02 minutes 43 seconds East, 258.83 feet; Thence South 89 degrees 43 minutes 26 seconds West, 53.48 feet to a point in the East Right-of-Way Line of South 45th Street; Thence South 00 degrees 02 minutes 43 seconds East, 329.88 feet with said East Right-of-Way Line to the Point of Beginning: Thence North 89 degrees 57 minutes 17 seconds East, departing said East Right-of-Way Line, 141.41 feet; Thence South 02 degrees 00 minutes 27 seconds West, 171.08 feet; Thence South 03 degrees 12 minutes 11 seconds West, 66.12 feet; Thence South 01 degrees 08 minutes 41 seconds West, 133.74 feet; Thence South 04 degrees 44 minutes 55 seconds Eastm 53.11 feet; Thence South 10 degrees 32 minutes 42 seconds, West 22.22 feet; Thence South 89 degrees 36 minutes 16 seconds West, 129.04 feet to a point in the East Right-of-Way line of South 45th Street; Thence North 00 degrees 02 minutes 43 seconds West with said East Right-of-Way Line, 446.26 feet to the Point of Beginning of the Tract herein described, containing 59, 707 square feet or 1.37 acres of land more or less, subject to all easements and restrictions of record, located at approximately 1625 South 45th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for maintenance of fleet vehicles.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **A total of six (6) Trees are required on the property along South 45<sup>th</sup> Street.**
2. **This proposal is to add an automotive use to an existing building of all metal construction. Per Section 27-593(b)(19-20), certain building improvements are required:**
  - b. **A brick wainscot is required on the lower third portion of the northern building addition on the west, north, and east sides. It should match the design, material, and horizontal level of the brick on the southern building.**
  - c. **Exterior lighting in the building shall be hooded or controlled to direct light 90 degrees downward.**
  - d. **The white PVC pipes of the Radon exhaust system shall be painted to match the building.**
  - e. **The existing BPU transformer landscape screening shall be maintained.**
3. **The applicant and all designees and assigns shall be collectively responsible to manage the automotive maintenance activity and ensure that the activity remains wholly inside of the enclosed building at all times, and that all automotive fluids and other used auto parts are properly disposed.**
4. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request.**
5. **Any business or land use in Wyandotte County that is required to provide off-street parking shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed**

building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance.

6. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.
7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process.
8. This use presently proposes interior trash storage. Should the uses require outside trash storage in future, then a trash enclosure shall be required. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided.
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process.
10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

- 12. All existing and future driveways must feature curb cuts that are constructed to UG standards.**
- 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**
- 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.**
- 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 17. The Special Use Permit shall be valid for (2) year(s) from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved; and**
- 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the**

ordinance is published in the newspaper.

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-037

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-037, commonly known as 2614 South 27th Street, Kansas City, Kansas, legally described as:

WYANDOTTE GARDENS ANNEX, S32, T11, R25, ACRES 0.230000, L132,  
located at 2614 South 27th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**

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

- through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
  18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-039

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-039, commonly known as 1863 North 18th Street, Kansas City, Kansas, legally described as:

The west 18 feet of lot 15 and all of lot 16, Block 8, London Heights, an addition in Kansas City, Wyandotte County, Kansas, located at 1863 North 18th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a liquor store.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. This City Planning Commission case is being heard in conjunction with BOZA2025-021. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-021 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
- 2. Hours of operation shall be from 10:00 AM to 8:00 PM, Monday through Thursday and 10:00 AM to 10:00 PM, Friday and Saturday.**
- 3. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not**

less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;

4. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
5. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
8. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
9. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
10. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468

- through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
11. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  12. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
  13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  14. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-040

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-040, commonly known as 4448 Rainbow Boulevard, Kansas City, Kansas, legally described as:

LANCASTER HEIGHTS, S34, T11, R25, ACRES 0.150000, B1 L3, located at 4448 Rainbow Boulevard.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of guests shall be 7;**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**

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

- through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
  18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-044

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-044, commonly known as 1017 North 9th Street, Kansas City, Kansas, legally described as:

WYANDOTTE CTY 0801-0876, S4, T11, R4, ACRES 1.33, B118 L17 TO L27 & 20FT VAC ST ADJ, located at 1017 North 9th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a kitchen and event space.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

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

- performance;
6. Alcohol can only be provided by licensed vendors;
  7. For events with live entertainment, the Applicant must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
    - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity.
    - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.
    - c. An I.D. scanner will be used at all times.
    - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
  8. No amplified speakers or entertainment is allowed in outdoor spaces;
  9. The parking lot shall be resurfaced and restriped;
  10. KCKFD may have additional comments regarding egress of the event space on the second floor;
  11. Install wheel stops in the customer parking lot and truck parking lot so vehicles do not roll into the grass or damage the fence;
  12. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;
  13. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
  14. Any new lighting whether installed on the building or in the adjacent parking lot shall be installed to have a 90-degree cutoff fixtures;
  15. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  16. If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  17. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing

structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

18. The subject property is within the boundaries of a Historic District, Historic District Environs, or is an identified Historic Landmark. A Historic Environs Review/Certificate of Appropriateness is required prior to any demolition, alteration, construction, repair, change of occupancy, or change in use of the subject property. Please contact the Department of Planning and Urban Design at (913) 573-5750 or email [planninginfo@wycokck.org](mailto:planninginfo@wycokck.org) to begin that process;
19. All existing and future driveways must feature curb cuts that are constructed to UG standards;
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
21. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
22. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
23. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
24. Subject to approval, the Special Use Permit shall be valid for (2) year(s) from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should

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

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

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-045

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-045, commonly known as 7917 Tauromee Avenue, Kansas City, Kansas, legally described as:

West ½ Lot 8, MC Cord Addition, located at 7917 Tauromee Avenue.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. All items identified in the inspection report must be addressed and completed within a one (1) year of the approval of SP2025-045;**
- 2. Maximum number of guests shall be seven (7);**
- 3. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**

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

executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

---

TYRONE GARNER  
MAYOR/CEO

Attest:

---

Unified Government Clerk

APPROVED AS TO FORM:

---

CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-047

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-047, commonly known as 6300 Parallel Parkway, Kansas City, Kansas, legally described as:

SEC 34 TWN 10S RNG 24E 9239, S34, T10, R24, ACRES 2.1, S 421.9FT OF E 244FT OF W 825FT SE1/4 SW1/4 LS S 50FT CONTG 2.08AC M/L, located at 6300 Parallel Parkway.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of an event space.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
- 2. Per the goDotte County-Wide Mobility Plan, North 63rd Street is identified as a priority sidewalk, which requires a five (5) foot-wide sidewalk to be installed along 63rd Street on the east side of the property;**
- 3. A tree shall be planted within the existing planters along the south side of the property along Parallel to meet the code standard set by Section 27-463(g);**
- 4. Additional landscaping or a six (6) foot tall opaque fence shall be constructed on the north and west property lines screening the parking lot and vehicle**

- headlights from the parsonage and single-family homes;
5. Alcohol can only be provided by licensed vendors;
  6. All entertainment must cease by at least 1:00 AM;
  7. No events may occur outside;
  8. Doors and windows must stay closed during any entertainment performance;
  9. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:
    - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity
    - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave.
    - c. An I.D. scanner will be used at all times.
  - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
10. No amplified speakers or entertainment is allowed in outdoor spaces;
  11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
  12. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  13. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division office located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  14. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  16. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
  17. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;

- 18. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 19. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 20. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(Published \_\_\_\_\_)

SP2025-048

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-048, commonly known as 13143 Nebraska Court, Kansas City, Kansas, legally described as:

DELAWARE RIDGE SECOND RE & 2850, S5, T11, R23, ACRES 0.050000, B24 LOT B, located at 13143 Nebraska Court.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Maximum number of guests shall be five (5) because the residence has two (2) bedrooms;**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**

5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463

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

**Section 4. Take Effect.** This ordinance shall take effect as of the date of its publication as provided by law.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
TYRONE GARNER  
MAYOR/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL

(First published \_\_\_\_\_)

COZ2025-005

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE** rezoning property hereinafter described located at approximately 13000, 12504, and 12340 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on February 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

BEGINNING at the Southwest corner of the Southwest Quarter of said Section 32; thence North 01 degree 21 minutes 39 seconds West, on the West line of said Southwest Quarter, a distance of 2,649.95 feet to the Northwest corner of said Southwest Quarter; thence North 88 degrees 08 minutes 43 seconds East, on the North line of said Southwest Quarter, a distance of 2,636.81 feet to the Center corner of said Section 32; thence North 88 degrees 09 minutes 45 seconds East, on the North line of the Southeast Quarter, a distance of 2,419.00 feet to a point on the West line of a tract of land described in Book 3715, Page 0537; thence departing said North line, South 01 degree 50 minutes 04 seconds East, parallel with the East line of said Southeast Quarter and on the West line of said tract of land, a distance of 135.00 feet to the Southwest corner thereof; thence departing said West line, North 88 degrees 09 minutes 45 seconds East, on the South line of said tract of land, a distance of 220.00 feet to a

point on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 458.56 feet to the Northeast plat corner of Wintergreen Acres No. 1, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 88 degrees 16 minutes 05 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1; thence South 01 degree 50 minutes 04 seconds East, departing said North line, on the West line of said Wintergreen Acres No. 1, a distance of 1,500.00 feet to the Southwest corner of said Wintergreen Acres No. 1; thence North 88 degrees 16 minutes 05 seconds East, on the South line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Southeast corner thereof, said corner also lying on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 150.00 feet to the Northeast corner of said Wintergreen Acres No. 1, 1st Addition; thence South 88 degrees 03 minutes 49 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, 1st Addition, a distance of 840.46 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1, 1st Addition; thence South 01 degree 54 minutes 53 seconds East, on the West line of said Wintergreen Acres No. 1, 1st Addition, a distance of 399.58 feet to a point on the South line of said Southeast Quarter; thence South 88 degrees 05 minutes 31 seconds West, on said South line, a distance of 484.55 feet to the Southeast corner of the West Half of said Southeast Quarter; thence North 01 degree 43 minutes 38 seconds West, departing said South line, on the East line of said West Half, and on the East line of a Tract of land described in Book 3578, Page 0658, a distance of 790.00 feet to the Northeast corner of said Tract; thence South 88 degrees 05 minutes 31 seconds West, departing said East lines, on the North line of said Tract, a distance of 550.00 feet to the Northwest corner of said Tract; thence South 01 degree 43 minutes 38 seconds East, on the West line of said Tract, a distance of 288.50 feet to a point on the North line of a Tract of land described in Document Number 2022R-17193; thence South 88 degrees 05 minutes 31 seconds West, departing said West line, on said North line, a distance of 482.42 feet to the Northwest corner of said Tract; thence North 01 degree 42 minutes 40 seconds West, departing said North line, a distance of 730.88 feet to a point; thence South 88 degrees 04 minutes 46 seconds West a distance of 1,411.55 feet to a point; thence South 01 degree 29 minutes 26 seconds East a distance of 1,232.34 feet to a point on the South line of said Southwest Quarter; thence South 88 degrees 04 minutes 46 seconds West, on said South line, a distance of 1524.42 feet to the POINT OF BEGINNING, containing 10,548,299 Square Feet or 242.1556 Acres, more or less, located at approximately 13000, 12504, and 12340 Parallel Parkway, Kansas City, Kansas.

be changed from its present zoning A-G Agriculture District (WYCO) to B-P Planned Business Park District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-472, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for B-P Planned Business Park District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

BY: \_\_\_\_\_  
TYRONE GARNER  
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CHIEF COUNSEL



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 443" style="border: 1px solid black; padding: 2px;">Ruth Jones, Director</div> rjones@wycokck.org x8350	Area Agency on Aging
<b>AGENDA ITEM #9.1.</b>		
<b>RESOLUTION: AREA AGENCY ON AGING AREA PLAN</b>		
<b>BACKGROUND</b>		
Approving the Area plan for the years of 2026-2029.		
<b>RECOMMENDATION</b>		
Approve		
Request for Fast Track		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
No change		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Resolution for Wyandotte-Leavenworth AAA Area Plan Adoption corrected, SKM_C360i25090410340, PowerPoint Slides for Commission - Area Plan (Aging Department)		

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE AREA PLAN ON AGING FOR FEDERAL FISCAL YEARS 2026 THROUGH 2029**

**WHEREAS**, the Federal government has designated Wyandotte and Leavenworth Counties together as a regional Area Agency on Aging (AAA), called the Wyandotte/Leavenworth Area Agency on Aging; and

**WHEREAS**, for funding purposes, Wyandotte County enjoys the primary designation as the AAA, with Leavenworth Council on Aging acting as a service provider and subrecipient of Wyandotte County under various state and Federal funding agreements; and

**WHEREAS**, as the designated AAA, Wyandotte County is responsible for submitting an Area Plan to the Kansas Department for Aging and Disability Services detailing the AAA's priorities and describing activities; and

**WHEREAS**, as part of the Area Plan, the Verification of Application requires approval by the governing body of the AAA prior to signature by the County Administrator.

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

**Section 1.** The Unified Government Board of Commissioners hereby approves the Area Plan on Aging for Fiscal Years 2026 through 2029.

**Section 2.** Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

**Section 3.** Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

---

Tyrone Garner, Mayor/CEO

Attest:

---

Unified Government Clerk

Approved as to Form:

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## What is the AAA Area Plan

The “AAA Area Plan for Kansas” is not a single document, but a collection of documents planned and developed by the regional Area Agency on Aging (AAA).

These plans outline the specific services and goals for older adults, people with disabilities, and caregivers within their respective geographic areas.

Each Area Agency on Aging plan is based on the broader strategic goals of the statewide Kansas State Plan on Aging, which is developed by the Kansas Department for Aging and Disability Services (KDADS).

Key aspects of the plans:

- **Purpose:** The primary goal is to help vulnerable and older Kansans age with independence and dignity in their homes and communities.
- **Funding:** The plans are primarily funded by the federal Older Americans Act, with supplemental state and local resources.
- **Service examples:** Services offered through the AAA plans include:
  - Nutrition Services, such as Home Delivered and congregate meals
  - In-Home Supports, including personal care, homemaker and chore services
  - Caregiver Support Programs
  - Transportation Services
  - Legal Assistance
  - Health and Wellness Programs
  - Medicare Insurance Counseling (SHICK)
- **Planning cycle:** The plans are developed every four years using input from surveys, community meetings, and advisory councils. The latest statewide plan, for example, covers fiscal years 2026 - 2029.

## Verification of Application

This Area Plan on Aging ("Area Plan") is hereby submitted by the Wyandotte/Leavenworth Area Agency on Aging (the "AAA") for the period October 1, 2025 through September 30, 2029. The Area Plan includes documents identified as pages 1 through 25, the same being attached hereto and incorporated herein by this reference. The Area Plan further includes all assurances and plans to be conducted by the AAA under the provisions of the Older Americans Act of 1965 (the "Act"), as amended in 2020, and applicable Federal and State laws, regulations, and policies during the period identified. The AAA has the authority to develop and administer the Area Plan in accordance with all requirements of the Act, applicable Federal and State laws, regulations, and policies, as presently exist or hereinafter enacted or amended, and is primarily responsible for the coordination of all Planning and Service Area ("PSA") activities related to the purposes of the Act.

In addition to the assurances contained herein, it is understood and agreed to by the AAA that: 1) funds awarded as a result of this request are to be expended solely for the purposes set forth in the Act, and in accordance with all applicable Federal or State laws, regulations, policies, and procedures, including those adopted or maintained by the Administration on Aging and the U. S. Department of Health and Human Services; 2) any proposed changes or amendments to the Area Plan shall be submitted, in writing, by the AAA and upon written notification by the State Agency, if approved, the proposed change or amendment shall be deemed incorporated into, and become part of, the Area Plan; 3) the attached Assurance of Compliance with the Department of Health and Human Services Regulation issued pursuant to Title VI of the Civil Rights Act of 1964 applies to this Area Plan, as approved; and 4) funds awarded by the State Agency may be terminated at any time for violations of any terms or requirements of this Area Plan in accordance with 45 C.F.R. Part 75 or Part 93, as applicable, or the violation of any applicable State or Federal law, regulation or policy affecting or implementing the Act.

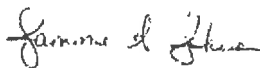
The Area Plan has been developed in accordance with all rules and regulations specified under the Act and applicable Federal and State laws, regulations, and policies. Further, the undersigned hereby certifies that all information and statements made in this Area Plan are true, complete, and current to the best of his/her information, knowledge, and belief.



\_\_\_\_\_  
Signature of Area Agency Director

8/20/2025  
\_\_\_\_\_  
Date

The AAA Advisory Council or Governing Board has had the opportunity to review and comment on the Area Plan on Aging.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Chairperson

8/20/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
of Authorized AAA Governing Board Member or Chairperson of the AAA Advisory Council

The governing body of the AAA has reviewed and does hereby approve the Area Plan.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
of Authorized Official of the Area Agency Board of Directors

# Aging Department

## Area Plan FFY2026 - FFY2029

Wyandotte/Leavenworth Area Agency on Aging

# What is the Area Plan

An Area Plan on Aging is a comprehensive, federally-mandated four-year strategic plan created by each of Kansas's Area Agencies on Aging (AAAs) to detail how they will provide essential services to older adults and adults with disabilities in their designated regions, funded primarily by the Older Americans Act. The plan outlines priorities, goals, and strategies for service areas such as information and access, community and in-home services, nutrition, transportation, and caregiver support.

## Additional Information:

The Area Plan follows the guidance of the Kansas Department for Aging and Disability Services (KDADS), State plan. Some factors included in the preparation of the Area Plan are: holding of two Public Hearings to receive community input, Advisory Council review and Chairmans signature for approval, and a 30-day Public Comment period for community feedback on the plan.

This process ensures that seniors in the community, and the community at-large, have ample opportunity to provide input and feedback to the services we “plan” to provide.

Throughout the period of the plan, there may be revisions. Factors for the revisions may include services or funding changes. Any revised changes or updates will be subject to Legal/CAO signature for review before State approval.

## Verification of Application

This Area Plan on Aging ("Area Plan") is hereby submitted by the Wyandotte/Leavenworth Area Agency on Aging (the "AAA") for the period October 1, 2025 through September 30, 2029. The Area Plan includes documents identified as pages 1 through 25, the same being attached hereto and incorporated herein by this reference. The Area Plan further includes all assurances and plans to be conducted by the AAA under the provisions of the Older Americans Act of 1965 (the "Act"), as amended in 2020, and applicable Federal and State laws, regulations, and policies during the period identified. The AAA has the authority to develop and administer the Area Plan in accordance with all requirements of the Act, applicable Federal and State laws, regulations, and policies, as presently exist or hereinafter enacted or amended, and is primarily responsible for the coordination of all Planning and Service Area ("PSA") activities related to the purposes of the Act.

In addition to the assurances contained herein, it is understood and agreed to by the AAA that: 1) funds awarded as a result of this request are to be expended solely for the purposes set forth in the Act, and in accordance with all applicable Federal or State laws, regulations, policies, and procedures, including those adopted or maintained by the Administration on Aging and the U. S. Department of Health and Human Services; 2) any proposed changes or amendments to the Area Plan shall be submitted, in writing, by the AAA and upon written notification by the State Agency, if approved, the proposed change or amendment shall be deemed incorporated into, and become part of, the Area Plan; 3) the attached Assurance of Compliance with the Department of Health and Human Services Regulation issued pursuant to Title VI of the Civil Rights Act of 1964 applies to this Area Plan, as approved; and 4) funds awarded by the State Agency may be terminated at any time for violations of any terms or requirements of this Area Plan in accordance with 45 C.F.R. Part 75 or Part 93, as applicable, or the violation of any applicable State or Federal law, regulation or policy affecting or implementing the Act.

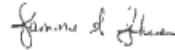
The Area Plan has been developed in accordance with all rules and regulations specified under the Act and applicable Federal and State laws, regulations, and policies. Further, the undersigned hereby certifies that all information and statements made in this Area Plan are true, complete, and current to the best of his/her information, knowledge, and belief.



Signature of Area Agency Director

8/20/2025  
Date

The AAA Advisory Council or Governing Board has had the opportunity to review and comment on the Area Plan on Aging.



Signature

Chairperson  
Title

8/20/2025  
Date

of Authorized AAA Governing Board Member or Chairperson of the AAA Advisory Council

The governing body of the AAA has reviewed and does hereby approve the Area Plan.

Signature

Title

Date

of Authorized Official of the Area Agency Board of Directors

**CONSENT AGENDA NO. \_\_\_\_\_**

**STATE OF KANSAS                    )**  
**WYANDOTTE COUNTY            )) SS**  
**CITY OF KANSAS CITY, KS    )**

**REGULAR SESSION**  
**April 4, 2024**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Regular Session Thursday, April 4, 2024, with seven members present via Zoom and on site: Bynum, Commissioner At-Large First District; Burns, Commissioner Second District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; and Burroughs, Commissioner At-Large Second District and Mayor Pro Tem, presiding. Townsend, Commissioner First District; Ramirez, Commissioner Third District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO; were absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Acting Chief Counsel; Monica Sparks, Interim UG Clerk; and Brittne MacDonald, UG Clerk’s Office.

**Tom Burroughs, Commissioner At-Large District 2**, said tonight however, I will be acting as Mayor Pro Tem due to the unavailability of Mayor Garner. Before I call the meeting to order, I want to announce that some commissioners, staff, and the public are attending remotely via Zoom, by phone, or on-site. All participants joining by phone should mute their phones, please, when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General’s Office.

**Mayor Pro Tem Burroughs** said I will now call the meeting to order. Clerk, roll call, please.

**Roll call:** Hill, Kane, Lopez, Stites, Bynum, Burns, Burroughs.

**Mayor Pro Tem Burroughs** said the invocation is being given by Chaplain Jared Altic, Wyandotte County Christian Church, followed by the Pledge of Allegiance.

**Mayor Pro Tem Burroughs** said I'll ask the Clerk, are there any revisions to tonight's agenda?

**Monica Sparks, Interim Clerk**, said yes, Mayor Pro Tem, we have one revision, which is an addition to the Consent Agenda. Item No. 4, Nomination to Boards and Commissions. This represents the only revision to the agenda this evening.

**Mayor Pro Tem Burroughs** said this evening first part of our agenda, the Mayor's Agenda. I believe we have one. We have five proclamations, and I would ask that the Clerk please read the proclamation.

## **VI. MAYOR'S AGENDA**

### **Item No. 1 - 2134... PROCLAMATION: MICHAEL DENNIS CASSIDY DAY**

**Synopsis:** Proclamation proclaiming March 17, 2024, as Michael Dennis Cassidy Day, submitted by Tyrone A. Garner, Mayor/CEO.

**Ms. Sparks** read a synopsis of the following proclamation.



Unified Government of Wyandotte County/Kansas City, Kansas

## PROCLAMATION

- WHEREAS,** Michael Dennis Cassidy was born August 19th, 1946 to Robert Cassidy and Charlotte (Mosely) Cassidy in Kansas City, Kansas; and
- WHEREAS,** Mike and his six siblings were raised in Kansas City, a proud Irish Catholic Wyandotte County family. He graduated from Bishop Ward High School in 1964 and moved on to attend Rockhurst College where he received a bachelor's degree in political science; and
- WHEREAS,** Mike had long been fascinated by the heavens, science fiction, and things that moved faster than the speed of sound. As a child this fueled his desire to be an astronaut leading him to join the Air Force in 1971 and eventually landing him in the back seat of the F-4 Phantom as a Weapons System Officer and was forever assigned the callsign "Crash."; and
- WHEREAS,** while stationed abroad their son Ryan was born in 1975 before eventually settling in the Wichita, Kansas area in late 1979 when Mike transitioned from the Air Force to the Kansas Air National Guard (KANG) where he took the position of Instructional Weapons Systems Officer (IWSO). A short time later, in 1980 he moved to Mulvane, Kansas where his Wife still resides today. Mike continued to serve with the KANG until his retirement in 1991. He always remembered his active time in the military as a landmark of his essence. Working with some of the finest individuals to serve and protect our country was one of many proud points of his life; and
- WHEREAS,** in the mid-1990s Mike began his employment at Bombardier Aerospace/Learjet where he took to the skies once again, this time in the capacity of Flight Test Engineer. This new position found him working alongside a new group of highly trained individuals he both respected and enjoyed while addressing extreme weather conditions, tough aircraft certification deadlines, and new everyday challenges working on some of the most sophisticated business jets of the day. Retiring from Bombardier/Learjet in 2018 marked the end of a second successful career in the aerospace industry; and
- WHEREAS,** after retiring, Mike enjoyed spending time with wife, kids, grandchildren, brothers, sisters and friends. Mike loved traveling to see his family, be it the "Kansas City Irish Fest" or working on a project together. He spoke of them with equally high regard for their intelligence, kindness, humor, and love. His pride knew no bounds for his children and his grandchildren. He wondered who they would become as he watched them grow as individuals and fiercely loved them all; and
- WHEREAS,** retirement didn't stop him from making friends and he found new camaraderie and ways to carry on his patriotism with the "40&8" honor society that preserved the ideals he held with the people he has served and flew with. Always finding new ways to be of service; and
- WHEREAS,** Michael Dennis Cassidy was preceded in death by his parents, Robert and Charlotte (Mosely) Cassidy; brothers-in-law, Richard Uzzell, Wayne Hutchinson, and David Meyers.
- NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim March 17, 2024, as:

### **"Michael Dennis Cassidy Day"**

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

TOM BURROUGHS, MAYOR PRO TEM

**Action: Proclamation was read.**

## **Item No. 2 - 2137... PROCLAMATION: JORGE FREGOSO TORRES AND REBECA CORTES VALDEZ WEEK**

**Synopsis:** Proclamation proclaiming April 1-6, 2024, as Jorge Fregoso Torres and Rebeca Cortes Valdez Week, submitted by Tyrone A. Garner, Mayor/CEO.

**Ms. Sparks** read a synopsis of the following proclamation.

**April 4, 2024**



Unified Government of Wyandotte County/Kansas City, Kansas

## PROCLAMATION

**WHEREAS,** Rebeca Cotrés Valdez, professor at the University of Guadalajara in the Center for Art, Architecture, and Design has accepted the challenge of honoring her late husband Dr. Jorge Fregoso Torres' commitment to bringing his knowledge of Mexican architecture, art, and design to Kansas City, Kansas; and

**WHEREAS,** Rebeca Cortés Valdez has prepared to deliver a full week of public presentations from April 1st—April 6th, 2024, representing both her work and that of her late husband; and

**WHEREAS,** Rebeca Cortés Valdez has collaborated with Sisters Cities Association, Guadalajara Committee, Kansas City Museum, UMKC School of Architecture and Design, Arts Tech-KC, Latinx Educational Collaborative, UNESCO Creative City of Music-KC, UMKC School of Humanities and Social Sciences, Mattie Rhodes Center, Consulado de México in Kansas City, KCKCC Art Gallery, Latino Arts Foundation, Arts as Mentorship, International Architects Atelier, Buttonwood Art Space, UMKC Cockefair Chair Committee, Wyandotte County Historical Society and Museum.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim April 1-6, 2024, as:

### **“Jorge Fregoso Torres and Rebeca Cortés Valdez Week”**

in Wyandotte County/Kansas City, Kansas, and urge all citizens to recognize Jorge Fregoso Torres and Rebeca Cortés Valdez Week. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

\_\_\_\_\_  
TOM BURROUGHS, MAYOR PRO TEM

**Action: Proclamation was read.**

### **Item No. 3 - 2135... PROCLAMATION: BLACK MATERNAL HEALTH WEEK**

**Synopsis:** Proclamation proclaiming April 11-17, 2024, as Black Maternal Health Week, submitted by Tyrone A. Garner, Mayor/CEO.

**Ms. Sparks** read a synopsis of the following proclamation.

**April 4, 2024**



Unified Government of Wyandotte County/Kansas City, Kansas

## PROCLAMATION

- WHEREAS,** according to the Centers for Disease Control and Prevention, Black women in the United States are 2-3 times more likely than white women to die from pregnancy-related causes; and
- WHEREAS,** Kansas has the worst Black Maternal Mortality rate within the first 42 days after pregnancy among states with available data and a Black maternal mortality rate of 102.4 deaths per 100,000 live births; and
- WHEREAS,** the high rates of maternal mortality among Black women & birthing people span across income levels, education levels, socioeconomic status, access to prenatal care, general overall health, and mental health; and
- WHEREAS,** the City of Kansas City, KS recognizes that the crisis is driven by structural racism embedded in institutions and contributes to unacceptable and preventable disparities in Black maternal health outcomes; and
- WHEREAS,** the Kansas Birth Equity Network and its diverse stakeholders including parents, maternal and child health organizations, birth workers, healthcare providers, researchers, and faith-based organizations, founded in 2021 share the mission of creating birth equity in the state of Kansas through intentional and quality perinatal, paternal, and infant care; and
- WHEREAS,** Black Maternal Health Week is an opportunity to acknowledge the tragic deaths of Black women and birthing people; the impact on Black families in our city, state, and across the nation; stand in solidarity to eliminate these disparities; uplift community-based responses to address the crisis; promote Black maternal health initiatives; and renew our commitment to address the Black maternal health crisis; and
- WHEREAS,** we affirm our commitment to ameliorating these unacceptable disparities and building health care, educational, and community systems that are equitable and safe for Black families; affirm the need to acknowledge the historical and systemic exploitation of Black people; and encourage all to listen to and believe Black women & birthing people seeking health care in our city.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim April 11-17, 2024, as:

### “Black Maternal Health Week”

in Wyandotte County/Kansas City, Kansas, and urge all citizens to recognize Black Maternal Health Week. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

\_\_\_\_\_  
TYRONE GARNER, MAYOR/CEO

**Action: Proclamation was read.**

### Item No. 4 - 2136... PROCLAMATION: SEVEN DAYS OF KINDNESS

**Synopsis:** Proclamation proclaiming April 10-18, 2024, as Seven Days of Kindness, submitted by Tyrone A. Garner, Mayor/CEO.

**Ms. Sparks** read a synopsis of the following proclamation.

**April 4, 2024**



Unified Government of Wyandotte County/Kansas City, Kansas

## PROCLAMATION

- WHEREAS,** SevenDays® **Make a Ripple, Change the World** We overcome hate by promoting kindness and understanding through education dialogue; and
- WHEREAS,** SevenDays® provides opportunities encouraging all people to participate in activities that promote and practice kindness; and
- WHEREAS,** SevenDays® 2024 will commemorate its 10th anniversary by focusing on teaching kindness making a ripple to change the world; and
- WHEREAS,** SevenDays® 2024 begins its events on Wednesday, April 10 with the Kindness Breakfast, a celebration of youth and announcement of the fourth annual Ripple of Kindness Award recipient as well as our new, Community Kindness Festival on Sunday, April 14 at the Jewish Community Center; and
- WHEREAS,** SevenDays® continues its daily themes of Love, Discover, Others, Connect, You, Go and Onward as we bring people from walks of life together to overcome hate with acts of kindness; and
- WHEREAS,** the memories of three wonderful and unique people, Reat Underwood, Dr. William Corporon, and Terri LaManno, will be honored through kindness understanding; and
- WHEREAS,** SevenDays® expands its acts of compassion, acceptance, and understanding to those who gather; and
- WHEREAS,** we fully support and encourage all in Kansas City, Kansas including residents, businesses, organizations, and visitors, to come together during the SevenDays® to act more kindly and be more understanding of differences, thereby making the world a better place one ripple at a time.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim April 10 through April 18, 2024, as:

### “SevenDays® of Kindness”

in Wyandotte County/Kansas City, Kansas, and urge all citizens to engage in acts of kindness throughout the week and remember the events of April 13, 2014, not only for the losses of that day but also for the significance of the powerful and enduring vow to overcome hate with kindness. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

\_\_\_\_\_  
Tom Burroughs, Mayor Pro Tem

**Action: Proclamation was read.**

### Item No. 5 - 2133... PROCLAMATION: FAIR HOUSING MONTH

**Synopsis:** Proclamation proclaiming the month of April 2024, as Fair Housing Month, submitted by Tyrone A. Garner, Mayor/CEO.

**Ms. Sparks** read a synopsis of the following proclamation.

April 4, 2024



Unified Government of Wyandotte County/Kansas City, Kansas

## PROCLAMATION

- WHEREAS,** the Fair Housing Act, enacted on April 11, 1968, was adopted to prohibit discriminatory housing practices, undo racial segregation patterns, and provide equal access to housing opportunities for all; and
- WHEREAS,** in Kansas City, KS, the combined Federal, State, and local civil rights laws protect people from housing discrimination based on race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status; and
- WHEREAS,** decades of intentional and unintentional actions, combined with enduring systemic inequities, have created a need for displacement prevention and mitigation policies; and
- WHEREAS,** despite existing fair housing protections and strategies, historically disenfranchised communities continue to face barriers in accessing safe, stable, and suitable housing; and
- WHEREAS,** Fair Housing month is an opportunity to reflect on our progress and to acknowledge the remaining challenges we have yet to overcome; and
- WHEREAS,** we celebrate the passage of the Fair Housing Act, let us recommit ourselves to eliminating discrimination in housing by dismantling the barriers to housing choice; acknowledging the intersection of health, economic, and housing inequities; dedicating resources to meaningfully address disparities; adopting policies that support our community's most vulnerable residents; measuring the impacts of our efforts; and creating more housing that welcomes and celebrates people of all abilities, races, cultures, and incomes.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim the month of April 2024, as:

### “Fair Housing Month”

in Wyandotte County/Kansas City, Kansas, and urge all citizens to recognize Fair Housing Month. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

\_\_\_\_\_  
TOM BURROUGHS, MAYOR PRO TEM

**Action: Proclamation was read.**

**Mayor Pro Tem Burroughs,** said Commission members, we do have the privilege this evening of having a SevenDays Board member Bill Timaeus, to be here tonight to receive the proclamation.

**Bill Timaeus, SevenDays Board Member,** said Mayor Pro Tem and others in the Unified Government, thank you. On behalf of Mindy Corporon and the SevenDays Board, we just want to you to know how grateful we are for your support over the years. it has been, as the proclamation noted, 10 years since these vicious murders occurred at the Jewish Community Center and Village Shalom. And from that time, Mindy has led us in an extraordinary effort to reach especially young people. We deal with teenagers a lot, we have a Kindness Youth Leadership Team that has actually planned the April 14 event, and we hope to see you at, but our

**April 4, 2024**

work has now spread from the Kansas City area into more than a dozen different states where we are affecting the lives of teenagers and others to get rid of this anti-semitic nonsense and the other kinds of hate that we encounter. So, thank you for your support. Thank you, Mayor Pro Tem for having the proclamation read in full and we thank you for that.

**Mayor Pro Tem Burroughs** said Committee, this now takes us to Item No. 6 on our agenda this evening, and that's community input and recommendations. Clerk, do you want to read public information or would you prefer I read. **Ms. Sparks** said I can read it.

### **Item No. 6 - 211539... COMMUNITY INPUT AND RECOMMENDATIONS**

**Synopsis:** Public forum to allow citizens to express concerns and present solutions relating specifically and solely to the Unified Government's span of interest and control. Participants will be limited to three minutes in duration. Citizens appearing in the Municipal Office Building will be given priority, followed by a limited number of participants who have registered online through the Unified Government Clerk's Office. Those who have registered online may not be given an immediate opportunity to participate due to time constraints to be determined by the Mayor Pro Tem. If time allows, persons listening online who wish to make comments will be recognized. All interested participants should know that Mayor Pro Tem has also placed a maximum time limit of 45 minutes to host & conclude these discussions. In the interest of time, there should be no expectation for the requested participant's guaranteed inclusion to be recognized for comment and participation.

**Dr. Alma Rosas Hall** said good evening, thank you for giving the time to speak. I am a resident of Kansas City, Kansas. I'm advocating for the immigrant community of our city and our county. I'm reaching out to express our concerns regarding decisions that made by the elected leadership and the Unified Government of various organizations within our community. Our primary concerns, I'm nervous so I do apologize. My primary concern is the lack of communication and representations for our diverse community that resides here. Additionally, we are troubled by the high taxes and limited cultural awareness determined by some of the UG leadership. As an immigrant to this country, I have experienced many challenges with governmental leadership. This leads me to question who is holding our elected officials accountable for the fiscal and

ethical responsibilities. It is crucial that the decisions made by our leaders are transparent and are in the best interest of all the members in our community. Many, some of us in the immigrant community have faced a rhetoric and retaliation when speaking about our concerns. Life in this country is not easy for those of us who live and work hard every day for every penny. Along with that, trying to acclimate to this new culture. It is essential that elected officials prioritize the well-being of all residents, regardless of the background and status. We demand that our elected officials uphold the ethics that they promise to follow and consider the hardships faced by many of our members in our community when making decisions that affect all of us. If you are truly representing our community, when you understand the struggles of working multiple jobs and worrying about the basic necessities such as rent, utilities and health care. Please consider the impact of your decisions on the taxpaying community and members. And remember that we're all counting on you to advocate for all the interests of our community. Thank you.

**Eric Andersen** said a resident here in Wyandotte County, right here on 14th Street. So, I'm here to ask, how can we reach a medium or happy path where the taco trucks on Central Avenue are able to have the later hours of operations they need to properly conduct their business. The majority of their income does come later at night or later in the evening. How can those taco trucks be able to work with the city and have those later hours. I know that there's—it's always kind of difficult to figure out how to do the initial communications on doing things right. As a small business owner, I've been there and done that, and how to get to work with the city properly. I know that there are members of the taco trucks who are trying to do their absolute best with working with the city. As a perfect example, one of the members who is here today, there was a meat market in my neighborhood that has been abandoned for over eight years. It has been falling apart, in disrepair, and quite frankly a blight to the neighborhood. But he has pulled proper permits. He has purchased it. He's paid all of his taxes. He is renovating it and completely repairing it from the ground up. And he's been able to do that because of one of the taco trucks that are now being limited on their hours and therefore losing the majority of their income. I know there's not going to be a deliberate or direct solution found here tonight, but I would love to be able to help communicate and work with the city and the taco trucks so we can all have a winning path forward. Thank you.

**Norma Renteria** said good afternoon, I work for food truck Taco Lachona. I believe food trucks should have an extended curfew. And I believe this because us food trucks, we sell more at night than at day, and we do record that through our sales. And by your Commission and your city limiting our income, it's harder for us to pay you guys raising our taxes. Sorry, let me rephrase that. By your Commission and your city limiting our income, and by you limiting our income and raising our taxes, you're taking away our livelihood because you guys are putting more to the taxes and us food trucks with less hours, we earn less money and we don't make enough to pay taxes. On top of that, most of us have kids. Sorry. I'm really scared. **Mayor Pro Tem Burroughs** said you take your time. **Ms. Renteria** said not only that, but businesses are really expensive. Our food is really expensive, the materials that we need are really expensive. Everything in this generation, as you guys know, have been—the prices have been sky high. Most of us, we just don't have to give and you guys are asking for more than what we have.

**Francisco Valencia** said me and my wife, we are food truck owners at 18<sup>th</sup> and Central. We've been working there for one year since May last year and we follow every single regulations you guys can ask for. You know, we pay taxes, we pay LLCs, and now with the time being cut by 8 o'clock, we won't be able to support our families, we won't be able to support our employees, and that hurts the owner big time. I just want to know, how can we do as owners to have our hours back? I'm not going to say 2-3 o'clock in the morning. So at least over the weekends, 12 to 1am in the morning is when the people come out to eat, you know. In the one year I've been there, we never had no issues. There is no shooting, there is no fighting. There are some crazy people driving around but there's nothing we can do about that. We actually been helping the people around the neighborhood, like the homeless. They always come late at night. We always feed them. They are always hungry, they always ask me for money. We don't give them no money, we give them some food. They always want to help. You know, we feed them with a couple tacos, and a drink, and they're happy to help us. During this wintertime, like the city never cleaned out the street, they never removed the ice. They never clean the street. So we clean it. I clean it myself with the rest of the people in the area. I bring my own machine, clean it up the street. Clean up removing the ice, that way people can get an in and out. You know, we clean up the end of the night. We pay our taxes, we pay insurance, we pay everything the city requires. So, my question is, how can we operate a little bit later during the night? They don't have to be

every night, at least over the weekends, that's when the people come out. 8 o'clock, the sun is still up. **Ms. Sparks** said one minute remaining. **Mr. Valencia** said and the people like to eat late. Me as Hispanic, I like to eat late. We eat at 10, 12, 1 o'clock in the morning. And then we have a lot of different people come out. We had the news coming up to the corner one night, like, I think, in June or July of last year. And it was so popular, the city bring—I got some people coming in from Olathe, Overland Park. A lot of people come and spend money in Kansas City. So I just need to know, how can we do this? How can we get hours back, like, you know, couple more hours during the night? Thank you.

**Alan Jaimes** said I work with my mom at her food truck. It's Angela's Mexican food. **Mayor Pro Tem Burroughs** said, Alan, you may want to pull that microphone up and talk into it. **Mr. Jaimes** said I've been working with her for two years now, but she's been open for about three now. Recently, after the whole thing, it's been like three weeks now, right? It's been hard to just think about the taxes that we're going to have to pay here soon in two weeks. It's hard to generate the money when we have to close so early. After it all happened, we've been closing at like 11—we started opening at 11am and seeing if we earned the same income. But it's just not the same, because after 8 is when all the work comes in and it's just we are up on 46th & Parallel. And we weren't really part of the State Avenue noise and whatnot that we heard about. And my mom she's trying to buy out the property, but it's also the APM rule also goes for the private property. So, it's kind of hard to think like we didn't really do much and we're still getting affected by it.

**Edgar Galicia** said I am the Executive director of the Central Area Betterment Association. I am here in this occasion to announce the unfair treatment of Wyandotte County based mobile vendors and what they're receiving. It seems to me, the appreciation for the benefits these small businesses bring to our community is not being appreciated. Our request is for the Unified Government to conduct a study on how important and effective is the social and financial impact of food trucks to any city's economy before you sacrifice their well being and destroy these family's economy. With that said, with that said study, you will find out that mobile vendors are not the same as farmers markets, and that under clear and comprehensive regulation, food trucks are a strong investor in community. The challenges are regulation, permitting, fees, and other

requirements for food trucks to operate under fair conditions. Restricted regulations reduce opportunity for these entrepreneurs, especially for those systematically disadvantaged to enter into the food industry. Reexamination of regulations will create equitable and fair regulation, provide sufficient resources, and offer efficient systems and processes for food truck owners to operate. Not well-established parking regulations are deterrent to all businesses. However, studies have shown that well regulated food trucks complement restaurants as both industries grow side by side. **Ms. Sparks** said one minute remaining. **Mr. Galicia** said regulations should focus on protecting the public's health and safety, not competing. Understanding the food trucks are the pipeline of the establishment of bigger businesses. These food trucks are the pipeline of larger businesses. And we have seen that time and time again. Our request is for the Commission to leave the time of operation restrictions under the understanding that the streets for all regulation was based on the operation of farmers market, not food trucks, and that is documented. Conduct the study with the participation of the UG departments as well as a community component, like organizations like CABA. We are more than ready to participate as we have been working on making sure our Central Avenue businesses are cared for holistically at the same time as we grow our market and our market offering. **Ms. Sparks** said your time has expired. **Mr. Galicia** said please help these families. Please help us be fair to everybody.

**Mayor Pro Tem Burroughs** said can I get your name, please and residents, could you speak up just a little bit? We want to make sure we hear you. I'm sure it's very important that we hear what you have to say tonight.

**Dr. Alma Rosas Hall** translating for **Dumar Mendoza**, said good evening. We're here because we want to extend—we want to request the extend of time so we can make sales for business. And the location is Central & 18th Street. The reason why we're asking this is because, due to the time of 8 o'clock, it is very difficult for us to make money, to make enough revenue, so we can pay our staff and also to make money to pay for the expenses to run the business. And since the requested time is 8 o'clock, we have noticed that there's not enough revenue in comparison to where there was no time limit. So in order for our businesses to succeed we are requesting, humbly requesting, that you change that time or take a consideration to make sure that we're able to create enough revenue so we can have our businesses survive. Thank you so much.

**Mayor Pro Tem Burroughs** said please let's not applause. We want to be respectful of all speakers. Thank you.

**Sara Flores** said hello and good evening. Our food truck is (inaudible), we're here to request the extend of the hours too. My mother has built her dream and bought a food truck. She started with a little tent, and she wasn't ready with all this when the hours they were late. And that was her dream to open a food truck. And now she's here with the food truck, and that's her source of income to pay her house, her taxes. We have all our permits, we have everything in order, and that's where all her money comes from so she can support her household too. And that's all we pleading for the hours to be extended. Like everybody said, and all the food trucks community has said, after 8:00 is when all our business comes through. We're not asking for anything else than a little bit more time for our income to come through. We always clean up ourselves. Like other food trucks that, you know, we bring a lot of business, and we pay our taxes. We do the right things, and we have everything in order so we wouldn't deal with no problems, and all we are asking is for you guys to let us keep our business. If we don't extend our hours, our business might not make enough money for us to have what we need as income. Also, like everybody else said, we do help out like the homeless too. We were down on State & 47<sup>th</sup>. The Fire Department is close to there. They love our food truck. They come and eat, they always support us. And we're not doing anything illegal. We're not doing anything, no noise, no mess. We always clean up after ourselves and that's all we're asking. Thank you.

**Jorge Vasquez, Kansas City, Kansas**, said just a few blocks from 18th & Central. I just want all the commissioners to know that I haven't heard anything about security for what's going on at 18th & Central and probably other areas. Security for the longer hours, but I still have yet heard. Evil comes out past—evil's here 24 hours, but more past 8 o'clock or whatever it is. So, maybe a little bit of concern for the security for the longer hours and stuff. I still haven't heard anybody talk about security. Thank you.

**Pamela Penn-Hicks, Wyandotte County resident**, said for years this community has stood before this Commission asking for a fair shake. Time and again we have been rebuffed, told that things take time, money is scarce, and that we don't vote or show up. But when we do show up

and start asking questions and stand up for our constitutional, civil and human rights as citizens, we are called unruly, ignorant and worse. Well, public servants the gig is up, you do have to follow the laws, state and federal. You're going to be held accountable for the truth. You're going to be transparent and inform the public you represent on issues that affect us. You will no longer be allowed to tax and spend without consequences. You will not be allowed to act like thugs and warn and threaten the community advocates and stand up for this community. It is time for you all to understand that you will be asked questions about the issues that concern us all, your decisions and how and with whom our money is spent. We will assess, analyze, critique, criticize and offer suggestions and solutions. Your job is to listen, evaluate, reassess and respond truthfully, ethically, transparently, accountably and respectfully to the people you serve. Don't get it twisted, we are your constituents. You work for us. We demand the truth, transparency, accountability and respect from our government that we deserve.

**Mayor Pro Tem Burroughs** said Clerk, any other speakers. **Ms. Sparks** said no other speakers signed up to speak this evening. **Mayor Pro Tem Burroughs** said do we have anybody online? **Ms. Sparks** said we do have some in the audience, if you want to take those first. **Mayor Pro Tem Burroughs** said yes, please.

**Carolyn Wyatt, Wyandotte County resident,** said I'm here tonight to talk about the stormwater fees. I think that if you have vacant lots, shouldn't be charged stormwater fees. This water for years has been running in the ground, and from the ground it goes to the sewer, and from the sewer it goes to the river. So why are we charged for something that has been going on for as long as the earth's been here. So that's just extra money taxed to the community for the UG. I don't know who gets this money. But I know the person in this department, Public Works, is Jeff Fisher, and we all know what happened with Jeff Fisher and what's going on. And you can't just sit here and not do nothing. Everybody's been taxed, overtaxed in this community. The community voted for you to be here, and you should do the right thing for the community. Not let somebody come in put all these taxes on the community, real estate, and think it's okay. Because time is going to come again when we have to vote, and we're not just going to sit by and keep voting the same way. Things will change. County Administrator, you've been here for a

little while. You never say anything. We expect you to talk, to stand up for this community. You've been here long enough. Everybody been here long enough. You've been watching before you came on the seat, you were watching before you came. So, you already know what's going on in Wyandotte County. We don't appreciate it. We won't stand for it. **Ms. Sparks** said one minute remaining. **Ms. Wyatt** said all these taxes is ridiculous. We're trying to live, people trying to live out here. So you got to think about that. We need some voting people also. Everybody's going to vote in here. They're going to remember what happened. So, we expect you to do the right thing. We need an audit. We need an audit of that one department, Public Works. We need to audit that department, a lot of money goes there. You have accountable where it all goes. The streets are bad. Don't ride and leave here, go 5th Street and go down to the freeway. You got to figure out what side you going to ride on. Don't go out Parallel leaving 5th Street. You got to figure what side you going to ride on. They're going to throw it down there and they go to step on it, or they expect us to ride on and push it down. It gets all on our cars, all on our wheels. It's too much money in that department. Start somewhere, Parallel, 5th Street at 70. Do something. **Ms. Sparks** said your time has expired. **Ms. Wyatt** said he's getting paid all this money in this department. Take care of our streets. Thank you.

**CeCe Manck, Wyandotte County resident**, said no statute, code, ordinance, policy, unification of a government or a home rule trumps our constitutional rights. Our first amendment rights afford us the right to come here and confront you of our grievances and to address our regression, whatever. It gives us the right to come here and to confront you about whatever y'all doing, spending our tax money. Nobody can tell you anything different. You took an oath, you know your constitutional rights like you know our constitutional rights. You know we have the right to be here and say what we need to say. Our Second Amendment rights afford us the right to remain the people over the government because we created you, you didn't create us. Our fourth amendment rights were violated because we have the right to life, liberty and the pursuit of happiness, and y'all crush all that here. Y'all try every way and at every turn. And when she gave y'all the opportunity, each one of y'all had an opportunity to vote on that. Each one of y'all had an opportunity to say, I'm not going to walk all over my community's constitutional rights, and every last one of y'all ignored it. Some of y'all called and said, "I support Andrew Davis."

How are you going to support crushing the people who voted for you, the people who pay for you, and the people who pay their salaries. You owe her nothing, you owe us.

**Fannie Hill, Wyandotte County resident,** said Administrator, you broke my heart. I just knew you were going to set it right. When you said they've been really getting you guys. I was excited about that because I didn't even ask you what you meant, because I knew that long as you knew they were getting us, you were going to sit down with them and tell them where to stop. I didn't question you when you said that, because I knew you were going to sit down with them and tell them this has to stop. That's all we wanted, it just to stop. We didn't ask you what they've been doing, it didn't matter. We just trusted you, and it's only gotten worse since you've been here. It has truly gotten worse. This place is the worst ever. This place is in a mess. There needs to be a house sweeping. Everything that's been here too long needs to be swept out because it's a shame that you all sit here. People come here begging, crying and pleading, and you just sit there and continue to raise taxes. Commissioner Burroughs, I was kind of surprised at you too. I was kind of surprised because when I told you what they did to us, I felt like you justified it all. You explained to us why they had to raise the taxes because of COVID, this, that, next one thing another. You just blamed it all the way, and then you blamed it on us because we don't show up at a meeting. We should not have to be show up to be treated fairly. We elected you all because we trusted you to treat us fairly. You mean you can't treat us fair because we don't show up. I apologize. We should have been here. We should not have put that kind of trust in you all. We should have—we dropped the ball just like you did, and I apologize for not being here, but I didn't feel like I needed to be because I had you looking out for me. And you all have not done a very good job of looking out for us. I mean, to tax us the way you did, knowing that you want to raise our taxes three years, my taxes went up \$1,600. I looked at another ladies in Parkwood, \$2,230 something dollars in one year. And now—oh, I got my reduced. And now you don't went back again and you raised it again, and then again next year. I mean, you knew you was going to do that the next two years. Did you have to hit us that hard? **Ms. Sparks** said one minute remaining. **Ms. Hill** said the appraiser said, “I didn't do it.” The appraiser said you guys did. You know what they said to me when I lowered. You're not going to do that to me. She said, the last two years you did 22% and 23% times the mill levy, and this time you hit us, 49% and 50% times it. That is criminal, injustice. But you know, I'm going to share and I'm going to sit down.

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Because one thing the Lord said me, don't look for justice from you all. unjust men write unjust laws, and then they write laws to justify the unjust law. You don't recall, oh, that's a loophole. That's not a loophole. You wrote that unjust law. And when you give a man too much power, he either becomes corrupt or abusive, and you all have abused the power terribly and I'm ashamed that you all have done such a thing. There's no excuse for it. You have enough money. You have more than enough money. Lord knows, I prayed about it. I swore they got enough money. You know what the Holy Spirit said to me, they got more than enough to run this city efficiently. **Ms. Sparks** said your time has expired. **Ms. Hill** said you all agree, there's a spirit of greed in this land, and it's going to destroy the people who don't take heed to it.

**Maria Bell** said she's here because she's also trying to talk about the extension for the time period, because at 8 o'clock, we're just starting off our mobile sales, and we're seeing how complicated it is to start it with all the taxes and also how many insurances and all that has to be paid off. It's a lot of money. It's also a lot of time, because we're putting our time and effort into it. So, every extension of that time is actually being counted, and every employee also is being affected by it. It's not just working out of work. It's just like, we're like a family business. We been at it. We use it to pay our home, we use it to pay electric bills and everything. Then also, the rise of taxes is not helping so much. We're very thankful for your attention and everything. And we also check for every commercial person or every person that has this time to extension, we thank them also. Thank you for your time.

**Lisa Walker-Yeager, Kansas City, Kansas**, said I'm going to ditto everything they said, because it's true. I want to look at some avenues that we can correct this, because the problem is, is that we have to fill with new homes and new people to come to the community. And right now, I'm going back into the mortgage broker business, okay, but I can't entice somebody to move over here, because we can't regulate their payment because of the taxes. And I don't know if you know for sure, so if you have a set payment, let's say \$600 low payment, and then your taxes have went up to 180. Like my daughter's taxes went up to 180, now they're about to go up again. So, her taxes are going to be more than what her house note is. That's what you got to look at. How are you going to entice more people to come to Wyandotte County if there's no incentives. You're giving all the corporate incentives, but you're killing us by living here. You

agree, and you allow the school thing, the \$420 million to come, and y'all didn't even bother to allow them to ask the homeowners, knowing that they're not even—they're about to lose everything. Now we're also—our actual bills in BPU are ridiculous. There's nowhere we can run. There's nowhere, and that's a problem, because what we have to do is figure out how we're going to be able to feel and get more people to come to our community. **Ms. Sparks** said one minute remaining. **Ms. Walker-Yeager** said in order to supplement some of these taxes and I'm going to say sales tax. The Royals was denied because everybody concentrated on one thing, destroying the properties, the businesses, but they didn't realize the money was coming from sales tax, not property taxes. So, they didn't have a good thing to exploring, only 3/8%. So, I would rather you raise the sales taxes so somebody purchased something, then that will be but don't hit us where we can't. You got all these businesses coming here, most of them are going to be on bonds. Who's going to pay for these bonds that they get, keep doing bonds on bonds, on bonds when there's HUD funding out here. **Ms. Sparks** said your time has expired. **Ms. Walker-Yeager** said so please look at this. You all are getting old. You're going to be on a fixed income. That's real talk, I just want y'all to understand that.

**Mayor Pro Tem Burroughs** said Clerk, is there anyone else? **Ms. Sparks** said I don't see anyone else in the audience. We do have another hand. **Mayor Pro Tem Burroughs** said Clerk, before we get started, where are we on the 45-minute time limit? I want to be respectful. Thank you.

**Katie Ramirez** said I've had the wonderful opportunity to work with CABA, Central Avenue Betterment Association. We do make a lot of noise on the Central Avenue. We provide a lot of the events that you may have heard about, like the Dia De Los Muertos, recently Cinco De Mayo, and diversity. Pretty much anything fun and with food, you name it, we do it. With that being said, we have had the opportunity to work with a lot of small business owners, especially those that are just wanting to start. That makes it very impossible when there is no communication from anyone that's in the government at all to us. We have been recently been giving a lot—given a lot of loopholes that makes it a little bit harder for us. And the loopholes are fine, understandable in some way, but the communication lacks a lot. We were randomly bombarded with three different sheets that they have to fill out now. Not everyone applies to it,

but it makes it a little bit difficult when they already are paying a fee. And then, apart from that, they also have to pay other fees. And then, apart from that, if they do want to go further with their business, they are met with standards like these, where they have to close at 8, and, you know, close up shop early. That really makes it hard for them to even try to have any motivation to start these businesses, because you get fees, you get all these rules, and that just almost makes it seem impossible for them. And every time I see anyone that wants to come in, I'm talking about big face full of smiles, you know, they're just excited. And you see the motivation, and once everything just kind of starts to settle in, and they see how little you guys don't have their back, it really crushes them. It's sad to see how everyone has to come here and voice their opinions just for you guys to hear them out. So, yeah, that's all I had to say.

**Ms. Sparks** said is there anyone else in the audience?

**Andrea, Wyandotte County resident**, said it's Andrea, you can call me Andrea. Thank you. My question is, who's paying Cerner. Who's paying the BPU bills out there? Because I know between two of us it quadrupled last month, and I'm going to tell you what, no. Y'all let all that build up. Think about it. We're not trying to win, because it's not a war in this city. We are simply trying to live just like you, you, you, you, and all these empty seats here and whoever's online. We are trying to live here. Lot of us bred, born, brave, whatever we're here. We're your residents. Are we going to do this together, or y'all going to stay unified and we're going to be over here and we're struggling. I hope to gosh, I hope to Gosh, y'all understand what a karmic realm is because oh boy. Oh, hell. I'm afraid for you. Who's paying them Cerner bills, because I'm going to tell you what, why is the water sprinklers going when it's pouring rain. Why about eight floors lit up? Come on now, you know we're going to get stuck with that. No, thank you. No, thank you. Oh, and the blue line on the bottom, I appreciate that. Just because you guys want to send a message, we got messages too.

**Ms. Sparks** said any other hands—any other speakers in the audience. Mayor Pro Tem, we do have hands raised online. Our first speaker is Susan Stevens, Miss Stevens, you'll need to unmute. You'll have three minutes. Please state your name and residence for the record.

**Susan Stevens, Kansas City, Kansas,** I'm speaking about us helping these wonderful taco truck businesses that are like, are one of the things that makes our community so special. I love having my local taco truck just a couple blocks walk from my house. It's just, I mean, it's amazing. And you know, Forbes magazine even named our city as the taco capital of the USA because the unique thing about our city is we have our Mexican community comes from practically every region of Mexico. That's why we're the taco capital. We have the most diverse tacos, I mean cuisines from every region of Mexico right here. And as everybody's been mentioning, these are people living here, working here. They're generating income, and then they're—we're needing all these taxes, and they're paying taxes. It's bringing so much revenues into our city, and so we're turning around and trying to squash these small businesses. I don't understand the rationale. I think that there could be some city—if there are some issues, any issues at all, with the later hours, I really believe that there are ways to work this out, and then the time limit can be lifted so that they can actually be selling when they're getting most of their customers, like late at night. You know, the people who work late hours and this is their chance to go and get some tacos or get some good food. So, I really urge all of you to change that bad law that suddenly been surfaced these businesses. And just confer, get together with the whole community of these food truck owners, and you can work out a way to solve whatever the problems are. I know you can and keep these people, these families, in business. Thank you.

**Ms. Sparks** said our next speaker is identified as higher bilinguals. You'll need to unmute, state your name and residence for the record, please.

**Gabriel Munoz** said I'm the founder and Executive Director of the Toolbox Small Business Resource Center here in Wyandotte County. I apologize I could not be there today in person, but we and thank you, Commissioners, Mayor, for allowing this time to speak. But we are a small business resource center dedicated to helping assist dreamers with opening up their businesses. Any aspiring entrepreneur, we as free of assistance, we assist them with opening up and going through all the permitting licensing process for free. And so, we've been fortunate to work with quite a few different food truck owners. There's recent implementation of the hours of operations has greatly affected quite a few of the food trucks that we have worked with. And so, we'd like to ask the commissioners to consider changing this policy and implementing something that's going

to be more flexible. Quite a few other food trucks that we have worked with serve individuals who work in the construction field. And quite a few of these construction workers do not get off till after 7 or 7:30 and so this is why by time they get home and get cleaned up and they go get something to eat, they're not coming out after 8 o'clock. So you've taken away the income from a lot of these business owners. In addition to that, it's affecting these family owned businesses income, you know, can KCK be named as the taco capital of the US has been leveraged by create the creation of the taco trail. It's something that folks speak about all around metro areas to bring and come visit. Instead of limiting these food truck owners, we should be empowering this. We should be using this as a tool to bring more revenue to the county. **Ms. Sparks** said you have one minute remaining. **Mr. Munoz** said and so we'd love to, you know, see how we can work together to create rules and regulations that are going to make this more impactful for our community and to help our small businesses here. So thank you.

**Ms. Sparks** said Mayor Pro Tem, we reached our 45-minute limit.

**Mayor Pro Tem Burroughs** said that does conclude our public comment part of the agenda. I would like to thank those who expressed concerns and presented possible solutions this evening, and I will close the public comment. Please watch our agenda so that we will have other public comment. We can't help if we don't know, and there's many of us that are interested in what you have to say. So, thank you for taking the time to present your issues to us, and many of us have taken copious notes this evening. So don't think that—hopefully you don't think your time is wasted or not considered or respected. So, thank you very much for attending and sharing your thoughts with us.

**Action: Public form was held.**

**Mayor Pro Tem Burroughs** said Committee that takes us to our Regular Consent Agenda. Does any member of the Commission or County Administrator wish to set aside any item on the Regular Consent Agenda? Items not set aside, all items on the Regular Consent Agenda will be voted on by one vote.

## **VII. CONSENT AGENDA**

### **Item No. 1 - 2121...RESOLUTION: APPROVING 2024 INTER-DEPARTMENTAL COALITION PROPOSAL**

**Synopsis:** Approval of a resolution authorizing the Unified Government Inter-Departmental Working Group projects for grant pursuit in 2024, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

*On March 25, 2024 the Public Works and Safety Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Action:** RESOLUTION NO. R-14-24 “A resolution approving the 2024 Inter-Departmental Grant Coalition Proposal.” **Commissioner Kane made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken and there were six “Ayes,” Hill, Kane, Lopez, Stites, Bynum, Burns.

### **Item No. 2 – MINUTES**

**Synopsis:** Minutes from the Special Session meeting on March 7, 2024

**Action:** **Commissioner Kane made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken and there were six “Ayes,” Hill, Kane, Lopez, Stites, Bynum, Burns.

### **Item No. 3 – WEEKLY BUSINESS**

**Synopsis:** Weekly business materials dated February 8th and 15th, 2024.

**Action:** **Commissioner Kane made a motion, seconded by Commissioner Bynum, to approve.** Roll call was taken and there were six “Ayes,” Hill, Kane, Lopez, Stites, Bynum, Burns.

### **Item No. 4 - 2144...NOMINATIONS: BOARDS AND COMMISSIONS (ADDED PER AGENDA UPDATE)**

**Synopsis: Law Enforcement Advisory Board:** Appointment of Joe Ward - 4/1/2024 to December 2025, submitted by Mayor Garner.

**Action:** Commissioner Kane made a motion, seconded by Commissioner Bynum, to approve. Roll call was taken and there were six “Ayes,” Hill, Kane, Lopez, Stites, Bynum, Burns.

#### **VIII. PUBLIC HEARING AGENDA**

No items.

#### **IX. STANDING COMMITTEES’ AGENDA**

No items.

#### **X. ADMINISTRATOR’S AGENDA**

No items.

#### **XI. COMMISSIONER’S AGENDA**

No items.

#### **XII. LAND BANK BOARD OF TRUSTEES’ CONSENT AGENDA**

No items.

#### **XIII. PUBLIC ANNOUNCEMENTS**

No items.

**Mayor Pro Tem Burroughs** said thank you. I believe that concludes our business for this evening, no other business coming before the governing body. I'd entertain a motion to adjourn.

#### **XIV. ADJOURN**

April 4, 2024

**Action:** Commissioner Kane made a motion, seconded by Commissioner Bynum, to adjourn. Roll call was taken and there were six “Ayes,” Hill, Kane, Lopez, Stites, Bynum, Burns.

**Mayor Pro Tem Burroughs** said thank you committee. Thank you public for your participation this evening, the meeting is adjourned.

**MAYOR PRO TEM BURROUGHS  
ADJOURNED THE MEETING AT 7:58 PM  
April 4, 2024**

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Monica Sparks  
Interim Unified Government Clerk

BM

**April 4, 2024**

STATE OF KANSAS            )  
WYANDOTTE COUNTY        )) SS  
CITY OF KANSAS CITY, KS )

SPECIAL MEETING, THURSDAY, AUGUST 14, 2025

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, August 14, 2025, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. Ramirez, Commissioner Third District; was absent. The following officials were also in attendance: David Johnston, County Administrator; Angela Lawson, Interim Chief Counsel; Reginald Lindsey, Budget Director; Michael Peterson, Deputy Budget Director; Samuel Her, Lead Analyst in the Budget Office; Meaghan Shultz, Municipal Court Administrative Judge; Daniel Soptic, Sheriff; Michael Abbott, Election Commissioner; Angel Ferrara, Director of Parks & Recreation; Mark Dupree, District Attorney; Susie Nelson, Register of Deeds; Reed Partridge, Legislative Auditor; and Monica L. Sparks, Unified Government Clerk.

**Mayor Garner** said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General Office. Please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

**Mayor Garner** called the meeting to order.

**NOTICE OF SPECIAL MEETING** of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, August 14, 2025, at 5:00 p.m. in the fifth floor conference of the Municipal Office Building for a Budget Workshop.

Roll call was taken and there were ten “Ayes,” Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites, Davis, Bynum, Garner.

**CONSENT TO MEETING** of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

**Mayor Garner** said this is our ongoing series of workshops as we navigate to getting towards a budget that your Unified Government Board of Commissioners feels comfortable with. This aids them in making an informed decision for the 2026 Budget. I’ll turn the meeting over to our County Administrator, David Johnston, and he’ll take the meeting from here.



**David Johnston, County Administrator**, said last week I presented my recommended balanced budget as required by the Charter and handed the budget to you. You’ve made certain requests. We presented to you earlier this week the line item budgets of a number of our departments that we will be reviewing today and our Budget Director will be working with you tonight to review those budgets. We’ll be having similar information given to you for next week’s budget sessions, line item budgets, to have those discussions with our department heads as well.

It’s an interesting budget season because in the middle of this year’s budget season normally we have normal budget amendments for the current budget year, but it makes it challenging to make amendments for the current budget year because we are in a revenue neutral budget year and therefore our ability to make normal budget amendments for the current year is

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limited just basically because we are limited by state statute on how we approach this year's budget. There are some budget amendments we will be making in this year's budget, but it's not the same because we don't have the latitude to make the budget amendments that we have in the past normally and so we are kind of limited in that regard.

We also, with Commission direction, have instituted a guardrail for the '26 Budget with a revenue limit on property tax levy of not exceeding a 3 mill increase above our mill rate, so we are limited in that regard as well. But regardless, there is a commitment I think from staff and from the Commission whatever decisions are made at the end we will all work to make it work. That's why we have these budget sessions and that is to have open, honest and transparent discussions to help this Commission make the best most informed decision for our public on the services that we can provide them for fiscal year '26.


What we have packaged for, at the very least, the next three budget workshops and there very well may be more, bring in the department heads for our departments to have open, honest discussions about their budgets in a manageable way. We're starting with seven departments tonight and see how this proceeds. We'll have opening remarks from our Budget Department led by Mr. Lindsey and then it will be directed by the Commission because this is now a budget process led by them now. It's their budget, I passed it on to them last week and this process will lead toward a budget that will be before them for a vote eventually.

**Reginald Lindsey, Budget Director**, said I have joining me Michael Peterson, Deputy Budget Director, and also Samuel Her, Lead Analyst in the Budget Office. Tonight joining us we have the Sheriff's Department, District Attorney, Register of Deeds, Election Office, Legislative Auditor, Parks & Recreation, and Municipal Court. They're all here to discuss their budgets if need be. What we're going to do tonight is start with a budget overview for each department. Then there will be the opportunity for the departments to come up and talk about the detail of their operations. Also, the department information that we'll be going over tonight is also in your budget document starting on page 141 where there's an overview of departments, strategic goals, along with their accomplishments in the prior year. Along with that is also department financials.

2026 BUDGET PROCESS

## Department Overview General Points

- Budget Data presented is based on the funds the Unified Government are required to certify to the State of Kansas
  - This does not include grant funds, project funds or internal service funds that come from outside funding sources or that pass through the certified funds
- Certified funds are detailed in the Budget Document's Financial Overview.
- Department budgets reflect portions of tax levy and general funds; restricted funds (Special Revenue & Enterprise) are excluded from pie charts.


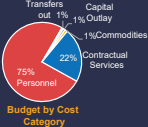

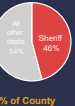


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The premise of the information that we're going to be going over tonight, the budget data will be presented based on the funds in the Unified Government's certified funds that go to the state of Kansas. This does not include grant funds, project funds or internal service funds that come from outside funding sources or that pass through the certified funds. Certified funds are detailed in the Budget Document's Financial Overview which can be found on page 53 within the budget document. Department budgets reflect portions of the Tax Levy and General Funds and Restricted Funds. Special Revenue & Enterprise Funds will be excluded from the pie charts that we go through in this presentation.

2026 BUDGET PROCESS

### 2026 County Budget: Public Safety Sheriff

**TOTAL COUNTY BUDGET**

\$43,270,865

**FUNDED FTE COUNT**

245.5 FTEs

**Department Hierarchy**

- SHERIFF OFFICE
  - SHERIFF ADMINISTRATION
  - DETENTION BUREAU – ADULT
  - DETENTION BUREAU – JUVENILE
  - FIELD BUREAU – COMMUNITY & SUPPORT SERVICES
  - FIELD BUREAU – OPERATIONS

**Key Notes**

- Largest Expense is Operation of Adult and Juvenile Detention Facilities.
- Of Contractual / Commodities Budgets, Jail Food, Medical and Housing make up 80% of their Budget.
- The next largest expense is fleet maintenance and operation at 5% of the budget.

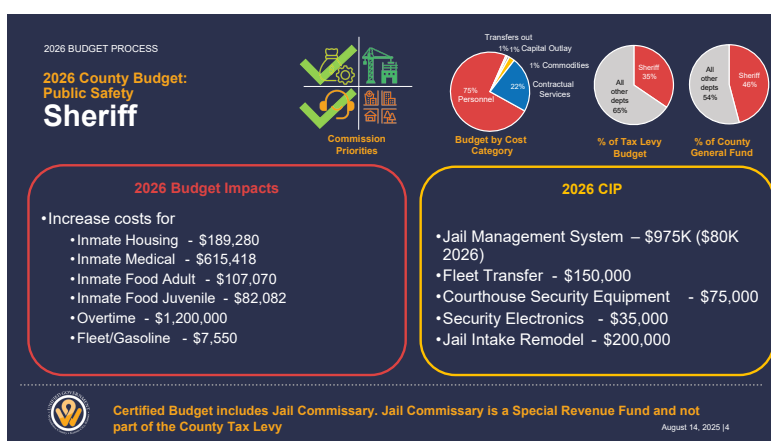
**Certified Budget Includes Jail Commissary. Jail Commissary is a Special Revenue Fund and not part of the County Tax Levy**

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The first department that we're going to do an overview of is the Sheriff's Department. The Sheriff's Department does represent two of the goals that the Commission has set out. That would be uphold fiscal sustainability and it also focuses on service and communication. The Sheriff's budget is 75% personnel shown by the pie chart, 22% of their budget is from contractual services as a percent of Tax Levy Funds on the county side. The Sheriff makes up 35% of that cost. Of

costs that are in the County General Fund, the Sheriff makes up 46% of that cost. Total County Budget for the Sheriff's Department is \$43M. Funded FTE includes 245 FTEs. Department hierarchy includes Sheriff Administration, Detention Bureau for Adult, Detention Bureau for Juveniles, Field Bureau Community & Support Services, and Field Bureau Operations.

Some of the key notes about the expenses within their budgets or the largest expense is the operation of Adult and Juvenile Detention Facilities. Contractual/Commodities Budgets include jail food, medical and housing and those make up 80% of the budget. The next largest expense is Maintenance and Operations at 5% of the Sheriff's budget.



Also, as part of this, some of their 2026 Budget impacts include increased costs for Inmate Housing, which is an incremental \$189K and then also Inmate Medical which is an incremental \$615K and Inmate Food Adult is an incremental \$107K and Inmate Food Juvenile for juveniles is \$82K. Then overtime, we have built in an additional \$1.2M which we did cut from the budget in 2025 and realize that we needed to build it back in. Also, there's additional fleet gasoline of \$7,500 that is added in. Then for the 2026 Capital Improvement Projects the Sheriff will be getting a new jail management system that totals \$975K. Also, we have a Fleet Transfer going to our Transfer Internal Service Fund for vehicles and to service the vehicles of \$150K. Courthouse Security Equipment of \$75K and then Security Electronics of \$35K and the Jail Intake Remodel of \$200K.

At this point in time, I'll turn it over to you or defer to you, Mayor, to allow you to invite the Sheriff up if you would like to.

**Mayor Garner** said Mr. Lindsey, was there anything in particular you want from the Sheriff? **Mr. Lindsey** said if there are any questions that any fellow commissioners and you, yourself, Mayor

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have of Sheriff Soptic, I think you are free to ask those. I guess Sheriff Soptic may have some things he wants to share also. **Mayor Garner** said before we take Commission questions, Sheriff Soptic, since you're here we'll give you the floor if you want to make a brief presentation.

**Daniel Soptic, Sheriff**, said I'm not going to go through any slides or anything like that. I think you know things that we've talked about prior which isn't going to be a surprise, and the slide depicts that our biggest cost being the Detention Center, which at the end of the day we have very little control over in the sense of how many people are there and what some of these things cost the county. When we looked at the budget that was presented to you versus the budget that we asked for, there are definitely some areas like Inmate Housing, for instance, that have been shorted and it's the same conversation we've had many, many times before, which is at the end of the day that bill is going to come because we have to have those people. So, that's something that would just have to be dealt with at a later date should there be a shortage.

Probably my biggest concern is the positions that have been proposed to be frozen, 47 positions total are proposed to be frozen within the Sheriff's Office and 29 of those are deputies and we currently have a shortage of 34. If my math is correct, I'm being told I can hire five deputies in the next year and that's not going to work. I was very willing to work with the Administrator and Budget this year in freezing 10 spots, but to think that we can freeze 29 and that not trigger a failure to adequately fund concern, then we're kidding ourselves because it's going to. I think a misconception is that when the Sheriff's Office—if the Sheriff's Office was full staffed, that we now have these extra people and we have a relief. We really have very little relief even at fully staffed. When you're talking 34 short, that's beyond understaffed. We were moving in a good direction and we still are with our hiring and recruiting. We've got 14 or 15 that test I think next Thursday and so those numbers are still moving in the right direction, but what we didn't forecast was the large amount of retirements that came to us over this last year. Great for those folks. That's what you work your life for is to be able to do it. It's something that the Police Department has experienced from time to time which is a large number of retirements at once. We've never had that and unfortunately we did at this point. It's left us in a spot where five funded deputy positions isn't going to cut it.

I've told the Commission I want to work with you guys. I want to be that partner. I understand the issues you're having, but at the end of the day my responsibility is to the Sheriff's

Office and the community to do what statutorily I'm required to do and that takes people. To avoid a claim of failure to fund, we're going to have to have a discussion about those frozen positions. Outside of that, we can work through some of this. It will result in deferred maintenance and throwing off some replacement schedules and stuff that we've worked hard to establish, but we'll deal with that the best we can. But Housing, those types of expenditures, and the staffing are the two things I need you guys to understand. That's really all I've got. I can take any questions.

**Commissioner Burns** said, Sheriff, I want to commend you on the professionalism that you portrayed for your department this past month. We all know it was difficult, but I think we all agree that you did the right thing for Deputy Ming and I appreciate it and I think the whole community does.

My question is, you're asking for almost a million dollars in the Jail Management System. How old is the one you have now? **Sheriff Soptic** said I'd have to go back and look, 2012 I think. I would have to go back and look for sure. What we've run into is things change, technology needs change. As other software has started to be used either by the Police Department or other folks, there's been limitations to this software. Over the years we've had some not the best customer service stuff we've worked through, but it's just becoming antiquated and there's other things that we need to address, other needs and it all ties into the Jail Management System, so instead of doing it piece by piece, we're trying to do it as a whole. But we're also in a little bit of a holding pattern on that because we're working with the Police Department on whatever they're going to end up doing for their system so that we can ensure we're only doing it once. They're either going to be compatible or maybe even the same product, but there are just some things and, you know, requests of the system that we're now trying to get it to do that's it's just not capable of.

**Commissioner Burns** said I think that leads to my next question about that. Is it going to be compatible with the Police Department and the DA? **Sheriff Soptic** said the Police Department for sure is the part we're trying to ensure that it's compatible with or even the same vendor that they might go with that would offer both. As far as the DA's Office, and DA Dupree could speak more to that, I don't know that there's an integration with his system that's even possible. I don't know, so I don't know that that's a need or a concern at the moment. **Commissioner Burns** said I know you're not—it wouldn't be tied into the District Court. They've gone on their own different system with the state, but I was just concerned if the DA and the Police

Department, if the three of you could have the same one, it would be very beneficial. **Sheriff Soptic** said our biggest connection is with the Police Department because as they bring folks in and arrests are completed, it's done electronically and to get their system and this system to work, some years ago we had to pay for an interface to be built just to make that happen and it's been a struggle ever since.

Like I said, technology has just advanced. The needs of the jail has advanced. For anyone that doesn't know, one of the requirements of the office also is that we are the official record of the Detention Center and so every person that is in and out and all the information that goes along with that, we're required to keep, which is what this system does. So accessibility issues, you name it, we've got to the point we've got to do something and so yes, we're trying to be as compatible as we can. **Commissioner Burns** said thank you for all you do.

**Commissioner Bynum** said in looking at the budget documents we've been given budget line item detail, I'm showing your '25 Amended Budget was \$41.9M and your '26 Proposed is \$43.2. Is that sounding right to you? So of 1.3M—**Sheriff Soptic** said probably, yeah, I don't have those two numbers in front of me. **Commissioner Bynum** said so in terms of '26 Proposed, at 43.2, do you know what you requested as far as the '26 Proposed? **Sheriff Soptic** said I don't have that.

**Commissioner Bynum** said what I was wanting you to do is walk us through the Inmate Housing piece again. We need to be refreshed on that. It's very expensive. I noticed this increase of 189, but that seems a drop in the bucket compared to the overall cost. If you would just talk with us again. You've brought this to us multiple times in the past budget cycles where you are telling us it costs what it costs. **Sheriff Soptic** said absolutely. What it boils down to is the Detention Center is designed and has been retrofitted over the years, but at this point designed to house a certain amount of people. When we reach that point, we have to house them somewhere, which is where our housing costs come in when we have to farm them out. We have contracts with several different counties where we do that. We always shop for the best rate for those contracts, but the amount of people that we have in custody isn't something that I control at all. I know there are some people out there, not saying in this room, but there are people out there that believe I can release people at my will and that's not the case. Short of charges being dropped or a disposition on a case, they're going to be released either by the DA's Office or a judge. I can't do that and so the more people that are arrested in our county, and you have to keep in mind, that

is all the cities, that's any trooper that arrests somebody in the county, KU Police, Community College, they all come here and I don't control that. Historically, we have been good at estimating our housing costs and every year there has been an increase, but I was told today that this year we over estimated a little bit, so we're in a better position. But, yeah, that's the bill that I talk about. It's just like with medical and food where we have to feed them. We have to provide medical per state law and medical costs increase every single year. We negotiate that the best we can, but we have to have it and medical can be one of those pay now or pay later situations because if you don't get quality, then you end up in a bad position or could be in a bad position in the future. So, that's the problem with those costs. I wish I could control those more. Like I said, we search for the best rates in those things. When it comes to medical in Detention Centers specifically, there are not a lot of companies that do that. That's pretty specialized. So even in that, you know, you're kind of stuck by what your options are, so I hope that answers your question.

**Commissioner Bynum** said it does and then I was going to go to the medical next because again '25 Amended at 5.8M and Proposed '26 at 6.1, which is about the difference there. Again, you discussing the fact that you can't really control those costs and the last thing is the overtime at 1.2M, is about the difference between last year's and this year's proposed budgets. **Sheriff Soptic** said that goes back to my previous statement. If us being fully staffed meant—well, there's fluff or there's extra, then you would see a quick return on you hire more deputies and the overtime rate drops. The problem is, like I said, even when we get closer to that fully staffed number, we still run pretty thin and there's lots of reasons for that. Over the years pins have been moved for different things. At one point, in a previous administration, a Correctional Specialist position was created. You may remember that. There were some deputy pins used to create those and so our deputy pins, you know, really we've got to a point where even at a fully staffed number, there's not extra, there's not a big relief factor. So in order to see the overtime come down, we have to get closer to that field number before we really see any effect on that. An example I use is, if we're looking for six people to fill a shift, six overtime positions to fill a shift and we only have two, then we're still running that shift short and the overtime is there and still not being filled. That's the only way to really reduce that number and to think that filling five deputies only is going to do anything, it's not. **Commissioner Bynum** said I just feel like in general, you know, when we do freeze positions, which I completely understand the rationale, we drive overtime in your department and other departments and so it's a balancing act of determining

that cost money too. In fact it possibly cost more than filling the positions. **Sheriff Soptic** said one thing I've talked about and we haven't talked about it in a public setting because there is safety and security concerns surrounding it, we've talked about staffing, what those levels look like and that conversation hasn't changed. It's the same and so we're, like I said, we're moving in a good direction but we have definitely been affected by the retirement bug.

**Commissioner Hill** said the number of employee positions frozen, 47. **Sheriff Soptic** said 47 is the proposed number, correct. **Commissioner Hill** said and you also mentioned the number 39. **Sheriff Soptic** said 29. Out of the 47, 29 of those would be deputies. **Commissioner Hill** said okay, thank you.

**Commissioner Davis** said Sheriff, I just want to echo what my colleague Commissioner Burns said. You have led with integrity and excellence and poise during a very difficult time and so I thank you for your work in our community. I have a lot of questions, so I'm going to try to shrink them because I know we have a lot of other departments to go through, but just want to make note out of the County General Fund, 46% is your department and we've had a lot of conversations about the county, what the county does, and kind of what it's offering, but I do want to make note of that of just a significant portion of our property tax dollars goes to supporting the operations of your department. I'm sure you're very aware and understand the gravity and weight of that.

A few years ago we decided to go with you on the journey of providing pay parity between KCKPD and your Sheriffs. Can you just tell us just a quick overview what the impact that has been on the department and have you seen any progress in your recruiting efforts? **Sheriff Soptic** said yeah, absolutely. So 100% it's been a positive move for the Sheriff's Office. I can tell you that number of 34 would be a whole lot higher than 34 had that not been done. If I remember right, it was in the 40s when I came into office, middle 40s, and so that right there is a testament to what it has done. As far as our recruiting numbers, like I said, and actually I had a note, 15 set to test next week. We weren't getting 15, we weren't getting 10, we were getting two or three to test, so that has definitely been a positive and then I would say for the staff that was already employed, it's been a retention mechanism that we thought it would be and has kept them around. In fact we've had several deputies that have left for, as they say, greener pastures and

have come back. That happens more times than not and ask to go back through the process to be rehired. It's definitely been a positive.

**Commissioner Davis** said with the amount of positions that are open that we would budget for, you're saying five doesn't work, 34 is pretty expensive. Is there a number in between that would help and keeping in mind, we're talking about one year's worth of a budget, considering you all were able to hire—I'm just estimating a net maybe 10 to 12 new sheriffs since pay parity. **Sheriff Soptic** said if we had the ability to hire up to 15, then that would be a number that I would be comfortable with. The reason I was willing to freeze the 10 this time, and I talked to the County Administrator about this before, is I was very confident those 10 wouldn't be filled and so that makes sense. If we had the ability to hire the 15, I think that would keep us all moving in the right direction and give us that ability because one thing we don't want to do is get into a spot of having 15 applicants, 20 applicants showing up and then having to turn people away because we run out of pins because those people don't come back. We're trying to make that positive headway and sometimes you only get one shot at that.

**Commissioner Davis** said my last question, can you just generally speak to the services that you provide particularly to cities outside of Kansas City, Kansas, but are within Wyandotte County. **Sheriff Soptic** said obviously, like I said, the Detention Center, we hold for every single city. We do bill those cities and they pay a daily rate. That daily rate is something we're currently looking at. It hasn't been upgraded or updated in a while, but for this body, you know, that's kind of tricky because an increase in that fee just hits you guys on the other side of the budget, but that is something we're looking at. That's the Detention piece.

Serving the courts, you know, it can be a case from any city that is being tried in District Court or going through the District Court process, which is going to be the court transport element. Anything in the Courthouse obviously is a countywide function. Then, the actual paper service, we're serving civil papers, Replevin, PFAs, evictions in every single city in the county. Again, that's a function that the whole county is getting.

Third, ORU, Offender Registration, which is required by state law to be run through the Sheriff's Office. That is another countywide function that everybody has that ability to look up in their neighborhoods to see who's living by them regardless of what city they're in.

**Commissioner Kane** said did you come up with the number, Sheriff, of how many you were able to hire or did staff tell you that's what you should hire or how did that work? **Sheriff Soptic** said no. I was presented with the numbers that they were recommending to freeze for the budget that they presented to you guys. **Commissioner Kane** said okay. What my suggestion is you guys sit down and go at it one more time and come up with something in the middle. More than five, less than 15 or whatever it is, but you can't operate with just the five, correct? **Sheriff Soptic** said correct.

**Commissioner Kane** said the last time we were in a situation like that, Sheriff Green was able to sue us. Is that correct? **Sheriff Soptic** said correct. **Commissioner Kane** said if you don't get what you need, then you could force us to do it. **Sheriff Soptic** said there's a process for that and that's the failure to fund the process and so in short, yeah, there is a process through the courts that we would have to be involved in, if you will, and then the courts would decide what that funding level—whether that funding level is adequate or not. **Commissioner Kane** said and that's why I bring it up. I think you guys need to sit down, come together, I don't care how—you can beat the hell out of each other for all I care, but come up with a better number for you or a bigger number for you and a lesser number for him.

**Mr. Johnston** said I'm glad Commissioner Kane brought that up. I think it's important for all of us to understand how we got to that number frozen. I think it's important for all of us to understand how we got to that number and I think when we were discussing it with the Sheriff, when we were talking internally, Michael Peterson had a good summary of how we got to the frozen number. Michael, are you prepared to talk how we got to the frozen number?

**Michael Peterson, Deputy Budget Director**, said just the process that we went through during this budget cycle with positions across the board, not just Sheriff, we were trying to eliminate the vacancy trend that we've talked a lot about. If I remember correctly when we get back to this, I think it's roughly \$8M of personnel that wasn't funded in the County General Fund with our normal budget. So basically, what we were doing is we were freezing positions that we would not anticipate being able to fill without adding more funding to the budget. We were making sure that we could fund every position that was posted and filled across the Unified Government departments. The process we went through was looking at what departments had been staffed at

for the last few years and so the number I believe that we ended up with for the Sheriff's Department was roughly 340 positions plus I think some additional for cadets. That was a number that we had not hit over the past five years with the exception during COVID. That was a number that we had never gotten to in the last five years of normal hiring and that's what why that number was used and that was actually a more generous number of positions than what we gave for most of our county departments. We ended up freezing almost all vacancies to get to the budget that we have right now.

**Commissioner Townsend** said, Sheriff, I have to echo what's already been said by my colleagues Davis and Burns, concerning your demeanor and presentation as well as that of your entire department during the last couple of weeks and the excellent, though sad manner, in which we all said goodbye to Deputy Ming. Not only Deputy Ming, but there was also such a presence with the other Sheriff's homegoing as well, so I had to say that.

My question since we're in a budget setting, please do not take this as disrespect for any in your department or you, we've been talking about positions, but I want to go back to a subject that Commissioner Davis talked about. That a couple of years we moved forward with a request for parity, but again, since we're in budget, I've got to ask this budget question. Can anyone tell me what the impact in these numbers is with regard to the parity aspect and if we can't do that tonight, I'd like to know what that number is. If we're not looking at cutting heads, we're looking at everything, but can someone tell me what the personnel numbers would look like for staff if we were not at the parity situation?

**Mr. Lindsey** said right now, Commissioner Townsend, we do not have that number. It's something we can bring back to you. **Commissioner Townsend** said I would appreciate that. That was the only inquiry I had.

**Mayor Garner** said some clarity for me, Sheriff. I know that you said there were retirees and I guess I'm a little confused. Mr. Peterson talked about averaging out basically on what you had been able to fill in the past. You were talking about retirements and academy classes. I guess for clarity, the positions of those individuals that have retired are those being cut. What are we actually looking at? The positions that Mr. Peterson is talking about that hadn't been filled I guess are you looking to fill those and you just want those funded. Just a little more clarity on where we're at. I

mean, are we cutting positions that were filled and now we're eliminating those or we're cutting positions that weren't filled, but you're trying to get those filled. **Sheriff Soptic** said both. Yes to both. There's a couple retirements that those people aren't off the books yet. They're happening in the next couple of months. If they were off the books now, that number of 34 would be 36 and so instead of filling five, we would be able to fill seven, but the ones that have come before them that are already off the books, yes, those are—those would be and I'd have to get the total number for you, but there are going to be some that are not being refilled if we're only able to hire five. We're going to be at that bubble. We've probably had four retirements I think. I would have to go back and look and so we're almost at the breakeven point. My bigger concern is just because we've been making it to this point doesn't mean that we're not still creating a problem for us and for our people with the shortage. So if we had none of those retirements and we were being told we could fill five or seven positions, I don't know that it would be as big of a deal. But since those people are already off the books, they're coming out of this total number. Like I said, we're probably pretty close to breaking even with that. I hope that answers your question.

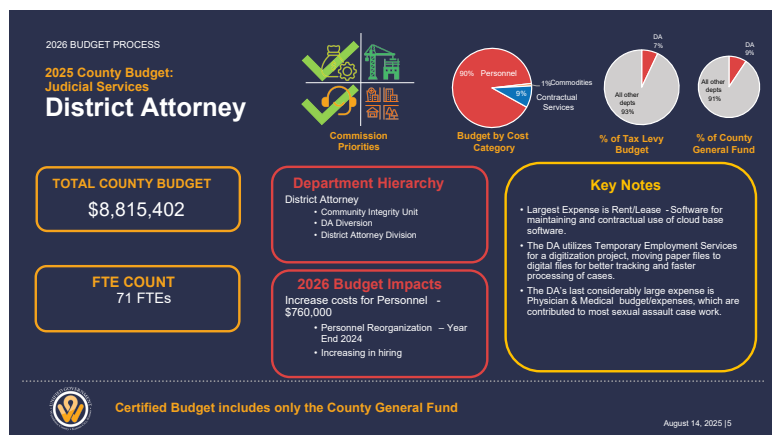
**Mayor Garner** said a little bit. I guess just a little more clarity. The five positions that the Sheriff is talking about, does that include the positions that have already been funded historically? Are we talking about cutting positions that had been funded but hadn't been filled and so you're cutting them? **Mr. Peterson** said yes. So, again, according to the data that we were looking at when we went through the budget process, we are not freezing below a point that we were ever staffed at in the last few years. The goal for us for each department was to try to get to a personnel number, not necessarily an exact type of position, so basically, let's just say for the Sheriff, if they had \$40M in personnel, they would be able to fill \$40M worth of whatever positions that they needed to fill as long as they didn't exceed that dollar amount. That's what we were trying to do in this budget. The budget position inventory represents what is currently in those numbers that we've prepared as part of the proposed budget, but it can be flexible. The goal is for it to be flexible and for them to be able to use the full amount of that budget authority without worrying about a personnel trend going forward. So if a position has rolled off during this year, we would anticipate that there would be funding for that position to go back on because we did not cut below the max staffing level that we've had the past several years for the Sheriff's Department. We just could not fill much above where we've been in recent history.

**Mayor Garner** said would it be safe to say you want funding to be at all your allocated staffing numbers whereas I think staff is looking at just what you've been able to fill historically over the course of some years, but you want the funding to be able to—if you can fill all the positions that you're allocated, you want to have that money available. Is that safe to say? **Sheriff Soptic** said well, I would like to sure have the ability to fill everything should we get to that point, but that's not even what I'm asking for today. To your question, yes. Some of these that are proposed to be frozen were previously funded, just not filled. While the number that they're using may not be below a number that we had been at before, still doesn't mean that number was an adequate staffing number and that's what we can't lose sight of. So, yeah, we may not be dropping below a number that we've been at over what you—five years you said, but that doesn't mean that number was adequate. I'll tell you right now it's not. It never was and so that's why we've worked so hard in our recruiting efforts and to take advantage of the pay parity to get us to a better spot. I'm not sitting here and asking you to fund all 34 of what I have open, but what I'm telling or what I guess I'm trying to get across is that five just doesn't cut it.

**Mayor Garner** said I'd like to just piggyback again, condolences. Everything went really well as far as the homegoing for Deputy Ming and just the professionalism of you and your team and just have you all navigating, you all should be commended. I just wanted to share that with you. **Sheriff Soptic** said thank you for all the kind words and all the support.

**Mayor Garner** said before you leave, I think there was a request and I just want to get clarity from the Commission—and just so you'll know staff did do a good job. They did follow through—each one of the commissioners should have got line items of each department budget as requested. I know some of the commissioners have been going through those as Commissioner Bynum. I see she's got some of them in front of her along with some other commissioners. They got those out, so thank you staff. I know it was a lot of work, but it really allows in these challenging budgetary times this Commission to look at the budgets of each department and that helps them get to where they need to be when you talk about an informed decision.

Commissioner Kane made a request and I just want to make sure that the Commission is in alignment with that request for the Sheriff to go back with staff and to try and come to a happy median. Are we good? I'll take that as a yes.



**Mr. Lindsey** said the next department that we're going to do a budget overview over is the District Attorney. The District Attorney has a total county budget of \$8.8M. He also has 71 FTE full-time equivalent positions. Then as far as Commission priorities, he upholds fiscal sustainability and also focuses on service and communication for the community. As far as his budget, 90% of his budget is personnel and 9% of it is contractual services. Out of the County Tax Levy Funds he is 7% of that budget and then of the total County General Fund he is 9% of that budget. His department hierarchy includes his Community Integrity Unit, DA Diversion Program, and then also the District Attorney Division.

His 2026 Budget impact includes \$760K for increased personnel costs, which are related to a personnel reorganization that happened at the end of 2024 that relates to increasing hiring. Some of the key notes for the DA's budget, the largest expense is rent/lease software for maintaining and contractual use of a cloud based software system and also the DA utilized a temporary employment service for a digitizing project. Last, and his largest expense is Physician and Medical budget, which is an expense that is contributed to most sexual assault case work within his budget.

**Mark Dupree, District Attorney**, said I appreciate the opportunity always to come before the Commission and so I appreciate all of you commissioners, County Administrator, and all of the Assistant County Administrators, Budget, and all the folks who have been working diligently on our behalf. I will say at the beginning of this my staff, both Brandy Wells who's over my finances in my office and manages the operations along with my Chief Deputy, Damon Mitchell, who's along with us and a Public Information Officer, Jonathan Carter. We have met multiple times and I say that at the forefront of this to make sure that we all kind of know where we are.

August 14, 2025

This budget team under the direction of Reginald Lindsey and the ACA's who have been working with us and Mr. Johnston have met with us multiple times and we have sat around the table multiple times and had some very clear and direct conversations. What you are seeing came from—I'll utilize Commissioner Kane's terminology, some knockout, drag out conversations, not fights. I want to lay that out at the beginning because where we are did not come lightly and I appreciate the folks for meeting with us.

I think that I should state just a couple things that you all may not know and I'm going to speak just for a few moments and then I'm going to be quiet so that you all can ask me any questions that you have. The role of the District Attorney's Office is to prosecute according to the state law any felony cases and misdemeanors that fall under the Kansas Statute and that is our mandate and we are the representation of the state and so we must prosecute those cases. There's no other way that they are prosecuted in Wyandotte County but by and through this office. This office, according to the budget numbers, make up 9% of the County budget, 9%, and I say that because we deal with nine different policing agencies. Every case that's on a felony level or misdemeanor via the state statutes that come through Wyandotte County comes through our office which means we are the main prosecuting office for Kansas City, Kansas Police Department, Sheriff's Department, Bonner Springs Police Department, Edwardsville Police Department, State Troopers, KU Police Department, Kansas City, Kansas Community College Police Department, District 500 Police Department, Lake Quivira Police Department, and that doesn't include our wonderful federal partners and task force that we often see cases as they partner with us via the FBI, the DEA, and others. But the point is we make up 9%, but we deal with three and dealing with Lake Quivira, sometimes four different cities and they make upper part of 40 and 50 and 60% of their budgets, but we're 9% and we deal with all of the cases that they bring in.

What we have presented today is something that is, I believe, amazing and what is it that is amazing that just five years ago this District Attorney's Office was down about nine attorneys and we were struggling and we were drowning. That happened and continued to happen up until about two years, maybe about 18 months and things changed and we were able to recruit, to hire, and quite frankly, to compete. In the last 18 months we have held attorneys in nearly every position and held on to them for quite some time. What we found was that the experience that they get here in this office is not comparable to any in our region. Now, that is unfortunate, but it is the very thing that folks come to our office for. They're going to get a high volume of cases, a high

volume of violent crimes. They're going to get trial work and litigation and they are going to deal with nine different agencies of cases that are coming and with that we need prosecutors to prosecute them and we had to pay them accordingly to keep them. In the last two weeks, I've had two different District Attorneys Office give three of my leading Senior District Attorneys over \$30K more than what I can pay them. They did this because in their time here with our office, they've got more experience in the three years here than they would get in 10 years in any of our regional prosecutor's offices. Not concerned. I have interviews set up next week and because we are in a position where we can compete, I did not go back and ask to get \$30K more for each of those individuals. I said your time has come to an end because we understand the situation we are in.

I want to make sure that you all know that we have to have our positions. We have to prosecute our cases and we have to have attorneys who are experienced so that we can deal with cases that we have to deal with and, unfortunately, as I hear the continuous condolences, that means cases like the individual who put this county in yet another situation concerning our law enforcement. And now all eyes is on this office who makes up only 9%. What I would bid all of you is to keep all of that in mind and to consider the reality of the task and the duties that this office has and that the attorneys in my office have to deal with along with our staff. You have the floor for any questions.

**Commissioner Burns** said thank you Mark for all you do. I see here and I'm looking at a budget printout here for the District Attorney's Office and I see at the bottom of the '24 Amended Budget it says \$7,852,609, but your request for '25 is \$8,815,402. That's about a million dollars. **Mr. Dupree** said do you want me to explain this or do you want to explain what those numbers mean? **Someone** was inaudible. **Mr. Dupree** said okay, I'll give it a shot. So, what we had and where we are that includes I believe the 3% COLA as well as—one of the things that I tried to kind of indicate at the beginning of this is we had positions that were not filled. We had spaces that were open and that has changed. What changed is that with those positions being filled, now we pay that money out and so with the numbers that we have now it makes up the full attorney positions being full as well as our staff, also including our COLA. Did I kind of clear that up just a little? **Commissioner Burns** said so you don't have any vacancies except for the two that you mentioned. **Mr. Dupree** said the three that I mentioned. **Commissioner Burns** said you don't have any other

vacancies. **Mr. Dupree** said nope, and those three will be filled if I'm—**Commissioner Burns** said maybe Reggie can explain this to me. The '25 remaining budget, the next to the last column there on page 3, you have a million forty thousand dollars left right now. Is that right, Reggie? **Mr. Lindsey** said I do see where he has \$3.6M left, but \$1.3 I'm not seeing. **Commissioner Burns** said I don't know if we have the same thing. I think we do. You see the '25 remaining. **Mr. Lindsey** said I do see it. What was your question again? **Commissioner Burns** said is that how much money he has left in his budget presently? **Mr. Lindsey** said yeah, that is correct as of August 7<sup>th</sup>. **Commissioner Burns** said we only have four more months to go. **Mr. Lindsey** said that is just for that particular category for expenses, not the total budget. **Commissioner Burns** said I understand that. **Mr. Dupree** said that doesn't include salaries. That's a different category. But let me assure you, Commissioner, a lot can happen by December to make sure and it has been seen in every year before that those funds are utilized. The vast majority in salaries, but also in contractual obligations. As Mr. Lindsey indicated, a huge amount of what we deal with is outside of just salary. We have to deal with, for instance, our experts, we have to deal with getting our sexual assault kits tested and I know who I'm speaking with and so I know you know all of this, Commissioner Burns, having spent a few decades across the street—oh, four decades okay, three okay. The point being is—the other part that I think you also need to take into consideration with us is we don't have the luxury of looking at a pattern in saying that this is the way it's going to be. **Commissioner Burns** said you can't project what's going to happen in five months. **Mr. Dupree** said and that's not only in our positions, but that's also in our crime. **Commissioner Burns** said right.

**Mr. Dupree** said, Commissioner Burns, are you done. I think everyone is waiting to make sure that they don't step on your toes from speaking. **Commissioner Burns** said I'm done.

**Commissioner Hill** said one of the key notes, the last one on this presentation, the DA's last considerably large expenses Physician and Medical Expenses, which are contributed to most sexual assault case work. Can you give me kind of a guesstimation or estimation of those costs? **Mr. Dupree** said I can tell you that we have—the cost of a sexual assault is about a thousand dollars, \$782 and then it continues to go up and down depending on who we utilize. In the last couple of years I believe we ended up switching and going to someone else, but I will tell you it's over a couple hundred of those every year and when we got into office there was a backlog of

those sexual assault cases that we had to go through to get tested. I don't see that slowing down past 102 every year and that's at a thousand each. **Commissioner Hill** said a thousand dollars—**Mr. Dupree** said per test kit give or take \$150 to \$200 depending on the contract or who we're utilizing. **Commissioner Hill** said okay.

**Commissioner Davis** said I want to ask Mr. Lindsey or Mr. Peterson to reconcile something for me because maybe I'm kind of missing this. On our budget when we are talking about the DA, there are two pages that I just need to reconcile. One is kind of the general District Attorney page. This is page 253 and it has the expenditure by fund and for 2025 Amended it's \$8,194,794 and then for the 2026 Budget it says \$8,476,462, so there's that and then there's also the District Attorney Division under the District Attorney Department and that's where we see the 2025 Amended Budget say \$7.5M for the expenditure by fund and then a 2026 Budget of \$8.5M. Can you help me kind of understand the discrepancy and that is on page 255. **Mr. Peterson** said that is one of the things that we discovered when we were prepping for these meetings. We were, as the District Attorney mentioned, we were in communication with him up through the last weeks of the budget to try to work through his personnel numbers. So the numbers that made it into the Proposed Budget document do not reflect the final number that we had worked through with him and so we just had missed that when we were putting together our department pages. You will get an updated department page. The number that's on the slide here is the number that should be on the department page for the County General Fund for the District Attorney's Office. We will be sending that out to you all, the updated corrected page.

**Commissioner Davis** said okay. So this 8.8M that we're looking at on the screen is the 2026 Proposed Budget or expense budget. **Mr. Peterson** said work tag detail reports that you received as well as the slideshow PowerPoint will match the updated page that we will get to you for the District Attorney's Office. **Commissioner Davis** said for the 2025 Amended Budget, because there are two numbers currently, which one is the most accurate? **Mr. Peterson** said for the department as a whole, the 2025 Amended Budget, we're recommending—or it's being recommended a 7.88M budget. **Commissioner Davis** said 7.88 and then you have the 8.—**Mr. Peterson** said yeah, which is at the top of the budget line item detail report, last line as well, grant total. **Commissioner Davis** said can you say that again, I'm sorry, I couldn't hear that last part. **Mr. Peterson** said it's the first number and the last number on the Budget Department line item

detail report that the commissioners received for the 2025 Amended Budget column. **Commissioner Davis** said gotcha. The 7.8 okay. I just wanted to make sure because I saw that and it did not completely make sense to me as to how a Division within a Department can have a larger budget than the entire department, so thank you for that clarity. I look forward to that update.

DA Dupree, thank you so much and Ms. Wells, thank you so much for all the work that you all do for our community. I do want to say congratulations. I believe one of your staff members earned an award for the Victims Advocate Award in 2024. Briefly, if you can talk about that as well and then I'll end off with just two more questions.

**Mr. Dupree** said the state of Kansas did award Adriana, which is one of our Victim Advocates in our office a statewide award for her advocacy and compassion and care that she has for and takes with victims, especially with high volume and high level of cases. This Commission knows that our office has—our Victim Advocates have a higher rate of cases than most around the state and for her to, despite that, still be given this statewide award is amazing, so we are very grateful that they don't allow things to fall through the gap there.

**Commissioner Davis** said I know we've had some discussion over the years about this. On average, how many cases are the Victim Advocates assisting in? **Mr. Dupree** said on average, I'll tell you that because of this Commission's work and helping us, it is now around 300 or so, but it was when we came here a year or two back anywhere from 800 to 950. We were able not just through—if you don't mind, this Commission's work, but also through the work of Ms. Wells and others in our office was able to secure a VOCA Grant that allowed us to hire a Victim's Advocate as well as a Sex Crimes Prosecutor and that's something again knowing that our budget is where it is, we went out and found those funds.

And likewise, as I'm sure you all have heard, and I see Shelley in the building, with our Opioid funding we were able to likewise hire an additional Victim's Advocate Coordinator. Again, funds that are not in these budgets that you're looking at now. I'm stating that because all of those things had to happen to try to help deal with the many cases and the many victims that we deal with from these nine different plus agencies. Thank you for bringing that up and thank you all for all your work including you, Shelley, and concern of the Opioid funding and really starting to make that move to help take care of the victims in our community.

**Commissioner Davis** said the 760K that we have here on screen for personnel, is that going towards additional personnel or is it just for kind of the salary, benefits. What do we mean

we say personnel? **Mr. Lindsey** said there was also a reorganization that was done at the end of 2024 and so some of that cost is that also. **Commissioner Davis** said reorganization, what do you mean? **Mr. Dupree** said I can give a rundown on that and I'll try to make it analogous. Our attorneys, we have Attorney 1's who are fresh out of law school. Attorney 2's who've got a little bit of experience, Attorney 3's and so on and so forth to our deputies. Well, these non-attorney staff did not have, if you will, that letter. Everyone was considered the same level, same Administrative Assistant and prior to 2023—in fact March of '24 we had 31 different employees of non-attorneys who left. That was a 90% turnover and they left because there was no room to grow and they did not have any ability to learn more or to get more pay. Since this restructure, which was on the non-attorney side and in essence it made it the same as the attorneys, so you have your levels for our non-staff legal support specialist, level 1, level 2, so on and so forth and it gives them the ability to reach for something higher, potentially more funds, potentially more experience. And now we only have had two individuals who have left since that restructure and they left to judges because of their experience and again for more money. So that restructure happened because we had to compete with our region who were stealing not only our attorneys, but our staff.

**Commissioner Davis** said my last question, the Community Integrity Unit, you all have four budgeted for your staff. Are you fully staffed up it or just where are you at right now with that team? **Mr. Dupree** said we are. We're fully staffed and they are fully working.

**Commissioner Kane** said aren't you glad that this is yours and my last budget? **Mr. Dupree** said I will not answer at this point. I'm going to wait. **Commissioner Kane** said did you ask for the 760 or did you guys come up with this number together, \$760K for the cost for personnel? **Mr. Dupree** said yes. This is a number from our multiple meetings that we did discuss that they came up with and presented to us and we ultimately came to a point where we were in agreement with it. **Commissioner Kane** said well, I would have been too if I got what I was asking for and if I was one of your employees, I'd be happy and that's no joke because I think it's great you want to pay them. I just don't know how much money we got. We're on thin ice right now and it's hard to come up with a budget when we have things—because every year you've come in with a big ask and every year that I know of you got it. I just think we need to be mindful that we have employees across the board that would like to make more money as well and I think you guys to

a great job and that the lady that got that award is fantastic, but it seems—I would have thought you guys would have had to fight to get to that number instead of just coming up with it right out of the gate is my only concern. You know we got the Sheriff asking for this and they're telling him he can't get it and then the DA comes in and said well, he can get what he wants. That's just a thought for me and I'm not giving you a hard time. You know, you and I, we love each other like brothers, step-brothers.

**Mr. Dupree** said may I respond? **Commissioner Kane** said absolutely. **Mr. Dupree** said I think this is the term that they use before they say something that you may not like. With all due respect, it wasn't just given and with all due respect, I know you got me by a little bit of age, but my memory is a little bit clearer. In my nine years of doing this, I know I did not just get what I wanted when I asked for it. I had to fight, Commissioner, and so to answer your question, yes, I'm very happy this is your last time, but more to the point, I think it's important to note that it takes \$1.2M to try a capital murder case. It takes \$730K for trial prep and trial work for a capital murder case. What I am not asking for is for this body to give me \$1.26M because of the crap we just got unloaded on us 30 days ago and I'm not asking for that because I respect and I understand that this Commission is in a position where they have to provide funds for everyone. So what I've done in that fight is say what we're willing to do is figure it out because this community deserves for me to figure it out. It's not fair for me to come in and say unless you give me what I know I need according to the data, I can't do right by Deputy Mings family. So, no, it wasn't just given to me. Was there negotiations? Yes. And was there a sacrifice for my office? Yes. Do I need more funds than what the heck I'm getting right now, which is simply budgeting me for my positions that are full, because I want to be clear, I'm not asking for more money. I'm asking you to give me the money to deal with the folks that I got. If I was coming in here and asking for more money, it would be for an additional 1.2 because what happened, now, we have to resolve and we have to fight, but we got attorneys in this office who's going to figure it out and stay the late hours and do the hard work and not ask you for another dime despite getting a surprise case. So, sir, Commissioner, they did fight me on multiple occasions and Rodney did a tremendous job leading the crew and then I had to sit in front of your awesome County Attorney and let—excuse me, County Administrator and let him know the reality of what it takes to do this job, the statutory obligation of doing this job.

I understand the Sheriff has to fight. I understand others may have to fight, but for nine years, commissioners, I've had to fight and as I begin this conversation for those nine years, I've been less than 9% of the budget. So if there is a fight to be had, let's put it in context and I'm a super fan of Sheriff Soptic, but Sheriff Soptic's department makes up 46% of the County budget. I make up nine and I deal with the cases from Sheriff Soptic. I dare not guess how much the Kansas City, Kansas Police Department make up of their budget, but I'm assuming it's over 40 something percent. I make up 9 and what they do, they then send to me and you all expect for me to do right by it. So what I got, I need to do my job and to make sure that all of our law enforcement agencies, their job is not in vain because we're not just arresting and then the DA is releasing them, but the DA is doing his darn job, but I am going to miss you, Commissioner.

**Commissioner Burroughs** said the question I have is the digitization project that we have continued to fund for the last, I think, four years now. Where are we on that? How far along are we on that because that is continued to be funded, but at the same time we know that once it become fully implemented, it should streamline some of the process. **Mr. Dupree** said I will tell you thank you for that question, Commissioner. We have come a very long way. As far as the digitization of our past cases, we are complete. We are done and maybe I should be a little bit more careful with that. From 2013 on back, so for about 60 years past that we got it all done. So, for those 4,000 some odd boxes that this Commission approved four years ago, those are done. What you have are ongoing costs for—excuse me, some of those cases the law says concerning murder specifically and others we have to keep the physical file and so those files are being stored in a storage place locally. So we have those ongoing costs and then you have your ongoing cost for the software that we put all of those cases into.

So that software cost is there, but then you have the 2013 cases up until where we are that the individuals are still continuing to scan in that were not a part of that 4,000 boxes that came under this Commission or in front of this Commission years ago. That is ongoing. They are moving forward. We have an entire process that's set up. At this point I know that we still need those. If we don't have those folks, then my staff who's doing the legal work will have to do that stuff and that would pull them away from the many cases that they are at. I can't give you an exact how long it's going to take to get it done, but I do know that before this Commission approved for the digitization process to happen, they were going all the way back into the 90's and so we were

able to stop them at 2013 and send everything else to the company who was able to do those things. **Commissioner Burroughs** said so the storage is no longer in our public buildings, right? **Mr. Dupree** said correct.

**Commissioner Burns** said real quick, Mark, entry level attorney right out of law school coming to work for us, what is the entry salary? I'm just curious. **Mr. Dupree** said \$83K, I believe. **Commissioner Burns** said you would start someone right out of law school at 83K. **Mr. Dupree** said yes and our partnering DA's Office is starting them at 120 right out of law school, meaning other DA offices within the region. Yeah, compared to others and that 83K to 86K again is because this Commission saw that eight years ago we were the lowest paid District Attorney's Office in the state of Kansas bringing our new ADAs in at \$48K and that's why we had such a high rate of turnover. But at that 83 to 86K, I tied that into the experience that you're going to get. You may go up the road to make an extra \$20 or \$30K, but it'll take 10 years to get the experience you'll get here for three years. **Commissioner Burns** said thank you Commissioner Kane for getting that reason for him, the years. **Mr. Dupree** said thank you, Commissioner Kane. **Commissioner Kane** said we actually get along. **Mr. Dupree** said we do.

**Mayor Garner** said I have one last question. Sheriff, if you can come back up. This hit me. Have we looked and this is for each of you. Have we looked at any innovations, any best practices, any type of streamlining, any type of things that maybe other agencies are doing around the country that could bring about cost savings. For example, when I was on the Police Department, and I like to reflect back, when we were trying to cut costs, we just looked at how we did business, not just who we are, and some of you heard that, but who can we be and how can we improve the efficiency while also providing the quality and the level of service that our residents have come to demand and expect. One of the things we looked at is call taking. You know, do we want to take the lawnmower call or do we want to have those people walk that in. Should that be a priority call that we tie an officer up for a half hour to 45 minutes on or can they walk those types of calls in as far as savings that may be there. There were other things that we did that brought about efficiencies, streamlining our bureaus. We went from having a major over one of each of the four bureaus to cut it down to we had a major over two bureaus. Instead of having a Captain on each shift, we had a Captain that covered two patrol stations to save money. I mean we really dug deep

and looked at our vehicle purchases and leasing options and things like that to really just streamline our operations in a way that brought about efficiencies that resulted in cost savings to the taxpayer ultimately, but also didn't degrade or diminish the quality and level of service that our residents—you know, that we were required to provide.

Is there anything when you talk about—I know that we're digitizing things, we're updating computers, programs, and licensings and things. Are there any efficiencies that can be had from any of these new technologies that can maybe require less personnel or just bring about efficiencies where you can divert personnel that you have to other areas to maybe mitigate the need for increased staffing. I don't know. That's a question. I know a lot of corporates are doing those types of things and they're looking at a lot of ways to operate more efficiently. I'm just not—I've been out of the law enforcement career for about going on seven years now. I just don't know. I haven't kept track of what new technology innovations or best practices that other agencies may be doing across the country.

**Sheriff Soptic** said the biggest thing we look at is our processes that affect other agencies specifically. We always look at detention. The faster we can get officers out and back on the street, they're being more effective to those cities or jurisdictions. As far as reducing of people, you know, we historically have never been an agency that had an overabundance of either administrative or clerk type jobs and so that was never something we could ever reduce anyway.

As far as technology goes, we always look for technology that can make it better, faster and cheaper. The unfortunate part, and I should have brought this up when Commissioner Burns was asking about the software for the jail, technology has gotten expensive and that number actually has got to what it's got because that's a purchase that's been put off for a couple of years and it just keeps growing in cost. Even if we did that today though, that doesn't reduce the need for any of our people. It doesn't—it's not really a cost savings. It may be a little bit of a time savings, but that's really about it.

As far as vehicle purchases and stuff like that, we look high and low. Obviously, we go with the contractual prices that we're able to get. We've leased a few vehicles in a division that it makes sense. It doesn't make sense for us to lease the entire fleet, but yes, to your question. Anywhere that we can save, we have worked to save, but our personnel, we just have never had the extras to begin with. Unfortunately, they've always done more with less as far as people.

**Mayor Garner** said and DA, same question, but maybe you can help me—both of you. I know there was a fund we recovered so much drugs, contraband, those types of things, once it was released, some of that money went back to the law enforcement agencies. I don't know if that program is still in effect and what that dollar amount may look like. **Sheriff Soptic** said are you talking about the Law Enforcement Trust Fund? **Mayor Garner** said that and there's another fund as well that, but yes. **Sheriff Soptic** said historically our agency hasn't gotten involved in a lot of situations where we've been able to get money off of cases. We've had a few. We do have a deputy assigned to a task force now that eventually will recover some drug money, but that hasn't come to fruition for us just yet. Our Law Enforcement Trust Fund is pretty bare. Historically it has been and so that's not something for us that is a windfall by any means. **Mayor Garner** said so that goes—the CERT Team, is that just for jail or is that—**Sheriff Soptic** said just for jail.

**Mr. Dupree** said the only drug funding situation the DA's Office is a part of is concerning the one that I spoke of with the Opioid and the lawsuit and things of that sort. Beyond that the other process that we have is forfeitures and that is something that is brought by the Kansas City, Kansas Police Department mostly. Because we handle the case we'll get a certain percentage of that and so it's a smaller amount versus the Kansas City, Kansas Police Department and I can respect the reasoning why. I mean they bring it and then that falls under a lot of statutory restraints on what can be done with it, what can't be done with it, where it can go and how it can go, so many times those funds, whatever we get in we usually just end up sitting somewhere because we're either forbidden by statutory to do it or I haven't been confident enough to spend it without feeling like I may not be able to withstand some issues in the future, so that's it.

I would like to say because the Sheriff is up here concerning the technology, there was a question asked whether or not the equipment or the software that he's getting will work with the DA's Office. If the Sheriff's Department is looking at the same equipment or software that the Police Department has, then the answer is yes. Right now what they have and all of the agencies, the way that they submit cases to our office is through a software, a portal that comes into our software system and with that, when we purchased our software a couple years back we purchased every law enforcement a portal so that they can upload things directly into our software specifically for so many cases. I know that the Sheriff's Office already does that and so whatever software he gets, as long as it's in the same vein as the Police Department, who also does it, I don't foresee any problem with that.

**Mayor Garner** said thank you and that's what I was looking for was asset forfeitures and as the Law Enforcement Trust Fund. I wanted you all to speak to that. That's what my memory brought, but then also grants. I know there's grants out there. I don't know how active your agencies are in going after grants and I know it's probably going to dry up here a little bit, but just historically going back I just didn't know. I didn't see any of those numbers here reflected in anything as far as asset forfeitures. Those dollars are what—that reflect in the dollars as well as in the Law Enforcement Trust Fund. I know that's out there somewhere, so I wanted to basically ask that, but then our Budget Director, do we have somewhere that reflects those dollars in the budget that may be set aside for general purpose for our Public Safety professionals? **Mr. Lindsey** said we do have a whole section within the budget document that does cover grants that the Unified Government covers and then in District Attorney Dupree's budget and Sheriff Soptic's budget, on their department page it does show funding that they also do get from grants.

**Mayor Garner** said I'm talking about asset forfeitures and the Law Enforcement Trust Fund. I mean even with the Police Department, I apologize if I overlooked it, I just didn't see it. I just want—is that part of the budget document? **Mr. Lindsey** said yeah, it would be within the budget document also. **Mayor Garner** said I'll get with Special Law Enforcement Trust Fund portions that both of them receive. **Mr. Dupree** said I would also say just specifically in concern of that, whatever is there concerning us, I would make sure that you all attach my description of the statutory mandates concerning those types of spendings and what's there, so it's not something that we can just say okay, we can use this to do something with. It has to be based off of what the law says.

I would say specifically concerning grants, since you brought it up, and I think my colleague to the left, Commissioner Kane, was going to ask this question, so the DA's Office did go after, as I stated earlier, some VOCA grants that was able to bring in a Sex Crime Prosecutor as well as a Victim's Advocate and that grant brought in \$166K for us to deal with those two individuals. We also were able through the Opioid, and we'll just call that a grant, to receive \$180K that also allowed us to bring in a Coordinator as well as an additional Victim's Advocate. Again, these funds are not a part of your General Budget.

Lastly, we were able in connection with Ad Hoc Against Crime to receive a \$680K grant that allowed us to pay for victims of crime in our community to get assistance. One of the biggest costs that we deal with are not our office, but in our community is when the police are called out,

say someone's car has been broken into or a house has been kicked in, once the police do their thing, they try to find the suspect and they go on about their day. Well, that mom, that dad, has to take their children back inside that house. The door is broken, the window is shot out, the car is shot to pieces and there is no fund to help these individuals or to help with medical bills and so on and so forth. This \$680K has helped us be able to provide immediate funds to send contractors out immediately in the middle of the night through Ad Hoc Against Crime to board up that window, to take that car to the shop, to get those bullet holes out of the house, and to help these people to change the lock so that these families can be safe. So these grants are ways that this administration has went above and beyond just coming to you all and asking for funds, but trying to find additional ways. With that \$680K we were able to work with the Ad Hoc Against Crime, Governor Kelly's Office, along with the Department of Justice to make that happen and so we continue to advocate for grants and look for grants and try to find those ways to fill in gaps so that I don't have to ask for any more money than necessary based off of our personnel.

**Mayor Garner** said that's really good to hear. I know me coming from Public Safety, a lot of initiatives that we had on the Police Department, positions, things of that nature, we actually saved the UG money by just going after grants that funded a lot of those. So, it's encouraging to hear you say that. Sheriff, I don't really know if that's part of your initiative, but I know DOJ, COPS grants, there's a lot of state, federal, as well as some private grants to really help law enforcement with a lot of initiatives. Community Policing grants. I know there's a lot of social service grants that it appears may be cut, but it appears that law enforcement and public safety in effect may not be on the chopping block, but I don't know. That's just something for consideration.

**Sheriff Soptic** said same thing for us. Probably the biggest struggle we have with the grant topic is a lot of them, and I can't speak for the DA's world, but a lot of them tend to be the matching grant. So you got to be prepared and have the budget there existing to match that. In the occasion we find ones that are full, those are even better, but as you very well know, there's a whole lot of people trying to get that money. But yeah, absolutely, we go after everything we can.

**Commissioner Kane** said you brought up what I wanted to bring up, which was the grants. I appreciate that.

**Commissioner Bynum** said Mr. DA, thank you for being here and answering all of our questions. I have questions about the document we were given and so I'm going to need help from your finance team and our Budget folks. If we start at the top, I'm looking at what I think is the first entire page being the Community Integrity Unit. Am I reading that correctly? The very first line is Community Integrity Unit \$437K and then when you get to the very bottom of that page, those numbers add down to total \$437K. Am I reading that first page correctly, that entire first page is the Community Integrity Unit? **Mr. Lindsey** said that is correct. The first line is the total budget for the Unified Government. **Commissioner Bynum** said the very first line is the total budget and then the next itemized line is the Community Integrity at \$437K and then that adds down to the total at the bottom \$437K. So I'm guessing that entire section is all Community Integrity Unit. I just want to make sure I'm reading through this correctly because if that's true, that makes sense to me. That whole section separated out Community Integrity Unit and then within it, Operations, Fringe, Contractual, Commodities. **Mr. Lindsey** said that is correct. **Commissioner Bynum** said it rolls up to the 437, okay.

Then the next page the first topic line says DA Diversion and its total is \$290,909 and then it rolls down to Operations total a little bit below the middle of the page that matches 290,909, so that's another chunk of your budget that we are calling DA Diversion. So I either don't know what that is or there's maybe a typo. I don't know what's DA Diversion. **Mr. Dupree** said two things. One, the way that Budget puts their thing together is not the way that my inner office accounting operates. As you're learning how they're putting it together and in their software that's how they have it set up and we try to comply as much as we can, but our inner office accounting is different. Now, Diversion is the ability for an individual who has committed a crime, who has low criminal history or no criminal history to rather than being convicted of the crime, they are given a contract—I'm just trying to make it real clear, between the DA's Office and that individual for a certain amount of time, let's say 18 months. If they stay out of trouble and don't commit a crime for that 18 months, then that case is dismissed, but my office monitors them. So, they're put on, for lack of better terms, a probation before a conviction and if they do that, then the case goes away, but our office still had to handle that entire diversion. So that diversion, what we're calling Diversion Unit, is literally just a part of my personnel. I have multiple people in my office who deal with via the non-attorneys who deal with those contracts, but then I have all of my attorneys who have the ability and authority to put a defendant who fits those guidelines on a

diversion. So it's not a per se Diversion Unit, but it is something that we do that multiple people handle and the non-attorney staff—I have personnel that deal strictly with that whereas attorneys go more broadly. So those fundings that are there are being utilized for that as well as dealing with the attorneys and what comes with it.

**Commissioner Bynum** said I appreciate that. The way I'm reading these budget pages for your division is kind of in those chunks, that I'm calling chunks because the next one, if you go—after you see the Operations total for DA Diversion at 290K, the next big one is the District Attorney Division at 8M, so that's the bulk of your budget. I'm so sorry if you're not seeing what I'm seeing. **Mr. Dupree** said yeah, but I'm going to catch up with you. No need to apologize. Are you on the second page still? **Commissioner Bynum** said still on the second page. Just a little below the middle. So, District Attorney Division and it's coming in at 8M. **Mr. Dupree** said that's the total amount for the office. **Commissioner Bynum** said okay. I'm looking and I just kind of keep trying to roll down to the bottom. Actually what I'm trying to do is figure out the subtotals that total the total. **Mr. Dupree** said, Commissioner, I'm going to ask Budget to explain where they're putting this at because I think the majority of my attorneys, they've put in what's been labeled as that chunk, District Attorney Division. **Commissioner Bynum** said I am seeing that as the salaries there are 5.2M, so that makes sense to me what you're saying, that's the bulk of your department.

What I'm trying to get at is, if you go to the very bottom Operations total, right above the grand total page, Reggie, the line directly above it, Operations total at 7.9M, that must be your District Attorney Division and if I add the 7.9 plus the 290 for the Diversion category, plus the 437 for the Community Integrity Unit, is that how I get to 8.8M? **Mr. Peterson** said I helped put these together. I'll just kind of explain how they work. We did try to attach it like just a very generic sheet to the notice that went out. Basically these are organized by department at the highest level. The next level that you're seeing, which would be DA Diversion, Conviction, Integrity Unit, and the District Attorney's Division, those are divisions. So those are the highest sub-operating unit with the District Attorney's Office and then we have funds within that.

So if a department has multiple funds that they are operating within those divisions, then those are subtotaled and then within each fund we have the cost centers, which the cost center is kind of the smallest personnel operating unit in Workday or in our Enterprise Resource Planning System. Basically the cost center is the smallest level that is staffed at the Unified Government

and that would be where you see like a CC00038 District Attorney. So that would be one of our cost centers and then within each cost center we can have multiple programs. Those programs are not department specific. You'll see Operations a lot. Operations is just a catchall for basic Operations, but within the District Attorney's cost center the first subgroup there is Program 132, Medical Exam Sex Offenders. So, Commissioner Hill, when you were talking about the sex offenders budget, that \$135K there, that would be the number that you were asking about.

Where we have specific items that we want to track within a cost center that are not personnel specific necessarily or across the Unified Government, then we have programs identified for those. For instance, for the DA Division, you see the \$8M and that is made up of the District Attorney cost center, which is again the 8.09 and then within that you have the Medical Exam Sex Offenders Program at 135 and then the Operations Program at 7.95 and that adds up to the District Attorney's cost center. It adds up to the County General Fund portion of the division, then the DA Diversion, the Community Conviction Integrity or Integrity Unit and the DA Division, all add up to the—**Commissioner Bynum** said that is very helpful and DA Dupree, just a question.

Within the District Attorney Division part, that last part, that's the big 8M part, a couple—and again, I recognize that it's the way we put your budget together, if you will. You've got a line on page 3, middle, under 52000 Contractual Services, SC043 is Rent/Lease Software for 242K and so I have that one and then below it is SC067 Temporary Employment Services for 145K. My question is, the software, that must be something entirely different than your digitization stuff because it's in a different part of your budget as well as the Temporary Employment Services must not be referencing what this slide says, which is that you've used a lot of temporary employment for the digitization because it's sitting in the general DA Division part of the budget. Again, it might be the way we've put your budget together, but I'm just curious.

**Mr. Dupree** said thank you for the question. I will tell you that I believe the confusion is coming in slightly because of the way it's put together, but in concern of the actual contractual aspect, let's start there. The software that I spoke about earlier in concern of the digitalization that occurred, well, we had to purchase a software to store all of those things in the cloud and then we had to purchase another software to be able to go through that software to connect with our office software. For instance, Carpel is our management system and that falls into that contractual line and that's \$102K and then we also have Lexus, which is the legal software that we utilize to look up the law concerning our cases and that's an additional \$20K. Then for the storage that we have

to purchase, you know, to put all of our stuff in the cloud is an additional \$9K and then the system that imported all of those 50-60 years of files is called Laserfiche and that's an additional \$60K--\$16K. Then we have what's called REGIS, which is utilized by Unified Government, the Kansas City, Kansas Police Department, and Sheriff. There are multiple other things that are on, but I won't go on, but these are all of those contractual obligations and it's more than that. Oftentimes what we find at the end of the year is we have to move money to take care of some of these contractual obligations that we need to move forward.

Going to the second line that you discussed is the Temporary Employment. That falls into, if you recall Commissioner, before we did the digitalization project at one point whatever million it was, this Commission had given us four temporary employees to be able to start scanning and those are the employees that I was speaking about earlier with Commissioner Burrough's comment of what are we doing now. So the 50-60 years prior to 2013 are taken care of, but we are now down from four or five to three, that 145 are three employees that we're saying are temporary because they don't get benefits at all, but they are there 40 hours of the week and their job is to continue to digitize from 2013 all the way up until where we are in 2025. So that 145 is that temporary aspect. It's separate and apart from the digitalization project, but it was birthed before. **Commissioner Bynum** said okay, thank you. I really appreciate that. I was really working hard to make this math work for me and I appreciate you can give me that specificity given that we've presented your budget in a way that's different than you do. I know that these software contracts are outrageously expensive. **Mr. Dupree** said they are and they continue to go up it's horrible, but we make do with what we have to.

**Commissioner Davis** said, DA Dupree, I do appreciate the advocacy for your people, which I would expect out of any department head to do that. It's a very difficult position to be in. The 760K you are asking for an increase in personnel costs, is that a hard fast number that is absolutely that is what's needed or is there possibility to negotiate and go a little bit lower for this year? **Mr. Dupree** said yes, that is a hard number and in fact I needed more, but we were able to get to that number. Again, this number comes after being able to have filled our positions. As I stated earlier, I have my dear colleagues who are paying \$20K more to take my folks. This number does not put my folks at the highest number that I can pay them according to my scale, but it is at a number that still keeps us competing. Without this minimally, we wouldn't be able to handle the cases that we

handle, so there is no room. Now, I will tell you that what I did do is we took away two full-time Assistant District Attorney positions and we replaced them with four intern positions because we needed to put the bodies in place. Interns are able to get their temporary attorney's license and so with that funding that was only for two, we made four and we continued to have those four to continue to handle those cases. So that number that we are at is the bottom line that I could operate effectively with and again, having already done all that I could to ask for just that. **Commissioner Davis** said understood. It's to remain competitive throughout the metro and quite frankly throughout the nation there's not just the metro wide, but really kind of a national shortage of lawyers that I'm sure you all are not immune to.

Last thing I'll just ask and I will just say this, we have a lot of folks that have said, you know, we're talking between the DA's Office and the Sheriff's Office, we're talking about over half of the County budget. There have been a lot of claims made about people not getting value for their tax dollar and people feeling as though we are just frivolously spending dollars, we are irresponsibly spending dollars. Not my comments, not my words, but those words were said. I say that to say between you, DA Dupree, and Sheriff Soptic, please work with us and I know you all are already doing this. Work with us to tell the story of the value that folks are getting for their taxpayer dollar because I think when people see behind the vote, behind revenue neutral, behind all those things, we are seeing what I would consider to be impactful work that is keeping our community safe and improving the quality of life.

**Mr. Dupree** said thank you, Commissioner, for that and if you would allow me, I will paint a quick picture and that quick picture is safety of our community should be paramount. The safety of every human being that lives in this community, of everything that we hope compels people to come to this community to live, to invest, to build up, whether it's a big company or mom and pop who wants to retire here, they're looking at two things. One, the crime. Two, the schools. When we're looking at this thing, the Police Department, the Sheriff's Department, law enforcement, the court, and yes, the District Attorney's Office, the one who carries the ball to the finish line are paramount and it is different than every other agencies and every other organization, and every other department because safety affects all of us. It's not a choice, it's not something that we get to choose to dabble in or not and in the last three years we have had a decrease in crime with over 27% concerning our violent crime and over a 60% decrease concerning our murders in the last 10 years. So, what picture do I need to paint. I need to paint that in collaboration with our

Sheriff's Department and our Kansas City, Kansas Police Department and the DA's Office and the court, crime is decreasing. That makes this community more effective, more desirable, and quite frankly for me and my beautiful wife and four children, more pleasant and safe for us to live in and make us want to stay here.

So, as you do your job and handle all of the many citizens who have things to say, it is important that you know that no one wants to start a business in a crime ridden location. No one wants to invest millions of dollars where the murder rate continues to go higher and higher, but because of the effectiveness of your law enforcement here, that is not the case and it continues to—I've heard the word multiple times, trend downward. There needs to be a picture painted, paint the picture of crime and murder trending down because that is what we're doing and that is why we need to continue to fund this office, the court, the Sheriff's Department, and the Police Department. Thank you so much, Commissioners, Mayor, and if you have nothing else for me I would love to get out of this seat.

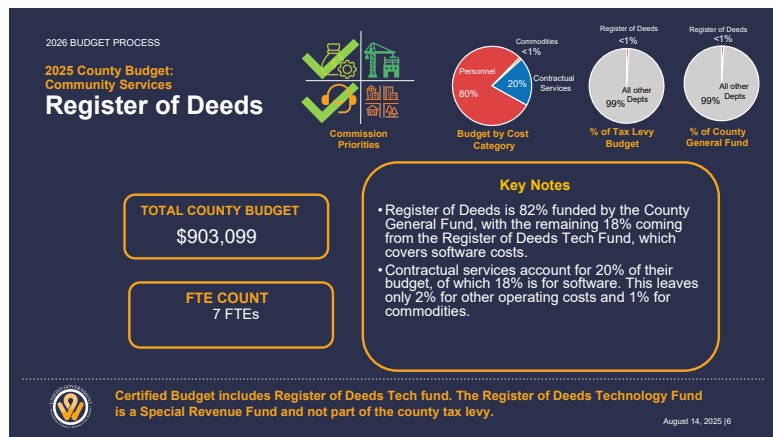
**Mayor Garner** said I know you would. I've got a question. To hit on what you said and I'll end it with this. You said \$48K for an attorney is what you start them at. **Mr. Dupree** said 83K. It used to be 48K. **Mayor Garner** said 83K. How does that compare nationally with the average attorney? **Mr. Dupree** said average attorneys are coming out on average at 95K. **Mayor Garner** said 95K. To go to law school today as a young person and the cost, what's that average depending on the law school? **Mr. Dupree** said we're not paying them enough to pay their student loans if that's what you're asking. **Mayor Garner** said that's pretty much where I'm going. It's over \$100K. **Mr. Dupree** said yes, it was over \$100K when I went and that was nearly two decades ago. **Mayor Garner** said wow. So you're asking young people to come out at 85K, but they're still burdened, shackled with student loans. I'm sure that they're going to be hanging out for probably a couple decades, am I correct? **Mr. Dupree** said that's correct. **Mayor Garner** said so when you talk about being competitive and trying to get the best folks out of these law schools to do this type of work, which is a lot of work when you talk about what you all do day in and day out, an attorney can go do corporate, they can do injury law where they can make a lot of money. This is something that really people have to want to do and are passionate about. And I think that is an added challenge for you as well, wouldn't you say? **Mr. Dupree** said I would say.

**Mayor Garner** said I just go in line. I've always said that a safe Kansas City, Kansas makes for a great Kansas City, Kansas and Wyandotte County for that effect. A lot of people may wonder why public safety, the majority, and help me out Budget Director, how much of the Unified Government budget goes toward public safety when you talk about the courts, the DA, the Sheriff, and the Police Department? **Mr. Lindsey** said I would say maybe somewhere between a 60 to 70% range. **Mayor Garner** said I think the DA hit on something really profound. I used to say this when I was on the Police Department. Folks that I dealt with when I was on the Police Department—I mean they'll deal with bad politicians that they don't like, they'll deal with potholes, they'll deal with swings that don't work. What they're not going to deal with is an unsafe community, homicides, robberies, all the things that come with that. Our Fire Department that they call and the response times are low. They're going to take their tax dollars and going to move somewhere else. People will not tolerate an unsafe community and I believe if you look nationally, that cost, that 60% and maybe plus depending on the city or county or community—Budget Director, I think we're in line with most communities when you talk about public safety being the major cost for most municipal governments. **Mr. Lindsey** said that is correct.

**Mayor Garner** said so we're not out of alignment. I know a lot of folks talk about why we spend so much on safety. Well, that's why. Safety is the backbone of our society and again, if people don't feel safe in a community, they will take their families and they will leave. Businesses will shutter and people that may even consider about doing business in a community will say no, not there. You can just look at some communities across this nation that suffer with that, so I've continue to be a strong advocate and supporter of public safety and the investment in public safety and the great men and women throughout that apparatus and ecosystem here of public safety professionals that do a great job. It is valued and when you talk about the DA only making up 9%, I think we need to take a pause and really look at that and look at what we are paying the attorneys, look at his staffing, look at his willingness to work with this Unified Government to get to that budget. Again, I'm sure the DA could use a lot more, but the work is a necessary need that we have in this community and there's a national discourse going on now about the National Guard coming to this community and I told someone earlier that it's safe to say with the violent crime drop here, with the relationship between our Sheriff, our DA, our Police Department and our national and state partners, historic lows here in violent crime. So, the only National Guard or any

troops that would come in here would be on Veterans Day in a parade and I would welcome them to do just that. Thank you brother DA. I appreciate your presentation.

**Mr. Dupree** said thank you Mayor and thank you all you commissioners for allowing me to be here.



**Mr. Lindsey** said the next department we're going to have an overview for is the Register of Deeds. Of the total County budget the Register of Deeds is \$903K of that. They have seven employees. Their budget is 80% Personnel and 20% Contractual Services. Also, they make up less than 1% of the tax levy on the county side and then they also make up less than 1% in the County General Fund. Some key things about the Register of Deeds is 82% is funded by the County General Fund with the remaining 18% coming from the Register of Deeds Technology Fund, which covers most of their software costs. Also, Contractual Services account for 20% of their budget of which 18% is software. This leaves only 2% for other operating costs and 1% for commodities. We have our Register of Deeds who just joined us.

**Susie Nelson, Register of Deeds**, said our office is a revenue generating office and our revenue goes into the General Fund. All of our fees are dictated by state statute. We did in the last four years we have a Search Program that the public uses when they come in. It's free. We use it and then a lot of our departments use it and then we have subscriptions to title companies and attorneys and we pushed 1.3M—excuse me, documents in our Search Program. Since we did that in the last four years, I took a look at our fees that we're charging for the subscription and our searchers can go back now to 1955. They don't have to come into the office if they have that subscription and I

increased the subscription from \$200 a month to \$400 a month, so that's generating more revenue. Any questions?

**Commissioner Bynum** said, Susie, thank you for your office and what you do. You've been particularly helpful to me personally in the last few months as we work through these losses I've experienced and you've answered my questions very promptly. I do want to express to you how much I appreciate that. And by the way, your predecessor also was excellent. I have to say that. **Ms. Nelson** said I'm happy to help.

**Commissioner Bynum** said I did want to say thank you, but I had a question. I think you may have just answered because when I've been in your office transacting business over the last few months, I've paid fees. **Ms. Nelson** said yes. **Commissioner Bynum** said are those fees also what you're referencing that go into the County General Fund? **Ms. Nelson** said yes. **Commissioner Bynum** said when we look at our line item detail of the budgets, I don't unless, Reggie, maybe you can tell me, I don't really see revenue. It's more of an expense budget and so I don't know if you know by chance. **Ms. Nelson** said off the top of my head, last year I think we collected \$1.2M, a little over that. **Commissioner Bynum** said you're generating more than your department is expending. **Ms. Nelson** said yes. **Commissioner Bynum** said that's it.

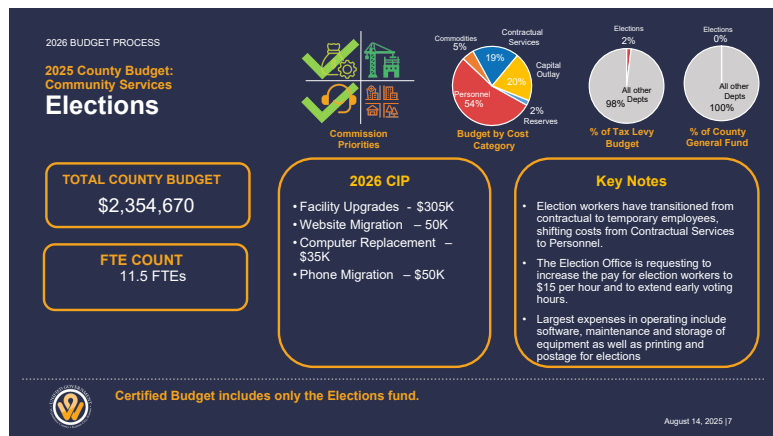
**Commissioner Davis** said very quickly I just want to say thank you. We do have what I'm hoping everything goes well, the KCK Homes For Generations Program. I hope you work with our Clerk's Office together. Okay, Monica is shaking her head, because that program will help particularly our seniors that are lower income with title issues and some other issues that can lead to Probate Court. I just want to thank you so much for your willingness to help us and launch that pilot hopefully in 2026, fingers crossed and thank you for attending our Senior Resource Fair that we had in my district. I heard from a lot of folks just regarding particularly the property fraud alert that you're doing for awareness. So thank you. **Ms. Nelson** said we're happy to do it.

**Commissioner Burns** said, Susie, I continue to get compliments about how customer friendly your office is and willing to help someone come in. You can't tell them what to do, you can't give them legal advice, but you sure can guide them in the right direction and I get compliments all the time about that. **Ms. Nelson** said thank you. I appreciate that.

**Commissioner Burns** said if there was a mortgage registration fee now, and I know there isn't now because the bankers took it over, how much money do you think it would generate here in Wyandotte County? **Ms. Nelson** said I believe we lost like a million dollars when that was taken away. **Commissioner Burns** said so Wyandotte County lost a million dollars when that statute got passed. **Ms. Nelson** said yes.

**Mayor Garner** said maybe you could tell me you said you generate funds. What does that look like? **Ms. Nelson** said when somebody comes in to record a document. **Mayor Garner** said I mean what's the total? **Ms. Nelson** said it varies per document. **Mayor Garner** said I mean a year. If you were to correlate how much revenue you bring in annually, what would that look like? **Ms. Nelson** said approximately I'd say about \$800K. **Mayor Garner** said if you look at the total County Budget, it's always good to have a department that pretty much pays for itself. I share with what our commissioners say, you all do excellent work. The feedback I get from the community is the high level of customer service that the Register of Deeds Office provides to residents. I have yet to have anyone tell me or complain about customer service in the Register of Deeds Office. It is unparalleled and one of those departments—several in this Unified Government where you know if you go to the Register of Deeds, you're going to get high quality customer service from some great staff members.

I just want to commend you and your staff for just being that department that really exemplifies excellence in customer service because that is one of the high points that when people talk about departments and people talk about your department and just how warm and welcoming and that all their answers are met to their satisfaction. I want to commend also the work that you all do and I know some of its driven by this Commission, but it's always good to have a department that really pretty much funds itself, so thank you. **Ms. Nelson** said thank you.



**Mr. Lindsey** said the next department we're going to have a budget overview for is our Election Office. Total county budget for the Election Office is \$2.3M. They have 11.5 employees. Their budget is 54% personnel, 20% of that is Capital Outlay, 19% of that is Contractual Services of percent of tax levy on the county side, they do make up 2%. They don't get any funding from the County General Fund. Some of the highlights with their 2026 CIP is they're going to have facility upgrades in the amount of \$305K. They're going to have website migration and phone migration both totaling \$100K and then they'll have a Computer Replacement Program of \$35K. Some of the key things to think about with the Election Office is election workers have transitioned from contractual to temporary employees that have shifted the cost from Contractual Services to Personnel. The Election Office would like to increase employee pay for election workers to \$15 per hour and extend early voting. Largest expenses in their Operating Budget include software, maintenance and storage of equipment as well as printing and postage for elections. The Election Commissioner is here to field any questions and to tell you about their operation.

**Mayor Garner** said before we go to that, if my memory serves me correct, maybe excuse my ignorance, the Election Office employees, are those UG employees?

**Michael Abbott, Election Commissioner**, said we have 10 full-time employees and about 350 election workers. **Mayor Garner** said I believe that this Commission passed something I believe in my first year as a Mayor off my recommendation to move everyone up to \$15 an hour. Did you miss the boat on that or what happened? **Mr. Abbott** said no. The election workers were paid as contractors and that changed to hourly employees and so with that we're asking them to be changed at the \$15. I think there's confusion on a lot of people's parts and I'll take responsibility too. We

were told that they weren't eligible to do that \$15 an hour and so I think there is some confusion with it, but I want to get them at the \$15 an hour now because it's really going to help us with recruiting. It's going to help keep the election workers that we have now and without them we simply can't run elections. **Mayor Garner** said I believe that's correct, somebody from staff—I believe that was something this Commission advocated and approved. I don't know, but any UG employee I know that's something I advocated for and this Commission agreed and actually they wanted more, but I think they did set the minimum salary for any UG employee to be \$15 an hour. You've got folks working at fast food restaurants making more than that and I just thought it was deplorable when I came in as Mayor that we had people making the federal minimum wage, when you've got kids making a lot more than that and we're asking professionals to do work every day. The minimum should have been \$15 an hour. I just need clarity for that question before I turn it over to our Election Commissioner. Is that factual or something changed or is that something that he needs to worry about when you talk about that \$15 an hour?

**Mr. Lindsey** said one of the things that Mr. Abbott did mention was that when that \$15 was granted, their employees were contract employees at that point in time and then when they came over as actual employees of the Unified Government went into their pay scale. That particular pay scale hadn't been adjusted to the \$15 an hour because it didn't exist at that point in time, so now it needs to be adjusted to that to bring it up to that amount. **Mayor Garner** said so we're not asking for—we're just asking for a pay adjustment to reflect them being full-time employees as opposed to we want \$15 an hour. Okay, that makes it clear. I'm sorry, Mr. Abbott, I'll let you make your opening remarks.

**Mr. Abbott** said that's all there is really. What I was going to say is that we were just trying to get them to \$15 an hour. We're having a difficult time trying to retain some of the election workers and I think this would really help, not to mention when it was talked about on the news when this first got approved for the \$15 an hour, we had a lot of workers coming to us saying where's our \$15 an hour at and we had a lot of them drop out because of it. With that, I'll answer any questions you have.

**Mayor Garner** said well, let's circle back on that question. I believe this Commission approved any employee to be \$15 an hour irrespective of part-time, full-time, whatever. That's why I asked

you were these UG employees because I believe this Commission, and correct me if I'm wrong commissioners, we approved any worker of this Unified Government, the minimum salary would be \$15 an hour. I hate to hear maybe, and I don't know, I would hate to hear that some employees may have been left behind or left the organization because they weren't getting what this Commission approved them to be entitled to, but I don't know. That's a question. **Mr. Abbott** said yeah, there were several election workers that did not return and stated that they were leaving because they thought they were going to get that pay increase and they did not. Just to be clear, when that did get passed, I didn't have the budget to even cover it.

**Commissioner Kane** said well, obviously, we need to adjust to the \$15 because that's what we talked about, voted on and all that. Another thing, the election results, we're getting them so fast. We've never got them as fast as we're getting them now and we appreciate the work that you two guys do and the folks that work for you.

**Commissioner Bynum** said thank you for the very recent past election and the great job that you and all the team did. I just want to clarify, Reggie, when we talk about the Election Office is not funded out of the County General Fund, which I think I heard you say. It's funded because it's got its own tax levy. I want you to say that back to me correctly. **Mr. Lindsey** said that is correct. It does have its own tax levy and it's fully funded. **Commissioner Bynum** said so for the public, what that means is that it's mandated by state law that we fund our local Election Office and everything they need to conduct elections, but it's a fraction of a mill basically. It's a portion of a mill that gets directed directly to elections. And you can say that back to me correctly. **Mr. Lindsey** said that is correct, yes. **Commissioner Bynum** said thank you and that's all I had.

**Commissioner Burroughs** said did we get the issue resolved about the funding from last year? I know some of that may have been some concern about it being HAVA dollars and did we get that issue resolved to satisfaction so we're not going to find ourselves in a point of penalty? **Mr. Abbott** said thank you for the question. Yes, we did. We got that money back in our fund just a few weeks ago.

**Commissioner Hill** said I just wanted to ask what are the Capital Improvements. **Mr. Abbott** said right now we have air-conditioners at the Election Office that the team is having a hard time to get parts for them. They're saying they need replaced, so some of that is for replacement of air-conditioning units, but also the main thing is the training room that we need down in the basement. Right now, we're doing training in the warehouse where our equipment is at. We have to have makeshift little walls for our little training area and it's interrupting our early voting. So most of that is for a training room where the election workers actually have a room where we can train them and keep them away from the public.

**Commissioner Burns** said I would just like to tell both of you just like the Register of Deeds Office, I get compliments about the courtesy that anyone that comes in there and you give them good advice and you tell them what they can or what they can't do. It's just a good PR thing and I want to commend both of you and your staff for doing that. It's always a friendly atmosphere when you go in there. **Mr. Abbott** said thank you.

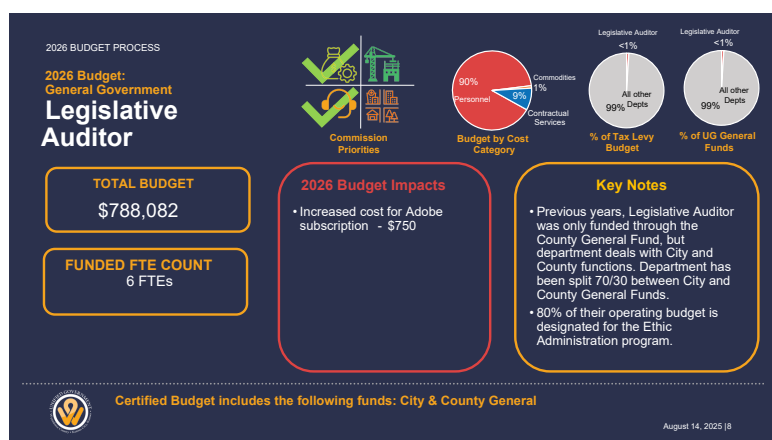
**Mayor Garner** said I've got two questions and a request. I know, I believe it's Commissioner Davis Standing Committee, shortly will be looking at two sales tax initiatives to go on the ballot. What does that cost for anybody to be able to do that. **Mr. Abbott** said as long as it's on the General Election or on an election where there's a countywide race, there is no cost to the county. **Mayor Garner** said okay. I'm sure people want to know and so thank you for that answer.

The other comment I would like to make is just this Commission has spoken, they voted, they passed, I would just, Administrator, ask that we make sure if you can direct staff, who's ever assigned, there should never be a situation where any employee is underpaid, not paid, what this Commission has authorized for them to be paid. So we just need to make sure that is budgeted appropriately moving forward. I just hate to hear stuff like that and hear employees leave or them say, you're not paying me what this Commission said and authorize them to be paid.

**Commissioner Lopez** said I just wondered, did the mapping issue get resolved as far as being updated? I know there were some serious questions and then everybody's pointing their crosshairs at you when I think it was mapping that was needing updated. And kind of explain, you know, like would you say every 10 years I think some districts are changed around. **Mr. Abbott** said

yeah, thank you for the question. It's every 10 years. There's a census and in 2022 we had redistricting, so there were some folks that got a little confused because their district was no longer in District 5 and in District 8, but when they went on to the Unified Government's website to check the maps to see where they were at, it was still showing them in District 5 when in fact they were in District 8. Those maps did get updated. I think they were updated a few days ago.

**Mayor Garner** said thank you Mr. Abbott, appreciate you.



**Mr. Peterson** said I'm going to go through the next department's summary, Legislative Auditor. Total budget for Legislative Auditor is \$788K for 2026. Six positions funded within that budget. The largest cost category is personnel 90% followed by Contractual and Commodities, which makes up the rest of the budget. Of the budget the Legislative Auditor makes up less than 1% of the whole UG Tax Levy. We did combine City and County Fund since it's a cross-funded department and less than 1% of the UG General Funds. The only change that we made to their budget this year outside of the position realignment was increased costs for Adobe subscriptions just because of the way the software companies are changing their costing practices. We've seen that across the UG. Previous years the Legislative Auditor was only funded through the County General Fund, but since the department deals with both city and county functions, we've split it 70% city, 30% county for the most recent budgets and 80% of their Operating Budget is designated for the Ethic Administration Program.

**Reed Partridge, Legislative Auditor**, said the Legislative Auditor's Office is authorized under the Charter and under the direction of—I'm appointed by Chief Judge Burns and a majority of the

District Court judges. We perform internal performance audit functions as well as the Ethics Administration Program. As Michael mentioned, our budget is at \$788K. This time last year it was \$860K and we're down one FTE for this 2026 Budget. The Ethics Program, you see the blue slice and almost all of that blue slice there is the Ethics Program, so our Operating costs if you consider that, goes down to about 2%.

**Commissioner Burroughs** said I just want to state that when I was first elected, I had requested six month prior audits before I took office. I think I've read every audit that has come out of your department in eight years and some of them are very well done. They're to the point very succinct and anytime I've ever called over with questions, your staff has been not only expedient in getting the response back, but was also very good at getting the answers that I was seeking at the time. When I go to pitch them out of my thing, there's a lot of yellow notes and Stickums to all the pages that I had questions and concerns about, but I just really wanted to say thank you to your staff for the expediency, the thoroughness, and the transparency you've provided me as a commissioner here at the Unified Government. **Mr. Partridge** said thank you. I would also say that an Internal Performance Audit function as well as the Ethics Program is relatively rare in Kansas or in the metro. I don't know exactly how many cities and counties in Kansas have a program like ours, but what I can tell you is that when we go to any kind of regional trainings, we have a training in Johnson County that they hold every year and there are a few other representatives. I know Johnson County has a program like ours and I know that Kansas City, Missouri does, but I am not aware of any other program, Lawrence, Douglas County, Leavenworth. Similarly our Ethics Program is very progressive compared to any other program in Kansas. Most counties and cities don't have an Ethics Program like we have or a Performance Audit Program, an Internal Performance Audit Program like we have, so in that respect it's very progressive.

**Mayor Garner** said I'd also like to commend you. You've taken on a heavy load on Ruth not being here and just taking on that. You've done an awesome job, so I just wanted to commend you on that. I know that workload is varying. Have we filled Ruth's position yet? **Mr. Partridge** said yes. Our previous Ethics Administrator, Ruth Benien, she was part of the team for over 12 years. She passed away in January. In July, just last month, we appointed an Ethics Administrator and she's on board and in fact, I left an Ethics meeting just a few minutes ago to come here. **Mayor**

**Garner** said thank you for that and I know one of the biggest things Ruth worked on and thank you for pushing that through, was for several years, numerous years, I think it was almost a decade or close or over a decade she told me she'd been trying to get the Ethics Policy renewed. So I know you carrying that out for her and I know she would have been happy. She just grilled me constantly when I was Mayor to get it done and this Commission finally passed it, but it was really after she passed you carried that work on, so thank you.

**Mr. Partridge** said we'd like to do that more continuously, maybe not. It should probably be done annually at least instead of waiting to accumulate all those amendments. **Mayor Garner** said what type of audits when you—just for anybody that doesn't know, the Legislative Auditor, what does that mean, what type of audits do you do and how often do you do those? I know I get packets from you. Are those forensic, are those performance. What level of audit, are they deep dives, are you looking for fraud, waste, and abuse. I mean what are you actually doing because, you know, there are three branches of government under our Unified Government system. There's the Executive Branch which is the Mayor. The Legislative Branch, which is all of our commissioners, but then not often talked about, is the Judicial Branch, which is the Legislative Auditor. **Mr. Partridge** said the Legislative Auditor's Office is generally described as a performance audit function. At the end of the year you all get an annual report from the Finance Department and that's a financial statement audit. We're different as we audit performance and it can be financial transactions, but it can be something completely unrelated to financial transactions. We've audited, most recently, would be like building usage or we may audit training, compliance with any department's particular SOPs. We're currently in an audit of auditing the injury on duty process, work related injuries, and how that process is in compliance with our own policies or state statutes or whatever the case may be and you get reports on those.

We also do some what I call Transactional Audits. We keep an eye on fee reports from different departments. We review procurement card purchases and sometimes you get a report on that, but if it's a specific transaction that we have a question about, that's an audit, but you may not get an audit report. We just contact the department directly if we find an anomaly on fees or procurement card usage. As far as audits go, it should be described as performance and then the other, as I said, transactional, our day-to-day.

We also serve on a lot of RFPs as a non-voting member to give some kind of independent or unbiased opinion and also just to monitor the procurement process because procurement can at times be a high risk area. **Mayor Garner** said that's good information.

I know one of the things that I ran on and became Mayor, was independent outside unaffiliated audits and I know the Robert Bob group came in and they gave some awesome recommendations that I know staff is still looking over now. One of those things that came out of that was P-Cards and the \$23M plus of unaccounted monies over three years. I know that our staff and our Administrator have done a good job, especially our CFO, she's working actively to conduct performance as well as some forensic audits, I believe, as well as some historical audits. Are you working in partnership with our CFO in that regard to just kind of maybe make sure that there's guardrails in place and some early warning systems so we don't recreate those types of issues. Then, what's that level of accountability from the Legislative Auditor's Office as far as questionable activity either that may be the Ethics Commission could look at or consultation, I'm sure you would have with the DA or the Chief Judge. How does that work?

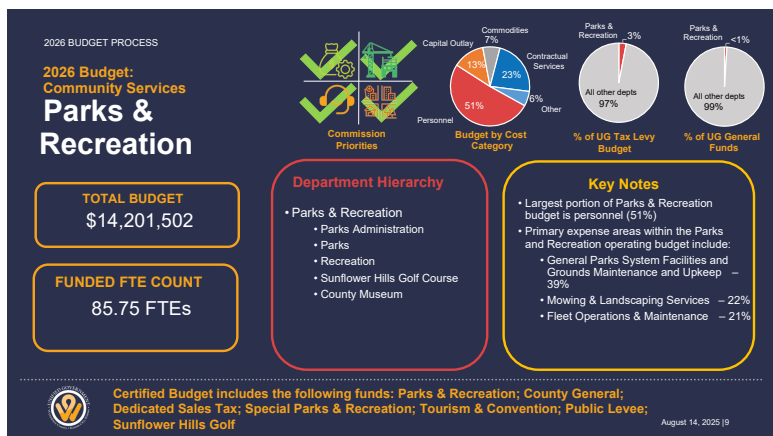
**Mr. Partridge** said procurement card usage is something that we look at pretty routinely and pretty frequently and we always have since procurement cards became commonplace. Last year we put an additional focus on it and reported quarterly. A lot of the time, most of the time, that analysis and that audit was done behind the scenes. As I said, transactionally because we had the ability to look at everybody's credit card statement, line by line, transaction by transaction. A really good example is, one of the audits that we're required to do by ordinance is the Commission travel and training community event. I can tell you that I've seen every restaurant slip, every parking, every hotel that the commissioners have done over the last 10 or 15 years, but that procurement card usage is something that we look at pretty routinely. Last year the Finance Department—we have worked together and with the implementation of Workday there was a lot of—because it's a new system and there were a lot of kinks in the system and a lot of things weren't happening that should have happened and I think between our department and the Finance Department most of those procedural and approvals have been corrected. I think the system is working a lot better now.

In addition to that, the Finance Department has taken on the initiative of having a—I guess you would call it a forensic audit or more of a databased analysis and they share those results with us, so we get the same results that they get and we meet on it. In fact, I think we have another

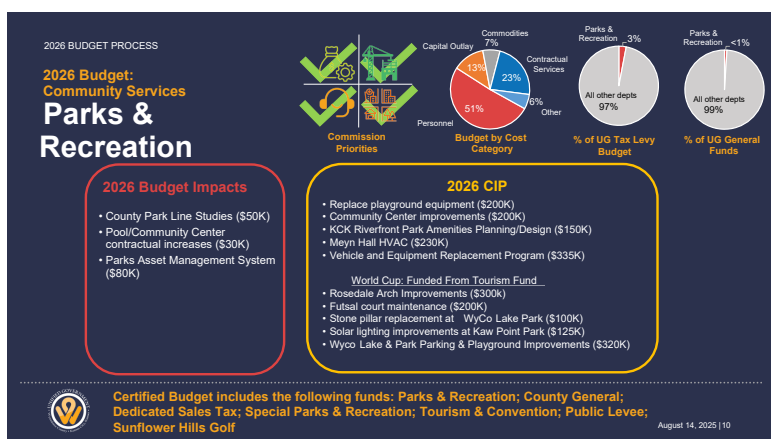
meeting next week or very soon and it looks like it's going to be a quarterly review of things that are based on algorithms that they can identify, that you may not be able to identify with the naked eye by taking data from other databases. You have your procurement card data over here and you may have address data or personnel data and you can marry those and see if any anomalies exist and so that's the initiative that the Finance Department has taken on, but they have shared the results with us and so we're grateful for that.

**Mayor Garner** said that's what I was looking for. I just want to reassure the public that the leadership that we have in place with our CFO, with our Legislative Auditor, I wanted them to know that these early warning systems, looking at the algorithms and all that, that staff is taking that extra step to ensure compliance and to really fed out any instances that may be out there, fraud, waste, and abuse and taking the appropriate actions.

On the other side of that, I'm glad that relationship is there. We've really honed in on auditing what we do here at the Unified Government and heightened that level of awareness. As far as that branch, the judicial branch, if you had an employee where there was the alarm goes off, the red flag, or whatever the case may be where some inappropriate conduct, purchases, whatever the case may be, be it an Ethics Code violation or something that may rise to the level of reasonable suspicion of criminality, what would the judicial branch of this government do? Is that something you take to the DA, you have that conversation with the Chief Judge, what does that look like as far as accountability? **Mr. Partridge** said if we come across something that's fraudulent or a fraudulent transaction, that would go to the District Attorney. Probably we wouldn't go the Chief Judge. I would take that to law enforcement. **Mayor Garner** said okay, thank you. Appreciate you.



**Mr. Peterson** said the next department we're going to go through is Parks & Recreation. Parks & Recreation has a total certified proposed budget of \$14.2M. That crosses a variety of funds including the Consolidated Parks Fund, County General Fund, Dedicated Sales Tax, Special Parks & Rec Fund, Tourism, Convention, Public Levee, and Sunflower Hills Golf Fund. Of that funding, there's 85.75 full-time equivalent positions that are included within the departments. We have an Administrative function, a Parks Division, Recreation Division. Sunflower Hills Golf Course is an independently operated entity within the Parks Department and then the County Museum which makes up the County General Fund portion of the Parks & Rec Department. Within the department 51% is Personnel, 6% is Other, 23% Contractual Services, 7% Commodities, and 13% Capital. Of the total UG Tax Levy they make up about 3% and then of the General Funds only, less than 1% because they have their own separate funding source with an independent levy. The largest portion of the budget is Personnel at 51%. Primary expenses within the Parks & Rec Operating Budget include just maintenance, general maintenance of facilities, and upkeep of grounds across the Park system at roughly 40%. That would include things like insurance costs, natural gas, repair of maintenance budgets, mowing and landscaping services is another large item at 22% and then just maintenance and operation of their fleet comes in at about 21%. That would be repair and maintenance of equipment, gasoline, and diesel expenses.



Some items that were changed within this year's 2026 Proposed Budget. We're putting in funding for County Park Waterline Studies to identify what needs to happen in the County Parks, in Wyandotte County Park, Pool/Community Center contractual increases about \$30K to continue operations and then Parks Asset Management System Maintenance of \$80K going forward. Then there's a variety of Capital items that are in the budget. The top set of items, Playground

Equipment, Community Center Improvements, Riverfront Park Planning & Design, Meyn Hall HVAC, and Vehicle and Equipment Replacement Program. Those are typical items that you see throughout the certified budget and then we do have a subset of roughly a million dollars of items that we've identified for the potential Tourism Tax increase for the World Cup. That would include funding for Futsal Court Maintenance, Stone Pillar Replacement at Wyandotte County Park, Solar Lighting Improvements at Kaw Point, and then various Parking and Playground Improvements across Wyandotte County Lake and Park.

**Angel Ferrara, Director of Parks & Recreation**, said tonight I have with me Matthew Zayas, our Fiscal Analyst; Vincent Billaci, Park Management; and Shaya Lockett, our Recreation Division Manager, could not be with us tonight, but I'll start off by saying thank you for allowing us the opportunity tonight to come before you. We are really appreciative of the support of this Commission, our leadership, and our Mayor for Parks & Recreation. We've had several improvements over the last few years supported with grants and we're really starting to get a lot of good feedback on that. Parks & Recreation, we oversee 54 parks, roughly 2,500 acres of parkland. We have six community centers, three halls, one public swimming pool, four splash pads, and so we oversee a variety of assets, land, facilities, if you will. Then, on top of that our Recreation Division does their best to deliver programs such as summer camp programs, youth sports, community events, and so on.

I know that it was mentioned tonight by our DA that when people are looking to move into counties, they're looking first and foremost for safety and then they look at schools and then I believe thirdly, they look at parks because families want to have nice parks for their kids to come play at and enjoy some free amenities.

I do want to talk a little bit about what we have on here and then I'll be happy to answer any questions and I promise to keep it short. So, just talking a little bit about the FTE count. That 85.75 number going into 2026 does account for four positions that we would be freezing, so currently our FTE count is 89.75. Then also just wanting to not forget that in the revenue neutral process, our department did cut seven positions. Going into 2026, we would have 11 less positions than we did in 2024. Also, just taking a look, this year we've kept a pretty steady vacancy rate anywhere from 20 to 25% just depending on the time of year and currently we have 17 vacancies with 12 of those in Parks. I say that just to reiterate what an amazing job our team has done

adjusting to the changes. We've had to scale back on mowing in some areas and I know that some of you have probably received some phone calls and we've received those too. I will say that our community has been really patient and understanding with the strategy that we've utilized this year just with having lower staffing levels and adjusting the way that we mow our parks. So, I can't thank them enough for being really understanding. It's helped taking the hard calls a little easy. With that being said, again, with those 17 vacancies, 12 of those are in Parks and I do think it's really important to know that the Parks team does support Public Works, especially when it comes to snow operations.

Moving on and just speaking a little bit about the Capital Improvement Projects, a lot of what you see up here is really deferred maintenance. There's really no new projects and I will point out that the Riverfront Park Amenities Planning & Design mainly is for design dollars, but everything else you see up here are really requests for just a lot of the deferred maintenance that our department is working to address. A lot of these are in the form of annual programs and, for example, the Playground Replacement Program is an annual program. Community Center, a few that aren't on here would be the Aquatics Program and then also our annual Shelter Repair Program.

I think we submitted roughly \$4.1M in requests for the department and I think probably roughly what's currently in, and I know this can change, the proposed approved request is roughly 2.3. We do our best to leverage the dollars when we can when we get those maximize grants just to maybe get like a two for one deal if we can to get two projects done maybe for the price of one. We'll continue to explore opportunities to do that in here. I will say too, some of the unfunded things that aren't on here are more annual programs that our department has identified like, for example, a lighting program. Just to kind of put that into perspective, last year we had 1,876 baseball fields, just baseball field reservations and all of our parks, streets in our parks are our department's responsibility to manage and maintain. So, a lot of our infrastructure, especially lighting is original infrastructure and we are seeing a lot of safety issues with a lot of light poles getting blown over in storms and needing to be replaced and as you can imagine sport lighting is not as cost-friendly as maybe some regular lighting, which lighting in general is expensive.

Other Annual Programs, Parking Lot Maintenance Programs, Dock Replacement, some maintenance work out at the lake and then also you'll see up here Waterline Study work. If you recall, over the last probably five to seven years, our department did a five-phase Water Line

Replacement at Wyandotte County Lake. It's pretty expensive and so it's been really good to have that project done, but we still have two other county parks that also are in need of having the same type of work done, again, dealing with some original infrastructure. I'll stop there and happy to answer any questions you might have. I could talk forever, but I'll keep it short.

**Commissioner Kane** said a few years ago, I was excited one day about the Korean Memorial and the Vietnam Memorial out there at the lake and with the Mayor and the commissioner's help, Parks & Rec was able to come up with some funding for it. It's probably one of the nicest events that I've attended in the 20 years I've been here. It was awesome, it looks great. Keep it up and in fact, all the parks look great with the manpower that you don't have. I can't imagine what it would look like if you had more.

**Commissioner Davis** said Angel and Matt, you all know I'm a big fan of parks. I think one of the hard things to really look at is we're looking at a much slimmer year when it comes to some of those projects that we have seen in previous years. After reading the report and we understand ARPA has come to an end and we've kind of shifted priorities on Community Development dollars. Are there any other CIP projects, major CIP projects that is not on the screen that would be good for us to know that's coming next year? **Ms. Ferrara** said yeah, that's a great question. I would say as far as next year, this is probably a good snapshot of that, but I think looking ahead into '27, and I know I've mentioned this, I think in April when we gave an update, but similarly to the rock wall at the lake, which I'm happy to provide an update, I'm shocked no one's asked me yet, so thank you, Marshall Creek Bridge is going to need to be looked at and we are actively proactively looking at a report to make sure we have some really solid information. So, we are hoping to, like I said, be proactive so we can address that before it becomes a catastrophic failure and then, you know, we're not in the best position. I would say that is a big one on the horizon. That isn't necessarily built into '26, but hopefully we can do some proactive work, maybe some design work to be in a better position in '27.

A big one on here is the George Meyn HVAC at 230K. Again, George Meyn was rented 116 times last year so it is a very popular venue for the community. It provides a space for them to reserve for weddings and other things, but similar to George Meyn, Pierson Park is in the same boat. It has an original boiler and chiller system that's 40-50 years old, 40, and that's probably on

the horizon. We're going to try to push it to '27, but you know, we're doing the best we can there on that. So, those are some bigger ones that didn't maybe necessarily make it into '26, but it's high on our radar and just trying to be proactive on that work.

**Commissioner Davis** said I bring up these things because—and I know for Public Safety there's kind of a lion's share that they take up of the budget, usually something has to go wrong for you to see that response from our Public Safety folks. With parks it's things people are celebrating. They're celebrating key points in their lives. They're going out, they're having fun and I would just like to see a more robust investment as much as we can. I know we are in a tight budget, but it's going to be tough to really sell what we are doing with the taxpayer dollars if we can't keep the momentum going for investment. There are some ideas that I have for other revenue sources and I know that there's some discussion on TGT dollars and what we can do there to increase that investment as well, but I'll just let that sit there.

The other thing I wanted to ask, is it your department that oversees the maintenance and mowing of the medians or where do you all fall within that? **Ms. Ferrara** said our department is over the, we call them the hardscape median, so grass medians if it's—the grass medians, not the hardscape because there's no grass on that normally, that's Public Works, so yes we're over that. **Commissioner Davis** said gotcha. I know in my district and really kind of all over town that has been kind of a constant concern, which is kind of the maintenance and mowing and I know you all alone do not oversee mowing, but I do think it's time that we make the maintenance of our community a high priority. What is your current budget, if you know, for kind of maintenance and mowing for the 2026 Budget? **Matthew Zayas, Fiscal Analyst**, said contractually including the cemeteries, the medians, the parks, the ball fields, and then beautifying those grass scape medians, we have a little over \$700K and that doesn't account for all of our groundskeeping staff and everybody else who does mowing and maintenance work. **Commissioner Davis** said and is that the same amount from last year or was that an increase? **Mr. Zayas** said that was the same amount as last year. **Commissioner Davis** said gotcha.

I've been hearing a lot from folks in my district and, again, it's the physical manifestation of their tax dollars. I understand we cannot do everything, but I would like to see just a more aggressive approach to the maintenance and the mowing of our community. I know particularly on the east side of town, if you live next to more Land Bank lots, that is honestly one of the main issues that you hear, but even in my district, I hear it quite a bit and there's just a lot of work that

needs to be done there. So, I can imagine if you're receiving the same amount from the previous year, that dollar is being stretched thin. I want to make sure you all are well resourced, within reason of course, to make sure that you have those particular resources available.

The last thing I'll ask, the museum is, let me just make sure I understand, it's now under Parks. **Ms. Ferrara** said yes. **Commissioner Davis** said okay, because I saw that within the budget and I was like that's a little new since I've been here and so I'm glad that you all are able to collaborate on the museum as well.

**Mayor Garner** said I'd just like to let the Commission know myself and Commissioner Townsend have been working with the Administrator and I've had numerous conversations with him. He is looking at reorganizing some of the departments in a way to make mowing and blight mitigation more efficient. There are several departments that currently do those types of things. Having a streamline operation we believe could be a little more efficient and you have one point of contact that could handle the mowing and blight mitigation throughout our community. So, I just want the community to know, let staff know, but more importantly, let the Commission know that the Administrator is looking at options on how to better address blight and mowing in a way that could be more efficient and hit the areas that are most visible to the public.

**Commissioner Townsend** said thank you, Commissioner Davis, for the lead in to just where I'm going. But first of all, I have to say that I have appreciated working with Parks & Rec staff and everyone seated at the table tonight. They've done the best great job that they can do with the reductions that the 2025 Budget restraints placed upon them, so I have to acknowledge that. But as the Mayor said, and as Commissioner Davis alluded to and I've said before, it's one thing to live the budget and we absolutely, in my opinion, have to find some way to fund more cuttings in the year 2026, especially as we look at international coming to our city. This would be the minimum. I know infrastructure is a big thing, safety will be a big thing. This would be one of the most dollar productive things we could do at the lower end of the dollar scale.

I would like to ask for clarity a couple of questions so I know again just where we are on this. Ms. Ferrara, with regard to Land Bank, are those lots cut out of budget funds for Parks & Rec or another budget? I know there was a loss of people, not that they left the UG, but maybe a reorganization is a better way to say that, so if you could talk about are Land Banks cut from under

this budget, from the Parks and Rec budget? **Ms. Ferrara** said just a little bit of recap and history on that. Historically, the Parks & Rec Department did oversee the abatement team and that team was always kept separate, so it didn't have any Parks & Rec funding tied to that program. Last year through the budget process to find efficiencies cutting that team, which was two teams, down to one was part of one of the strategies and then also the mowing budget for Land Bank did get reduced as well and that's why the Land Bank mowing went from a 14-day rotation to about a 28-day rotation. **Commissioner Townsend** said the Land Bank you said it went from a 14-day to 28, yes, and let me edit that a little bit, at least a 28-day. It may have been a little bit more than that in some cases, but that is one of the things it would be urgent for us to address in a better way so that Parks & Rec receives more funds to do that on a cycle that is going to make our city all over look better. The eastern section, as Commissioner Davis said, does take a hit.

The other thing that I noticed is with, and maybe this was the remediation team that was under your control, is that correct under 2024?

**Mr. Peterson** said I'm not sure that I caught the last part of your question, so we might have to hear that again. I just wanted to clarify, I guess, the changes that we made in the budget for this year going into next year, Buildings & Logistics now oversees the abatement team and they currently have the funding for that within their budget. We're going to hear from them at a future workshop. Economic Development now has the Coordinator position for the Land Bank mowing, and they also have the budget for the Land Bank mowing and that's new this year and they're also scheduled to come back in a future meeting. Parks & Rec, I guess, can explain more, but I believe you're mostly in charge of mowing ballfields, parks, cemeteries, and medians.

**Commissioner Townsend** said okay, I'm a bit more confused now. Let me go back to how it was before the 2025 Budget and I can follow it a little bit better. In 2024 under Parks & Rec you had Land Bank, is that correct? **Ms. Ferrara** said yes. **Commissioner Townsend** said and that was things—and things that were mowed under Land Bank were mowed on a 28-day cycle, basically twice a month. **Ms. Ferrara** said let me clarify. We had Land Bank mowing in 2024 and that original rotation was at least to meet a 14-day rotation on mowing. **Commissioner Townsend** said right, but under revenue neutral, this year's scheme that we're living now, it's down to about once a month, correct? **Mr. Ferrara** said yes, and that program has moved to Buildings & Logistics—or Economic Development. **Commissioner Townsend** said under Economic Development. Okay, so we've yet to see them. Then, under the 2024 Budget, you also

had a remediation team. **Ms. Ferrara** said yes, the abatement team. **Commissioner Townsend** said the abatement team and is that still with you or that is under the auspices of another department now? **Ms. Ferrara** said yes, the abatement team is under Buildings & Logistics. **Commissioner Townsend** said okay, so who do you have that's responsible for mowing just parks? Is that the only mowing responsibility that you have now? **Ms. Ferrara** said our mowing is parks, cemeteries, medians, ball fields and I think we might still do a couple WPC sites. **Someone** was inaudible. **Ms. Ferrara** said oh no, yep, so just medians, ball fields, parks, and cemeteries. **Commissioner Townsend** said okay, and your proposal for 2026 is that same scheme, correct? **Ms. Ferrara** said yes. **Commissioner Townsend** said all right. Well, that's helpful because this year it did become, to me at least, a bit confusing. If you can recall for me, it seemed as though there were two remediation teams in 2024? **Ms. Ferrara** said that's correct. **Commissioner Townsend** said and so these people didn't leave the UG as employees, but what happened to one of those abatement teams. Only one remained, what happened to those other persons? **Ms. Ferrara** said we didn't cut any warm bodies. Some members on that team did take another position, whether that was somewhere else in the organization or outside of the organization. They chose that themselves.

**Commissioner Townsend** said okay. Well, I have to commend under the 2024 scheme, and I know the 2025 scheme is doing the best that they could do through no fault of their own. There was never a time when I didn't put in a request for extreme vegetation or dumping, the clearance of dumping, from a constituent that those abatement teams, when we had two, didn't move immediately under Parks & Rec. I have to thank them again. Some of them, as you said, may still be UG employees, but doing other jobs, but I have to recognize the job they did and it made it all the more apparent what we were losing in this year and how the area looked. These questions are going to help me better analyze the numbers. It was more the schematic and more the plea for us to—with respect to this mowing and how things are mowed particularly Land Bank, remediation that could be dumping, it could be overgrown weeds of people who own the property. It's privately owned, but they are not subscribing to code and that is a problem for their neighbors and the way this community looks.

Again, I have to thank you, Ms. Ferrara, and all of the people there, Mr. Billaci, everyone there for Parks & Rec, for the great job that you do with what you have and thank you again for a

great season at Parkwood Pool and to our partners with Midwest and the good job that they did and those lifeguards did this year, appreciate them.

**Mayor Garner** said I applaud the work of you all too. I know I've said it time and time again that Angel and her team and the Parks Department, they've touched just about every park in this county, particularly those areas that have been disinvested and disenfranchised, really east of 78<sup>th</sup> Street. If you look at the parks downtown, new parks were created. Strawberry Hill has a new park. I mean parks that hadn't been touched for years, so thank you and your team for really just making sure that those types of amenities were available to our residents, particularly in those areas that had been long forgotten and now those parks look really nice and they're being utilized. I go to these parks a lot and families and these young people are using the pickleball courts, the basketball courts, they're walking. And when you talk about a community that historically has been unhealthy, parks is really key to that because now people are out of their houses, they're exercising, they're enjoying the amenities, getting fresh air, and becoming healthier and parks is taking the lead in that, so thank you all so much. You all have done a phenomenal job.

Question. You have six rec centers, I think, is that what you said? **Ms. Ferrara** said yes. **Mayor Garner** said what does that utilization look like. Which one is used the most and which one is used the least? **Ms. Ferrara** said that's tough. Well, as you all know, we've had Earl Watson Community Center closed for a little over a year and a lot of that is predominantly due to staffing and safety issues. We were able to get some programming in there this summer, but it was temporary. As far as utilization goes, it really depends on the season. Some centers are used more than others. The usage varies. What we've started to do is every month at Park Board, we do give a report on the numbers and usage for each center and so we do have that information to share. It could be anywhere from 900 visitors, 500 visitors to 2,000-3,000 plus. I know like last year, for example, our centers saw an influx of people because of the record turnout and voter registration, so it really just depends. They are actively being used and there's a lot of desire for community groups to come in and use the spaces as well. I'd be happy to share that information. It's just hard to say and then I'd also just put a plug in for the department's annual report. We do cover a lot of numbers and data in there as far as usage for fields, shelters, halls, community centers, and things like that. I'd be happy to share that detailed information if you would like that.

**Mayor Garner** said yeah, that would be great and then on that same line, what about parks. I mean are there certain parks—I know there's like these outlying parks that really nobody uses. Have we identified those parks as a way to free up maintenance costs that may be associated with those? **Ms. Ferrara** said yeah, so that's an interesting question. There's a couple ways that our department currently tracks some of that. This sounds silly. Some of it is by the volume of trash that we have in those parks or by the number of shelter reservations. There's some pretty savvy technology out there right now like Placer AI that can give us more detailed information and hopefully one day we can get there. What we actually kind of started to take a look at this year, going back to the mowing strategy, is we have roughly 1,100 mobile acres in-house that we mow and so knowing that there were some days where we only had two groundskeepers or four groundskeepers that does the mowing, we went into the season with a strategy. We knew we couldn't mow everything down, so we worked to determine a list of three tiers essentially and trying to take a look at our parks off usage and maintenance and then really taking a look at what does it look like to implement a strategy to where tier one is maybe used more, these parks get a higher level of care and maintenance and then tier two and tier three and so on.

We're still working through that process, but we did implement that a little bit in our parks and I think out of the 1,100 mobile acres, we scaled back on about 17%. So, what does that mean? That means, you know, we try to meet a 7 to 10 day rotation with mowing our parks. The areas we scaled back were more on like a 15 to 21 day rotation for mowing, so not mowing everything down, which some people do view that as a strategy to be more efficient and to just be more intentional and conscious about keeping some of our areas more of a nature and natural place.

**Mayor Garner** said I know when I was on the Police Department, and this goes back to the 90s when Community Policing first kicked off, probably early 90s, I know a lot of our neighborhood groups, and there were obviously a lot more, there were over 180 at that time, I believe, at the height. I believe there was like Adopt-A-Park where a lot of neighborhood groups would adopt parks they would mow, they would pick up trash, they would do those things to help the city. Do we still have any programs like that in place. Are we working with Livable Neighborhoods at all—our neighborhood groups to try and look at maybe reinstituting things like that to really get our community involved in taking care of the very amenities that they say they want to help keep them, you know, with the beautification. **Ms. Ferrara** said that's a great idea. I know that a few years ago I think Public Works did try to implement a program called Adopt-A-

Spot and then within that Adopt-A-Spot program there was an Adopt-A-Park program. I'd have to check with them because they managed that program to see if they still have a staff member overseeing that, but I think it's still in use because some parks did get adopted and occasionally we'll have groups come in to get trash bags and clean the park. It could probably be a lot more of a robust program as well. **Mayor Garner** said you'd be surprised of what a \$20 trophy would do in a neighborhood for folks and you challenge them if you keep this park up, you know, your neighborhood or your group will be that group to be recognized by Parks. I mean I'm just trying to help think of things to help with that.

I challenge our future Commissions and future Mayors. When I was on the Police Department working with Community Policing, what was really valuable when you talk about blight, going back to what we called the broken windows theory, that really addressed those things that brought the decrease in crime at that was blight and blight mitigation. We had Operation Brightside. We'd call them and we would work with them everything from graffiti, picking up trash, cops would work with the neighborhood groups to do cleanup blitzes as well as in parks, things of that nature. I don't know how often we do those things anymore, but it really would be great. I believe Operation Brightside eventually morphed into SOAR before I left and I just don't hear a lot of dedicated blight mitigation apparatus or an ecosystem with the Unified Government. I think maybe it's past time we get back to that because when you talk about weeds and trash blowing down the street, you know, the blight and I know we talked about public safety, we talked about parks, and we talked about schools, but one of the other biggest concerns that we get from residents is blight, weeds, and trash. It really makes our community look very unsightly. Even if you solve crime and all those things, if you roll into a neighborhood and you see trash everywhere and weeds, you know, and you can call them whatever you want, some folks like to say oh, take it back to its natural state. Well, that doesn't sit well for some communities. I've gone to other cities and I can tell you, I went to Detroit and I was shocked walking down the street and I was with the Greater Kansas City Chamber and one of the things that stood out to us walking in downtown Detroit, and they were recovering from their bankruptcy, we were hard-pressed to find a cigarette butt on the street and we looked. It was that well-maintained and so I just challenge this Commission and our staff and administration and future elected officials that may be looking to really put some attention and maybe get back to having some type of apparatus, department or streamline system in place to really hone in on blight and mowing and all those things that you're

hearing from our Commission. But the reason you hear from our commissioners is because we're hearing from the community and that tends to be a huge problem.

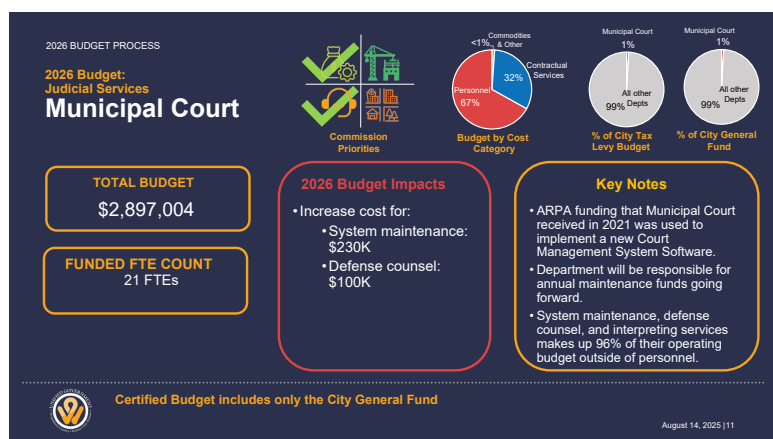
Also, the policies and, again, I go back to when I was on the Police Department, Public Works used to—if there were tree limbs down, things like that, they would actually go with a dump truck, saw it, pick it up, and take it to the dump. I don't know where we got away from doing those types of things as well as having rovers and trucks that would go and pick up mattresses and kitchen sinks along the roadway. I'm just coming up with a better strategy as well as our policies and this is more for the Commission, looking at maybe getting back to as we can increase funding and staffing and maybe streamline the process to have it more dedicated to blight. Look at the right-of-ways—there are a lot of—I know there was—I believe Commissioner Kane, I think he was contacted. There was an elderly gentleman a couple years ago that was trying to mow his right-of-way and I think he was in his 80s and his mower fell over on him because he didn't have the appropriate equipment to do those types of things. I just think we need to take a hard look. We're asking our residents to pay more, but we're giving them a lot less. I just think if you talk to some of the staff members that I know that have worked here for years, that I worked with for years that are still here, that's why I say we need to talk to the boots on the ground that where the rubber hits the road, they're saying they can do those things, but sometimes the directives and the policies that have come down have changed and they're not allowed to do those things or they're being directed to do other things. They're saying that they can still do those types of things if they're directed to. We've got great employees here that actually do the work in the field and they're willing to do the work. It's just you have to have the type of leadership in place, and I'm not talking about you, but the will to direct employees to do those types of things that we know, we've shown before that can be done. So, thank you to your entire team. You all have done—I can't praise you enough and the reason I praise you so much is because I get the praise from the community on just the outstanding job and they're so happy to be able to have parks they can be proud of, so thank you for your team's work.

**Commissioner Bynum** said I just wanted to say that first of all, thank you for all that you all do. I really appreciate everything about your department, but Mayor, I just wanted to address the Adopt-A-Spot Cleanup Program. That program exists, at least in part, because my Kiwanis Club of KCK West, we adopted 126<sup>th</sup> Street by Wyandotte County Park pre-COVID. We still clean it

to this day. We just discussed a cleanup date this morning at our meeting. We still clean 126<sup>th</sup> Street from State to pass the Ag Hall and so we are participating and I think that Public Works even put us up a little sign to denote that area is adopted by us. As far as I know that program is operating and I encourage other groups to adopt parks and places around parks to help keep clean.

**Commissioner Townsend** said I wanted to mention while I had the opportunity that whether contracts or it's our employees cutting Land Bank, they'll know with the park, so I know it won't be our employees, but anywhere we're having to contract people to cut these lots, we need to make sure that the scope of the work to be done is clear. And they should not only cut the lot assigned, but also the neutral ground, as they used to say in New Orleans, in front of them. Unfortunately, I've run across situations this year where I don't know if we did not adequately define the scope of what was to be done, but that should never be the case where they're cutting a lot and the strip in front of it is left with weeds and grass and gone uncut. So, wherever the responsibilities of these contractors end up next year or the end of this year, that is something that should be addressed and made plain of the entire scope of the job they are to do.

**Mayor Garner** said thank you Parks Department. **Ms. Ferrara** said thank you.



**Mr. Peterson** said we're going to move on to Municipal Court, which is the last department on our meeting agenda for tonight. So, 2026 Budget for Municipal Court was \$2.9M. They have 21 FTEs that are part of their budget, 67% is Personnel, 32% Contractual Services and in the City Tax Levy Budget, they make up about 1% of the City General Fund, again about 1%. We did increase costs for Systems Maintenance since they had a new software system that they recently

implemented as well as additional funding for the Defense Counsel, which we did have to identify in 2024. We discovered that funding wasn't adequate to fund those contracts. Some key notes, there was some COVID funding that was used in Municipal Court in 2021 to implement a new Court Management System. That is what we're identifying maintenance funding for in this 2026 Budget and then System Maintenance, Defense Counsel and Interpreting Services make up 96% of their Operating Budget outside of personnel, so really they have a very small discretionary Operating Budget within their department.

**Meaghan Shultz, Municipal Court Administrative Judge**, said we are happy to be here with you tonight. We know we're at the end, so we will make this short. We have done everything that we can to try to trim and streamline and make our budget more efficient. We do constantly have as part of our interpreter contract an interpreter in-person for Spanish interpretation at every docket. That is the highest number of people that we have that speak another language, but as far as every other language that we encounter, we use Proprio. It is a video and/or audio service depending on who, how our connection is and that is 75 cents a minute, which is a heck of a lot cheaper than paying for an interpreter in person because you have to pay a two hour minimum even if they're only interpreting for one person. We deal with several different languages ranging from languages that only have 200K people in the world that speak it, but yet constitutionally we have to provide an interpreter for defendants that are in our court, at court hearings whether or not it is easy to obtain an interpreter.

The Court Management Software that we are continuing to transition to is allowing us to ultimately reduce the—we are not eliminating any employees, but as employees move on from the Court Clerk 1 position, we are going to be able to eliminate some of those positions because we will not need as much data entry because this court software system will integrate or does integrate with the E-Ticket System that KCKPD currently uses. That will eliminate the need for the data entry. Unfortunately, during the transition period, we still have to pay for our current court software, so that's kind of why the cost is a little weird next year because we're going to have to be paying for both for a certain amount of time until the transition is fully complete. I'm happy to hear any questions or comments.

**Commissioner Davis** said very quickly, Judge, thank you so much. I just want to give credit and congratulations where it's due. You are the President of the Kansas Municipal—**Judge Shultz** said yes, I was elected the President of the Kansas Municipal Judges Association this year. **Commissioner Davis** said congratulations, that's amazing. And your colleague was also—Judge Wittman was also awarded for her work on traffic law. Can you also talk very briefly about that as well? **Judge Shultz** said I'm trying to remember the name of the position that it is. It's something to do with the American Bar Association and she will be helping educate traffic law judges across the US. So, that is phenomenal for us. **Commissioner Davis** said it's very, very important and we already did a whole release and everything, but I just wanted to say congratulations.

I do see the Defense Counsel cost for \$100K. We did have a discussion with DA Dupree. We understand lawyers are expensive. Can you speak to what that dynamic has been and why that increase for cost? **Judge Shultz** said our old contract with previous appointed defense counsel was set up differently than this one is. Previous contracts, defense counsel never met with defendants outside of court. They would spend only time within the courtroom with their clients, so that caused them to have to attempt to hurriedly review discovery, give them their plea offer, talk about their options. This contract that we have now, we believe better serves not only the court as a whole, but it also serves defendants better and it ensures that there will be no issues with appeals as far as effective assistance of counsel. People have the opportunity to make an appointment with their attorney outside of our court dockets. Those attorneys are present in our court every Thursday and Friday except for the fifth week of the month. We just have it set up for the first four weeks of the month, so not only are they handling in-person dockets, video dockets during that time, but they're also having outside hours where they meet with their clients. That of course costs more, but constitutionally, we do have to provide people with an appointed attorney.

If jail is sought, that of course is in part dictated by ordinance, but also dictated by what the Prosecutor's Office is requesting, which is of course under Ms. Lawson's purview because she is their boss. They work for her department, not for our department. I think that's really important for people to understand because I think there is sometimes confusion about whether or not the prosecutors work for Municipal Court. They do not. Then the appointed defense counsel is an hourly rate that we pay them and so that fluctuates depending on the number of people that have been appointed.

We have also streamlined our appointment process. We have people get an affidavit. They gather their documents, they present that affidavit to one of our employees, our real Risk Engagement Assessment Liaison. He reviews the documentation that they provide to him. He is a notary, so they're able to notarize and sign that affidavit in front of him. It is distributed to the judges, we review that and make a determination as to whether or not someone qualifies. We use 125% of the federal poverty guideline as our—what we use to determine if somebody qualifies and, of course, that's affected by the number of dependents you have and when 2025 started, we adjusted it based on the 2025 numbers given by the federal government. **Commissioner Davis** said thank you.

**Mayor Garner** said does Dispute Resolutions still exist? **Judge Shultz** said yes it does. It's not under our department. **Mr. Lindsey** said it's under Human Services. **Mayor Garner** said thank you so much. Awesome feedback on your leadership, the things that you're trying to do to innovate as well. I've gotten positive feedback from people that have interacted with you in the court and so they're really pleased both with attorneys and people that have just paid their tickets, doing those types of things that come before you. They may not always like the outcome, but they appreciate the professionalism of what Municipal Court does including a lot of attorneys that come before you as well. Thank you so much for that.

I know you're trying to innovate and quickly, are there any other best practice, and I asked this earlier to the DA and to the Sheriff, best practice innovations. I see programs that allow you—any other things out there that maybe in the future Mayors and Commissions can look at to streamline operations that maybe other Municipal Courts are doing in the nation that can hopefully save our taxpayers some money. I don't know what that would look like.

**Judge Shultz** said one of the most innovative Municipal Courts in the United States is in Akron, Ohio. We carefully follow what they put out, what they're doing just to see if we're able to adapt any of it to our courts. We have done several things. We allow people to have an ability to pay hearing—because of COVID we had stopped community service. That has restarted and that is actually handled through our Community Policing Department. One of the issues that we had previously with community service was—at one point it was done through MCSP, which required people to pay a fee to be monitored by MCSP and until you could pay the fee, you couldn't start your hours so that kind of defeated, in my mind, the point of community service. Then we

had kind of gone to a point where we were trying to have our Probation Officers monitor that. We have two Probation Officers to monitor all the people that are on probation, so that didn't really work out that great. So, when COVID happened, we kind of just stopped community service and we have restarted it with Community Policing and we also have our real officer who receives all the information from Community Policing regarding hours and he kind of monitors that for us.

We had a program that was helping us get people their driver's license back. The funding, of course, ran out for that. So what we try to do is if it's a Kansas driver's license, we definitely try to look up their driving record for them. We direct them to the employee that's actually from Driver Solutions in Mission. We do as much as we can to try to get them reinstated because people who have driver's licenses have better economic opportunities. They have better options to get a job. They have better health outcomes overall. So, those kinds of programs are programs that were started in courts like the Akron court. We do try to, when we can. We have to obviously deal with what funding constraints that we do have.

**Mayor Garner** said no disrespect, I'm not going to let you give Akron too much credit because Commissioner Stites can attest to it. We were doing—Commissioner Stites was in Community Policing at one time and we were—and it was a really robust program where we had those people out picking up trash, mowing, painting, doing a lot of those things. So, it's good to hear you all getting back to that. I just challenge—even with our downtown, I mean there's dedicated officers working with the Downtown Shareholders. There is an opportunity there to help pick up trash and beautify our downtown along that area, working with those officers that we know will be there. I don't know what that would look like as far as our parks, you know, some of the non-violent offenders that maybe work with some of our departments to help do those things in those areas where the need is the greatest. But that's awesome to hear that. I know Judge Myers on the District side, she also does that. She assigns, so I don't know if there's some room for collaboration with the District Court as well to get the bodies we need to be able to go out and do some things to help with some of the challenges that I know that our staff has here at the Unified Government just when you talk about blight, trash, beautification or other things that you as a judge may see of value.

Last thing, this question has always come up even when I was on the Police Department, and I don't know, it's probably logistical personnel deal. I know other cities have it. They have weekend court and they have night courts. I don't know if that's ever been considered here as an

option for our working families. Sometimes it's hard for people to get off work, and if they can't get off work and they have to choose between going to court or going to work to feed their families, sometimes they'll choose to go to work to feed their families and they end up with a warrant. They're stopped by the police, their car is towed, they're incarcerated and it's just a downhill spiral. If we had weekend court or court to where maybe they could come in for a couple hours after hours, I don't know what that would look like as far as flexing hours. I know you all bring in judges contractually. I just don't know what that would look like to have that opportunity. If you can't do it like regularly, maybe once a quarter, once a month, or whatever the case may be to allow those families and those working individuals that probably want to take care of their legal challenges, but just can't afford to take off work because maybe their boss won't let them or financially they can't.

I think that would go a long way of helping a lot of working families and helping some of those individuals take care of their legal obligations while also maintaining their ability to go to work and do those types of things. I do know for a lot of working families some of their employers just won't let them off and I dealt with—I can't tell you how many people I've arrested over the 32 years because they had a warrant and I had to tow their car, they were incarcerated and I'd see them out, they lost their job. Now that hole is even deeper for them to dig out of. Now you're talking broken families and a lot of other things that I saw some individuals do and I'm not saying it's right and I'm not condoning it, but they ended up just spiraling out of control and going down a road that really doesn't reflect what we want our residents to do to live productive lifestyles. So, I didn't know if that was ever a thought or an option or that we've even thought about here at the Unified Government.

**Judge Shultz** said we have discussed it before. It is largely a funding matter. You have to have people from Steve Owen's department available because you have to have security. We have to abide by our union contract and I know that there are some restrictions as far as what we can do with employees hours and then we have to be able to pay whoever it is, whether it's Judge Wittman and I or if it is a series of pro tem judges and I know that every time we have looked at it, it has just not been financially feasible.

What we have done for someone who receives a traffic ticket, if they cannot make their first court date, we have a link on our Unified Government website on the Municipal Court page that allows them to request a one-time continuance. If they can't make that first appearance,

they're not automatically getting a warrant as long as they request that continuance at least 24 hours in advance. Now, with misdemeanor cases, it's different. It is important for people to—it's important for people to appear for traffic tickets too, but with misdemeanor cases in particular, complaining witnesses appear, it's not really easy to monitor that like it is with the traffic. One of our Clerks just automatically issues those continuances to people if they are requested, so we do have avenues that we do try to leave open for people. We do get emails on our—you know we have an email address, [kckmunicourt@wycokck.org](mailto:kckmunicourt@wycokck.org), and our Clerks are good about answering those emails, about giving people options. I know if, for example, if people are ill or in the hospital, we are really good about accommodating without having to post a bond.

We also have a very generous bonding policy compared to a lot of places in the metro area. If defendants have never had to post bond on the case before, it is \$100 and then it goes up by \$50 each time. We also have a policy that if you owe fines and fees and the bond that you posted yourself is forfeited, we apply it to those fines and fees first, which we didn't historically used to do. We just figure it's more fair that way. We aren't comfortable doing that when, for example, your mom or your sister or friend has posted that bond for you like a surety bond. **Mayor Garner** said thank you, Judge.

**Mayor Garner** said thank you to our staff for the budget presentation, our Administrator. I know it's a long meeting. Thank you commissioners and those that may be watching and staff for bearing with us. I want to thank staff again for getting the line items to the commissioners. They're not down to the penny, but I know if we want it down to the penny, staff has assured the commissioners that they can get it down to the penny, but these line items are a lot more than what we usually see on these PowerPoints and you've heard some of our commissioners weigh in on that tonight. We have no further business. I'll entertain a motion to adjourn.

**Action: Commissioner Burns made a motion, seconded by Commissioner Davis, to adjourn.**

Roll call was taken and there were nine "Ayes," Burroughs, Townsend, Burns, Hill, Kane, Lopez, Stites, Davis, Bynum.

**MAYOR GARNER ADJOURNED  
THE MEETING AT 8:49 p.m.**

---

Monica L. Sparks  
Unified Government Clerk

dt



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** August 14, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

## Weekly Business Material for August 8, 2025 – August 14, 2025

### 1. CLAIM FOR DAMAGES:

- Yasmeen Coleman, Kansas City, KS, alleging damage to personal property on 7/16/2025.
- Shakiyla Franklin, Kansas City, KS, alleging damage to personal property on 6/28/2025.
- John Mamie, Kansas City, KS, alleging damage to personal vehicle on 5/22/2025.
- Lisa Spicer, Kansas City, KS, alleging damage to personal property on 5/19/2025.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 2. SUMMONS:

- Neal Palmer vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. WY-2025-CV-000623.
- Unified Government of Wyandotte County/Kansas City, Kansas vs. Jemeel Weaver, Case No. WY-2024-CV-000807.

**Action:** Referred to Legal. Copy previously forwarded to Legal.

### 3. TRAVEL REQUESTS:

- Gary Everhart, Public Works/Water pollution control/Environmental services, travel to Topeka, KS, from 8/26/2025 through 8/28/2025, to attend KWEA Joint Conference, WPC/ES CC00185.
- Jason Faust, Planning & Urban Design, travel to Manhattan, KS, from 9/16/2025 through 9/19/2025, to attend KACE 2025 Fall Conference, Employee Training & Travel.
- P. J. Locke & LeeAnn Shelton, PAL, travel to Arlington, VA, from 7/8/25 through 7/11/2025, to attend PAL Youth Summit, cost covered by National PAL

**Action:** Approved by Administrator's Office and received and filed.

### 4. APPLICATIONS FOR DRINK EST/PUBLIC VENUE:

- Perla Garcia for Magdalena Meza, d/b/a Tarahumaras Mexican Restaurant, 503 N.6<sup>th</sup> St., Kansas City, KS 66101.
- Nestor Ornelas for Maria De Los Angeles Martinez-Saucedo, d/b/a Taqueria Arandas, 7901 State Ave., Kansas City, KS 66112.

**Action:** Referred to License.

### 5. APPLICATIONS FOR PVT. CLUB CLASS A:

- Louis Torrez, d/b/a American Legion Post 199, 7942 Leavenworth Rd., Kansas City, KS 66101.

**Action:** Referred to License.

**6. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:**

- Fiore Industries Inc., d/b/a Fiore Industries Inc., 8200 Carmel Ave. NE Ste. 103-B, Albuquerque, NM 87122.
- Metropolitan Public Safety LLC, d/b/a Metropolitan Public Safety LLC, 923 NE Woods Chapel Rd., Ste. 185, Lee's Summit, MO 64064.
- Premier Security Solutions Company Inc., d/b/a Premier Security Solutions Company Inc., 2305 S. Center Rd., Burton, MI 48519.

**Action:** Referred to License.



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** August 21, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

## Weekly Business Material for August 15, 2025 – August 21, 2025

### 1. PUBLIC NOTICE:

- Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on August 5, 2025, at Alandon Tow Service.

**Action:** Received and filed.

### 2. CLAIM FOR DAMAGES:

- Shameka Brown, Kansas City, KS, alleging damage to personal property January 2025.
- Debra Norman, Kansas City, KS, submitting additional documents for claim filed alleging personal injury on 7/10/2024.
- The Claims Center LLC, on behalf of ONE Gas KS, Kansas City, KS, alleging damage to ONE Gas KS facilities on 4/1/2025.
- Shatisha Flowers, Kansas City, KS, alleging harassment on 6/18/2024.
- Savon Brooks, motion of misconduct referred to District Court.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 3. SUMMONS:

- Detoya Wilburn vs. Anita Cole, et al., Case No. WY-2025-CV-000478.
- Nebraska Furniture Mart ,Inc. vs. Rebecca T. Still, Case No. WY-2025LM-004943

**Action:** Received and filed. Copy previously forward to Legal.

### 4. TRAVEL REQUESTS:

- Terrie Garrison, Health Department, travel to Kansas City, KS, from 9/10/2025 through 9/12/2025, to attend the 16<sup>th</sup> Annual Heartland Conference on Health Equity and Patient Centered Care, Employee Training & Travel.
- Jessica Kraus, KCKFD, travel to Manhattan, KS, from 8/7/2025 through 8/10/2025, to attend KEMSA Conference & Expo, Employee Training & Travel.
- Brett McCoy and Michael Woods, KCKFD, travel to Killeen, TX, from 8/25/2025 through 8/26/2025, to inspection and purchase of fire apparatus, Employee Training & Travel.

**Action:** Approved by Administrator's Office and received and filed.

### 5. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Rare Hospitality of Kansas Inc, Paula Jo Penegar, d/b/a Longhorn Steakhouse of Speedway, 1708 Village West Pkwy, Kansas City, KS 66111.
- GM Restaurants of Kansas Inc, Mary Ann Young, d/b/a The Olive Garden #1795, 10670 Parallel Pkwy, Kansas City, KS 66109.

**Action:** Referred to License.

**6. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:**

- Taqueria Mexico of Kansas Inc, d/b/a Taqueria Mexico #4, 3300 Rainbow Blvd, Kansas City, KS 66103.

**Action:** Referred to License.



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

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<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** August 28, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

## Weekly Business Material for August 22, 2025 – August 28, 2025

### 1. COMMUNICATION:

- State Avenue 240 LLC submits Formal Notice of intent to sell property and be relieved of all obligations under the Development Agreement, effective August 21, 2025.

**Action:** Received and filed.

### 2. BIDS:

- Sharon Reed, Purchasing Manager, listing bids received on August 25, 2025, for project #B41652 – Rebid Single Occupant Public Restroom for Buildings & Logistics and Community Development Departments.
- Sharon Reed, Purchasing Manager, listing bids received on August 27, 2025, for project #B41656 – Upfitting Six Ford F-150s – KCK PD for the Police Department.

**Action:** Received and filed. Copy previously forwarded to County Administrator, Building & Logistics Department, Legislative Auditor, Community Development Department, Police Department, and Legal Department.

### 3. CLAIM FOR DAMAGES:

- Constance Duncan, Kansas City, KS, alleging damage to personal property on 8/7/2025.
- Olivia Moore, Kansas City, KS, alleging damage to personal vehicle on 8/20/2025.
- Daniel Sage, Kansas City, KS, alleging damage to personal property on 6/12/2025.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 4. TRAVEL REQUESTS:

- Troy Rice, KCKPD/Investigations/Task Force Unit (FBI-HARCFL), travel to Omaha, NE, from 8/11/2025 through 8/12/2025, to provide operational support to FBI Omaha, cost covered by FBI.
- Angel Silvestre, Kansas City Kansas Police Department DEA Group 41, travel to Lorton, VA, from 8/24/2025 through 8/30/2025, to attend Basic Mobile Phone Extraction and Processing training, cost covered by DEA.

**Action:** Approved by Administrator's Office and received and filed.

### 5. APPLICATIONS FOR DRINK EST/PUBLIC VENUE:

- William Hutton for A9 KC JV Operations LLC Agent, d/b/a Atlas9, 1100 N.98<sup>th</sup> St., Kansas City, KS 66111.
- Richard Thurber for KC Bowl Inc, d/b/a KC Bowl, 8201 State Ave., Kansas City, KS 66112.

**Action:** Referred to License.

**6. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:**

- C-Corp Individual-American Homeland Security, d/b/a American Homeland Security, 2539 Queen Ridge Dr. Independence, MO 64055.

**Action:** Referred to License.



## Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 443" style="border: 1px solid black; padding: 2px;">Reginald Lindsey, Director</div> rlindsey@wycokck.org x5292	Budget
AGENDA ITEM #12.1.		
ORDINANCE: APPROVING SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT BUDGET		
BACKGROUND		
<p>Request adoption of the following ordinance regarding the Self-Supported Municipal Improvement District as follows:</p> <p>An Ordinance expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas with respect to financing the 2025 annual budget for the <b>Self-Supported Municipal Improvement District</b> and approving, adopting, and appropriating the budget of the Self-Supported Municipal Improvement District and levying a tax for the year beginning January 1, 2026.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
See attached.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
2026 SSMID Budget and Mill Levy Ordinance, 2026 SSMID RNR INTENT NOTIFICATION -07.09.25 (Exhibit A), SSMID special-district 2026_Budget Noicte_Aug 26 2025		

Approved by Mayor/Administrator to add to agenda.

(Published \_\_\_\_\_)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE EXPRESSING THE PROPERTY TAXATION POLICY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS WITH RESPECT TO FINANCING THE 2026 ANNUAL BUDGET FOR THE SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT AND APPROVING, ADOPTING AND APPROPRIATING THE BUDGET OF THE SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT AND LEVYING A TAX FOR THE YEAR BEGINNING JANUARY 1, 2026.**

**WHEREAS**, on July 28, 2016, pursuant to Ordinance 0-52-16 the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District (the “SSMID”) was established; and

**WHEREAS**, Ordinance 0-52-16 also established a maximum mill levy rate of 13.301 mills for the SSMID; and

**WHEREAS**, Ordinance 0-52-16 also established the SSMID Advisory Board; and

**WHEREAS**, pursuant to K.S.A. 12-17,102(b), the annual levy of taxes within the SSMID shall not be made until the SSMID Advisory Board has provided their recommendation to the Unified Government Board of Commissioners, which is the governing body for the SSMID; and

**WHEREAS**, on July 3, 2025, the SSMID Advisory Board met in open session to discuss their recommendation for the mill levy rate within the SSMID for the year 2026, and the Advisory Board voted to recommend that the mill levy within the SSMID be set at no greater than the revenue neutral rate of 8.954 mills for the year 2026; and

**WHEREAS**, the Advisory Board provided this recommendation to the Unified Government Board of Commissioners by filing their recommendation with the Unified Government Clerk’s Office on July 9, 2025, a copy of which is attached to this Ordinance as Exhibit A; and

**WHEREAS**, the Unified Government Board of Commissioners sits as the governing body of the SSMID, and, pursuant to K.S.A. 12-17,102(b), the governing body of the District may levy taxes annually within the District to carry out the purposes of the District, if approved by ordinance; and

**WHEREAS**, the Unified Government Board of Commissioners has fully complied with all of the requirements of the Unified Government Code of Ordinances and Kansas state statutes with respect to reviewing this budget and holding a public hearing thereon.

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

**Section 1.** The Unified Government Board of Commissioners notified the public on August 14, 2025, in the official county newspaper of the proposed ad valorem tax levies for the 2026 budget for the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District and that all persons were invited and encouraged to attend a public hearing conducted by the Board of Commissioners on August 26, 2025 at 7:00 p.m., in the 1<sup>st</sup> Floor Chambers at City Hall, 701 N. 7<sup>th</sup> St., Kansas City, Kansas, for the purpose of considering such 2026 budget.

**Section 2.** After careful public deliberations, the Unified Government Board of Commissioners has determined that in order to maintain the public services, contracts and improvements which are essential for the Self-Supported Municipal Improvement District in 2026, the Unified Government Board of Commissioners hereby accepts the determination of the SSMID Advisory Board that, in order to carry out the purposes of the SSMID, it will be necessary to levy a rate of not more than 8.954 mills within the District to fund the budget proposed by the Advisory Board.

**Section 3.** The 2026 Annual Budget for the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District provided to the Unified Government on August 27, 2025 (Exhibit B) is hereby approved and adopted, and a tax for the SSMID is hereby levied in the amount of 8.954 mills within the limits of the District, and the funds from such levy are hereby appropriated on behalf of the SSMID.

**Section 4.** The governing body certifies that the amounts to be raised by ad valorem property tax levies are within the statutory limitations.

**Section 5.** This Ordinance shall take effect and be in full force upon its approval, passage, and publication in the official Unified Government newspaper.

*[Balance of this page left intentionally blank]*

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,  
THIS \_\_\_\_\_ DAY OF AUGUST 2025.**

---

Tyrone Garner, Mayor/CEO

Attest:

---

Monica Sparks  
Interim Unified Government Clerk

Approved as to form:

---

Angela Lawson  
Acting Chief Counsel



**NOTICE OF BUDGET HEARING**

2026

The governing body of  
**Self-Supporting Municipal Improvement District**  
Wyandotte County

will meet on August 26, 2025 at 7:00pm at Commission Chambers of the Municipal Office Building (701 N 7th St, Kansas City, KS 66101) for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to be levied. Detailed budget information is available at Unified Government Budget Office, 701 N 7th Street, Room 510 and will be available at this hearing.

**BUDGET SUMMARY**

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026			
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*	
General	383,836	10.707	509,528	8.822	693,723	227,621	8.954	
Totals	383,836	10.707	509,528	8.822	693,723	227,621	8.954	
<i>Revenue Neutral Rate**</i>								8.954
Less: Transfers	0		0		0			
Net Expenditures	383,836		509,528		693,723			
Total Tax Levied	228,623		227,885		xxxxxxxxxxxxxxxx			
Assessed Valuation	21,353,111		25,831,389		25,421,250			

Outstanding Indebtedness,

	2023	2024	2025
Jan 1,	0	0	0
G.O. Bonds	0	0	0
Revenue Bonds	0	0	0
Other	0	0	0
Lease Pur. Princ.	0	0	0
Total	0	0	0

\*Tax rates are expressed in mills.

\*\*Revenue Neutral Rate as defined by KSA 79-2988

Shelley Kneuvean  
Chief Financial Officer



## Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 384 1036 537" style="border: 1px solid black; padding: 5px;">           Reginald Lindsey, Director            Debbie Jonscher, Deputy Finance Officer         </div> rlindsey@wycokck.org, djonscher@wycokck.org x5292, x5847	Finance
AGENDA ITEM #12.2.		
RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET		
BACKGROUND		
<p>Request adoption of the following resolution regarding the Wyandotte County Library Budget as follows:</p> <p>A Resolution expressing the property taxation policy of the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to financing the 2025 annual budget for the <b>Wyandotte County Library</b> and approving, adopting, and appropriating the budget of the Wyandotte County Library Board and levying a tax for the year beginning January 1, 2026.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
See attached.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
2026 County Library Fund Resolution		

Approved by Mayor/Administrator to add to agenda.

(Published \_\_\_\_\_)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION EXPRESSING THE PROPERTY TAXATION POLICY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, WITH RESPECT TO FINANCING THE 2026 ANNUAL BUDGET FOR THE WYANDOTTE COUNTY LIBRARY AND APPROVING, ADOPTING, AND APPROPRIATING THE BUDGET OF THE WYANDOTTE COUNTY LIBRARY BOARD AND LEVYING A TAX FOR THE YEAR BEGINNING JANUARY 1, 2026.**

**WHEREAS**, pursuant to K.S.A 12-1220, the board of county commissioners of a county which has established a county library with a county library board is authorized to annually levy a tax for the maintenance of the county library in such sum as the county library board shall determine;

**WHEREAS**, the Unified Government Board of Commissioners is authorized to annually levy a tax in such sum as the County Library Board shall determine; and

**WHEREAS**, the Unified Government Commission has fully complied with all of the requirements of Kansas state statutes with respect to reviewing this budget and holding a public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** The Wyandotte County Library Board met in open meeting on July 15, 2025, to discuss the 2026 budget. The board adopted a resolution stating its intent to exceed the revenue neutral rate and set a date for the public hearing for September 16, 2025.

**Section 2.** The Unified Government Board of Commissioners notified the public on August 14, 2025, in the official county newspaper of the proposed ad valorem tax levies for the 2026 budget for the Wyandotte County Library and that all persons were invited and encouraged to attend a public hearing conducted by the Wyandotte County Library Board on September 16, 2025 at 4:00 p.m., in the 3<sup>rd</sup> Floor Conference Room at the Main Library, 625 Minnesota Avenue, Kansas City, Kansas, for the purpose of considering such 2026 budget.

**Section 3.** On September 16, 2025, the Wyandotte County Library Board set the mill levy at no higher than the rate of 4.881 mills. The Unified Government Commission hereby accepts the determination of the Library Board, which has the authority to set the amount of the tax levy.

**Section 4.** The governing body certifies that the amounts to be raised by ad valorem property tax levies are within the statutory limitations.

**Section 5.** The 2026 Annual Budget for the Wyandotte County Library District is hereby approved and adopted, and a tax for the Wyandotte County Library is hereby levied within the Wyandotte County Library District for the amount stated in such 2026 Annual Budget and the funds in the amount of \$4,179,059 are hereby appropriated on behalf of the Wyandotte County Library.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED  
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

\_\_\_\_\_  
Tyrone Garner, Mayor/CEO

Attest:

\_\_\_\_\_  
Monica Sparks  
Unified Government Clerk

Approved as to form:

\_\_\_\_\_  
Angela J. Lawson  
Acting Chief Counsel