



Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

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

Chairman Jeff Carson

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

AGENDA

Monday, October 13, 2025

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

**3.1 CONSIDERATION OF THE SEPTEMBER 8, 2025 CITY PLANNING
COMMISSION MINUTES**

3.2 Special Use Permit Application(s)

3.2.1 SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC

Synopsis: Special Use Permit Renewal (SP2024-062, expires December 13, 2025) for the continuation of a short-term rental at 9990 Hollingsworth Road.

Tracking #: 211119

3.2.2 SP2025-057 - LARRY AND KRISTI PRIDDY

Synopsis: Special Use Permit Renewal (SP2023-40, expires December 14, 2025) for the continuation of keeping chickens, ducks, and goats at 3425 North 87th Street.

Tracking #: 211120

3.2.3 SP2025-058 - ADAM REYNOLDS

Synopsis: Special Use Permit Renewal (SP2024-029, expired August 8, 2025) for the continuation of a short-term rental at 4443 Eaton Street.

Tracking #: 211121

3.2.4 SP2025-059 - TITA LAGRIMAS

Synopsis: Special Use Permit Renewal (SP2020-64, expired October 8, 2025) for the continuation of a 10-day transfer facility for non-regulated, DOT hazardous materials, and hazardous waste at 1620 South 45th Street.

Tracking #: 211122

3.2.5 SP2025-061 - JESSICA BETTS

Synopsis: Special Use Permit Renewal (SP2022-117, expired August 3, 2025) for a Short-Term Rental at 749 Locust Avenue.

Tracking #: 211123

3.3 Plan Review Application(s)

3.3.1 PR2025-022 - KHALID BANDAY

Synopsis: Final Development Plan for a building tenant conversion to a convenience store and gas canopy addition at 2135 South 34th Street.

Tracking #: 21931

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 COZ2025-022 - DARYL RAKOSKI

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road.

Tracking #: 211112

4.1.2 COZ2025-024 - RICHARD HAWKINS

Synopsis: Change of Zone from Unzoned to MP-3 Heavy Planned Industrial District at 14 South 59th Lane (in conjunction with PR2025-031 and PLAT2025-030).

Tracking #: 211114

4.2 Special Use Permit Application(s)

4.2.1 SP2025-041 - BHAVESH PATEL

Synopsis: Special Use Permit Temporary Use of Land for Commercial Purposes for a storage container at 1805 North 110th Street.

Tracking #: 21935

4.2.2 SP2025-062 - TAMARA MCCONNELL

Synopsis: Special Use Permit for a liquor store at 1130 Quindaro Boulevard (in conjunction with BOZA2025-025).

Tracking #: 211124

4.3 Subdivision Application

4.3.1 PLAT2025-028 - JOHN WITZGALL

Synopsis: Preliminary and Final Plat to subdivide one (1) lot into three (3) single-family residential lots at 4801 Metropolitan Avenue.

Tracking #: 211115

4.3.2 PLAT2025-030 - RICHARD HAWKINS

Synopsis: Preliminary and Final Plat for one (1) industrial lot at 14 South 59th Lane (in conjunction with PR2025-031 and COZ2025-024).

Tracking #: 211116

4.4 Plan Review Application(s)

4.4.1 PR2025-028 - MICHAEL RHODES

Synopsis: Preliminary Development Plan for a grocery store with three (3) fuel dispensers at 10702 Donahoo Road.

Tracking #: 211117

4.4.2 PR2025-031 - RICHARD HAWKINS

Synopsis: Final Development Plan for an open laydown storage yard at 14 South 59th Lane (in conjunction with COZ2025-024 and PLAT2025-030).

Tracking #: 211118

5 REPORTS

5.1 RESOLUTION: VISION, MISSION AND GOALS OF THE VISION ZERO ACTION PLAN

Synopsis: Adoption of the identified Vision, Mission, and Goals of the the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan, in order for the Unified Government to be eligible for additronal funding opportunities.

Tracking #: 211093

5.2 ORDINANCE AMENDING THE SIGN CODE

Synopsis: An Ordinance amending portions of the Unified Government Sign Code by expanding the number and types of signs that are permitted in commercial, industrial, and mixed-use zoning districts.

Tracking #: 211094

5.3 ORDINANCE AMENDING HOME OCCUPATIONS AS ACCESSORY AND SPECIAL USES

Synopsis: An Ordinance amending the definition and requirements of a home occupation to operate as an accessory use and designating additional home occupation uses as requiring a Special Use Permit.

Tracking #: 211095

6 Adjourn

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

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

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

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

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

Meeting ID:861 9064 3051

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

Join via audio:

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

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

Cell phones may mute and unmute by dialing *6.

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

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

CITY PLANNING COMMISSION
SEPTEMBER 8, 2025
MINUTES

The City Planning Commission met in regular session on Monday, September 8, 2025, at 6:32 p.m. (26:21), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), Mary Beth Schwartz (Zoom), and Aaron Ward (Commission Chamber) (Absent: Armstrong, Easterwood, Jones).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Mari Mongil, Office Manager (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Planning Commission Statement: “welcome to the meeting of the City Planning Commission. The members are participating remotely by Zoom or in-person in the Commission Chamber. Mr. Jeff Carson is serving as Chairman.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. For those members of the public attending the meeting virtually this evening, please use the “raise your hand” feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
3. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on Wycokck.Org.
4. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens which will review each zoning proposal. For all Change of Zones, Special Use Permits, Vacations, and Preliminary Plan Reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on Thursday, **September 25, 2025**. For Final Plats and Final Plan Reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing.

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

1. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Commission may then address questions to the applicant.
3. Then, Any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Next, those in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Commission.
6. The Chairman will ask for a show of hands of people who are in support or opposition who do not wish to speak.
7. Then, the applicant will then answer questions and make a closing statement. The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
8. Finally, the Planning Commission will discuss the application and make their recommendation.

If those in opposition want to formally protest a Change of Zone or Special Use Permit, a means is available by a legal protest petition which can be obtained by emailing the Planning + Urban Design Department at planninginfo@wycokck.org tomorrow morning.

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

In respect for the time for those in attendance, it has been approved to move SP2025-043 - Dominico Venezia with Reworld LLC forward in the agenda. The applicants have requested a continuance for 60 days, we will be voting to hold over the application. I will now go to the applicants to hear any further comment.

Hearing starts at 30:41:

SP2025-043 - DOMENICO VENEZIA WITH REWORLD SOLUTIONS, LLC

Synopsis: Special Use Permit for the processing and recycling of industrial waste material at 808 South 14th Street. *Detailed Outline of Requested Action:* The applicant, Domenico Venezia with Reworld Solutions, LLC, has applied for a Special Use Permit to operate a facility to process and recycle non-hazardous industrial waste material at on 3.41 at 808 South 14th 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:

- Jason Plum, Applicant Representative

Present in Opposition:

- Many appeared in opposition, no official count.

Motion starts at 31:40:

On motion by Commissioner Ward, seconded by Commissioner Straws, the Planning Commission voted as follows to **HOLD OVER SP2025-043 for 60 days until the November 10, 2025 City Planning Commission meeting:**

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

Motion to HOLD OVER Passed: 7 to 0

The Recording Secretary Rose Morris continued “The Planning Commission will also have a consent agenda this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda by the applicant, staff, Commission, or other interested parties, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items.

This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff’s recommendation. If you are in the Commission Chamber, please come to the microphone, state your name and address and the item you want to remove from the Consent Agenda.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, September 25, 2025, at 7:00 p.m.**

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.

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 Chadawalada, 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).

PLAT2025-024 - CHRIS DOYLE

Synopsis: Final Plat for two (2) commercial lots at 9338 State Avenue, 1133 North 94th Street, and 9250 State Avenue. *Detailed Outline of Requested Action:* The applicant, Chris Doyle with Homefield, is requesting a Final Plat (NEC 94th and State Avenue) to replat two (2) commercial lots at 9338 State Avenue, 1133 North 94th Street and 9250 State Avenue.

PLAT2025-027 - DAVID LUTZ

Synopsis: Final Plat for one (1) commercial lot for Arvest Bank at 7908 State Avenue. *Detailed Outline of Requested Action:* The applicant, David Lutz with Arvest Bank, is requesting a Final Plat to create one (1) commercial lot for the Arvest Bank at 7908 State Avenue.

PR2025-025 - BRIAN HOCHSTEIN

Synopsis: Final Plan Review for a building addition at Sumner Academy High School at 1610 North 8th Street. *Detailed Outline of Requested Action:* The applicant, Brian Hochstein with MKEC Engineering, Inc, is requesting a Final Plan Review for a 5,300 square foot building addition at Sumner Academy High School located at 1610 North 8th Street, Kansas City, Kansas 66101.

PR2025-026 - GERSOM RIOS

Synopsis: Final Plan Review for church offices at 1007 Minnesota Avenue. *Detailed Outline of Requested Action:* The applicant, Gersom E. Ibarra Rios, is requesting a Final Plan Review for church offices at 1007 Minnesota Avenue Kansas City, Kansas 66101.

PR2025-027 - SHARON VILLEJO

Synopsis: Final Plan Review for the addition of a new maintenance facility at the Gate of Heaven Cemetery at 12800 Parallel Parkway. *Detailed Outline of Requested Action:* The applicant, Sharon Villejo, is requesting a Final Plan Review for a 6,000 square foot maintenance building to store equipment to maintain the grounds of Gate of Heaven Cemetery at 12800 Parallel Parkway, Kansas City, Kansas 66109.

The items I have just read are on the Consent Agenda. At this time, does any member
September 8, 2025

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:**

Carson	Chairman
Straws	Aye
Ward	Aye
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;
 - Hours of operation shall not exceed 11:00 AM – 2:00 AM Monday - Friday and 9:00 AM – 2:00 AM Saturday and Sunday;
 - 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;
 - 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;
 - Must comply with City Codes related to security;

- 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 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;
- 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 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.

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 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;
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 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.

PLAT2025-024:

1. Subject to approval, upon submitting the mylars for signatures, provide the following payment:
 - a. \$32.00 per page payable to the Register of Deeds;
 - b. \$14.00 (total for two (2) lots) payable to the Unified Treasurer;
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;
3. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;
4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided; and,
5. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

PLAT2025-027:

1. Subject to approval, when the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 (for one (1) lot) payable to the Unified Treasurer;
2. Prior to submitting the mylars to Staff, amend the text on the plat to address GeoSpatial Services Division and the County Surveyor comments;
3. 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;
4. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;
5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; and,
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.

PR2025-025:

1. Adhere to Historic Review comments from Randy Greeves, Historic Preservation Planner;
2. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;
3. Lighting shall be installed to have a 90-degree cutoff;
4. 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;

5. 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;
6. Rooftop equipment shall be screened via a parapet from all public rights-of-way;
7. 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;
8. 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;
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an

existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
12. 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;
13. 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;
14. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
15. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

PR2025-026:

1. Adhere to Conservation District comments;
2. Section 27-575(d)(9) states that there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all

- pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems.
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;
 4. Section 27-575(d)(8) states that internal vehicular, bicycle and pedestrian circulation must connect in a manner obvious to users;
 5. Section 27-575(d)(11) Internal pedestrian walkways within parking lot or drive area must be distinguished from other surfaces;
 6. Section 27-577(f)(2) states that plants that die must be replaced no longer than four (4) months from the date of its death;
 7. Section 27-575(d)(3) A sense of entry or arrival shall be created at primary entryways into the development;
 8. Section 27-575(e)(2) states exterior building materials shall not include the following:
 - a) Split shakes;
 - b) Vinyl siding;
 - c) Smooth-faced grey concrete block;
 - d) Field painted or prefinished metal siding;
 - e) Standard single-tee or double-tee concrete systems;
 - f) EIFS at the ground level or comprising more than 15 percent of any façade.
 9. Section 27-575(e)(4) states all building facades shall be at least 50 percent masonry. Cementitious siding may be used to meet 50 percent of the total masonry requirement;
 10. Section 27-573-578 acknowledges the use of the Commercial Design Guidelines and their use in this district as established by Ordinance O-50-06;
 11. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 15. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets,

sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

16. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

PR2025-027:

1. The parking stalls on the east side of the building shall be ADA compliant and striped accordingly;
2. Trees along the north fence line shall be at least two (2) inch caliper and/or six (6) feet in height when planted;
3. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
4. All existing and future driveways must feature curb cuts that are constructed to UG standards;
5. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
6. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
7. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18

months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Recording Secretary Morris stated that the Consent Agenda is complete, and the Commission will consider the Non-Consent Agenda.

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 94th 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:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye

Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Are
Armstrong	Not present
Easterwood	Not present
Jones	Not present

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 94th Street;
4. The applicant's representative affirmed that they will extend the sidewalk on the west property line along North 94th 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 94th Street and State Avenue. Match the existing width along State Avenue, whereas the North 94th 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 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 (lambs 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 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.

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 59th 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:**

Carson	Chairman
Straws	Aye
Ward	Aye
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:

- 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 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;
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 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 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 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.

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:**

Carson	Chairman
Straws	Aye
Ward	Aye
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:

- 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 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;
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 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 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 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:**

Carson	Chairman
Straws	Aye
Ward	Aye
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 the above conditions.

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
September 8, 2025

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:**

Carson	Chairman
Straws	Aye
Ward	Aye
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:

- 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 (website);
 10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 11. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 13. 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.

Hearing starts at 1:00:35:

PR2025-001 - LINDSEY GATES WITH GATES DANCE AND GYM STUDIO

Synopsis: Preliminary and Final Plan Review to construct a new dance studio and gym at 6200 State Avenue. *Detailed Outline of Requested Action:* The applicant, Lindsey Gates, is requesting a Preliminary and Final Plan Review for an 8,444 square foot dance studio and gym (Gates Dance Studio) at 6200 State Avenue.

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

Present in Support:

- Lindsey Gates, Applicant, 6200 State Avenue, Kansas City, Kansas 66102
- Billy Gilreath, General Contractor for the project

The Planning Commission directed their questions to the applicants and Staff.

Present in Opposition:

- No one appeared

Motion starts at 1:03:58::

On motion by Commissioner Straws, seconded by Commissioner Schwartz, the Planning Commission voted as follows to **HOLD OVER PR2025-001 for 60 days until the November 10th City Planning Commission meeting.**:

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

Motion to HOLD OVER passed: 7 to 0

[Hearing starts at 1:04:44:](#)

SP2025-041 - BHAVESH PATEL

Synopsis: Special Use Permit Temporary Use of Land for Commercial Purposes for a storage container at 1805 North 110th Street. *Detailed Outline of Requested Action:*
The applicant, Bhavesh Patel, is requesting a Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a storage container at 1805 North 110th 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:

- No one appeared

Present in Opposition:

- No one appeared

[Staff Recommendation starts at 1:04:58:](#) Lead Planner Byron Toy stated that this application is to have two (2) shipping containers on the east side of a nearby building. The applicant was given a Notice of Violation in March for the shipping containers. Staff is recommending approval for a maximum of two (2) years.

[Motion starts at 1:07:31:](#)

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2025-041 for 30 days until the October 13, 2025 City Planning Commission meeting:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye

Miller	Aye
Mohler	Aye
Schwartz	Aye
Armstrong	Not present
Easterwood	Not present
Jones	Not present
Motion to HOLD OVER passed: 7 to 0	

There being no further business, the meeting adjourned at 7:15 PM.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Special Use Permit Petition SP2025-056**

GENERAL INFORMATION

Applicant Information:

Krystal Voth
Applicant
Atlas Land Consulting
14500 Parallel Road, Unit R
Basehor, Kansas 66007

Subject Property:

9990 Hollinsworth Road
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of Special Use Permit
(Renewal) for a Short-Term Rental
(expires on December 13, 2025).

Commission Districts:

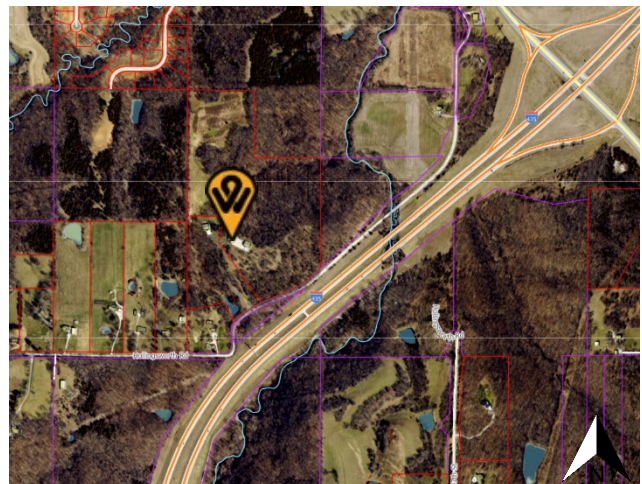
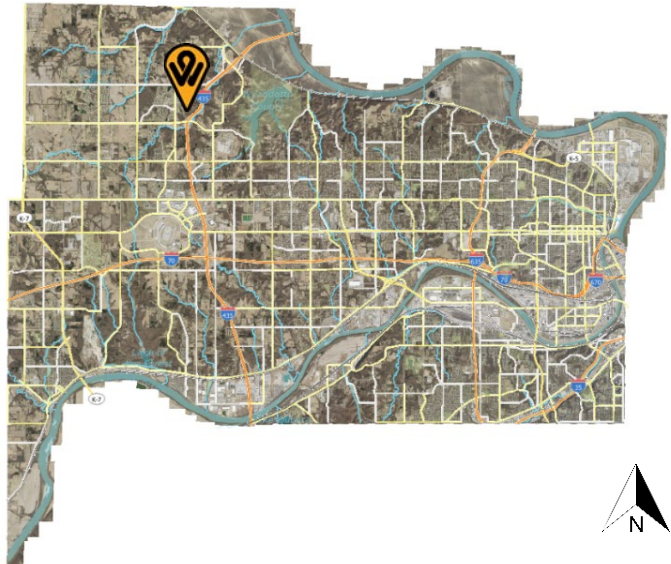
At-Large Commissioner District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane

Existing Zoning District(s):

A-G Agriculture District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Vacant Property
South	A-G Agriculture and R-1 Single Family Districts	Single-family Homestead, Vacant Property, and Interstate 435
East	A-G Agriculture District and Public Right-of-Way	Vacant Property and Interstate 435
West	A-G Agriculture and R-1 Single Districts	Large lot single-family homes and wooded land

Total Tract Size: 42.75 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential, which allows single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Hollingsworth Road as a Minor Collector.

Parking Requirement: Section 27-452(e) states that two (2) off-street parking spaces on the premises of each single-family dwelling. More than two (2) parking spaces are available in the driveway and at least one (1) is in the garage.

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. There is more than one (1) tree in the front yard of the subject property.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Krystal Voth and Austin Thompson with Atlas Land Consulting, on behalf of Matt Francis, property owner, are requesting a Special Use Permit Renewal to keep operating a short-term rental at 10000 Hollingsworth Road. This is not the owner's primary residence. This only permitted short-term rental on the 10000 block of Hollingsworth Road.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-062 – Special Use Permit for a short-term rental – Approved.
2. BOZA2024-001 – Variance for lot depth to width ratio and lot frontage – Approved.
3. PLAT2023-038 – Preliminary and Final Plat for two (2) residential lots – Approved.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the I-435 West Statistical Neighborhood. The neighborhood consists of large lot residences and agricultural lots.

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 large lot single-family homes and undeveloped wooded land. 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, it should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential. The Planned Low Density Residential Land Use District is recommended north of Donahoo Road. These areas are for single-family detached residential units and should appear to be less dense. 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 has the potential to increase vehicular traffic, but should not exceed the capacity of Hollingsworth Road, a minor collector, to accommodate it if managed properly while it functions as a short-term rental.

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

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

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

Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have not been any complaints to date with the current applicant, aside from the unpermitted conversion of the trophy room. 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 has maintained the proposed use according to previous conditions of approval.

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1000 Hollingsworth Road on September 25, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. SP2024-062 states the following within the conditions, were the conditions met?
 - a. The following conditions from PLAT2023-038 remain in effect: A cross-access agreement between Lot 1 and Lot 2 must be properly signed, notarized, and filed with the Wyandotte County Register of Deeds in order to legally establish access to both parcels via the -of-way via Lot 1;
 - b. Any building, existing or proposed, in which persons will be residing overnight, even as a short-term rental, must receive a Certificate of Occupancy for habitable space;
 - c. Two (2) new addresses will have to be assigned to the newly created parcels. Work with the Department of Planning & Urban Design to create these addresses. Contact Byron Toy at btoy@wycokck.org to begin this process;

Applicant Response: The following conditions from PLAT2023-038 remain in effect: A cross-access agreement between Lot 1 and Lot 2 must be properly signed, notarized, and filed with the Wyandotte County Register of Deeds in order to legally establish access to both parcels via the right-of-way via Lot 1.

Two (2) new addresses have to be assigned to the newly created parcels.

2. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

Applicant Response: The rental is a small cabin. Parking is allowed in the exiting driveway. No more than three overnight vehicles are allowed. We have parking for up to seven vehicles.

3. What is the maximum number of people that will be staying at any one time?

Applicant Response: 7, per the stated conditions.

4. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

Applicant Response: My wife and I live next door, and we manage the property.

5. How will you communicate with the neighbors if there are any issues?

Applicant Response: In-person or via telephone.

6. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

Applicant Response: Less than five (5) minutes.

7. What is the projected annual occupancy rate for this listing?

Staff Response: Applicant did not respond this question.

8. Indicate how you will maintain the property in a safe and sanitary manner, including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- b. GFCI outlets required in bathrooms;
- c. Double keyed locks are not allowed;
- d. Copper cannot be used for gas supply lines;
- e. Windows must be operable, not blocked or boarded;
- f. Handrails are required at sets of 4 or more stairs/ risers;
- g. Hot water tank and furnace must be vented properly and operational
- h. Electric panel and circuits must be safe; and
- i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: We will maintain the property by abiding the conditions of our short-term special use permit and abiding by the requirements set forth by the State of Kansas. We have provided all required items from the list below. We understand that we must continue to maintain the home and intend to do so. Understood and complied with.

9. How will you pay appropriate Kansas State Lodging Taxes? Does AirBNB or other short-term rental platform deduct and pay these taxes?

Applicant Response: Taxes are paid and up-to-date. AirBNB collects taxes.

10. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

Applicant Response: Yes, a guest rules manual is provided and compliance is expected.

11. Will guests be allowed to bring pets to the property?

Staff Response: Applicant did not respond this question.

12. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133.
www.hostcompliance.com/tips.

Applicant Response: Understood.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-062** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**

9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion

thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Neighborhood Meeting Affidavit
Home Inspection Report
Bunker Lodging Inspection Report
Insurance Verification
Images of Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-062** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

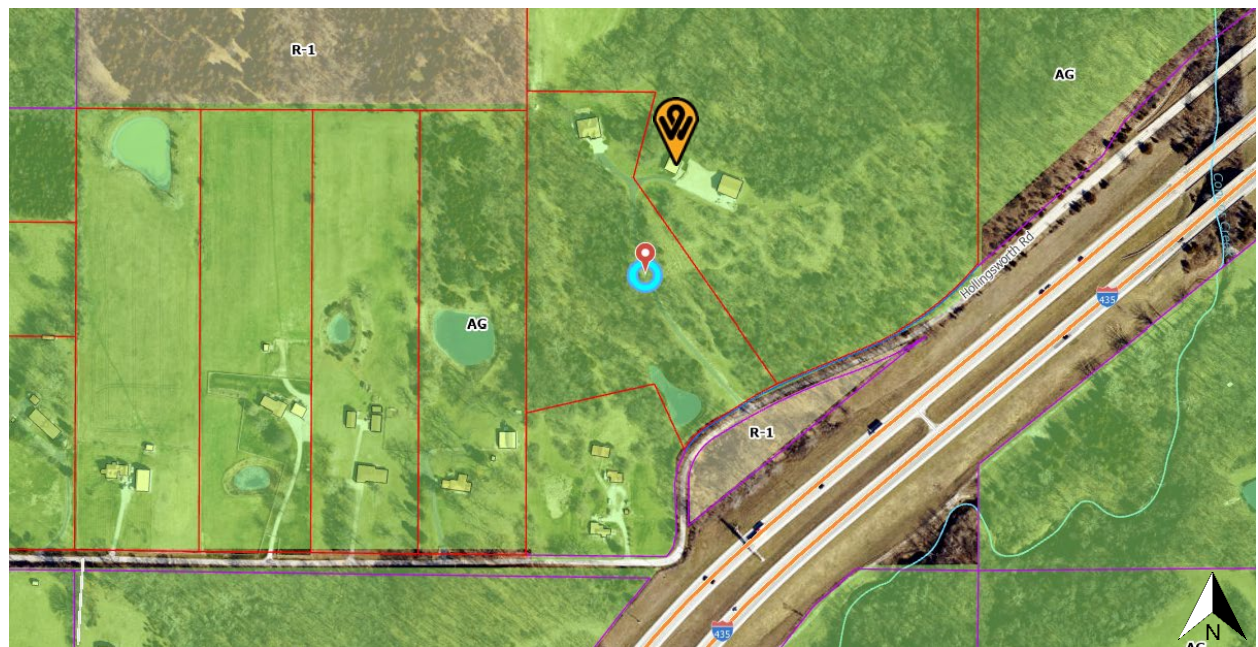
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-062**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

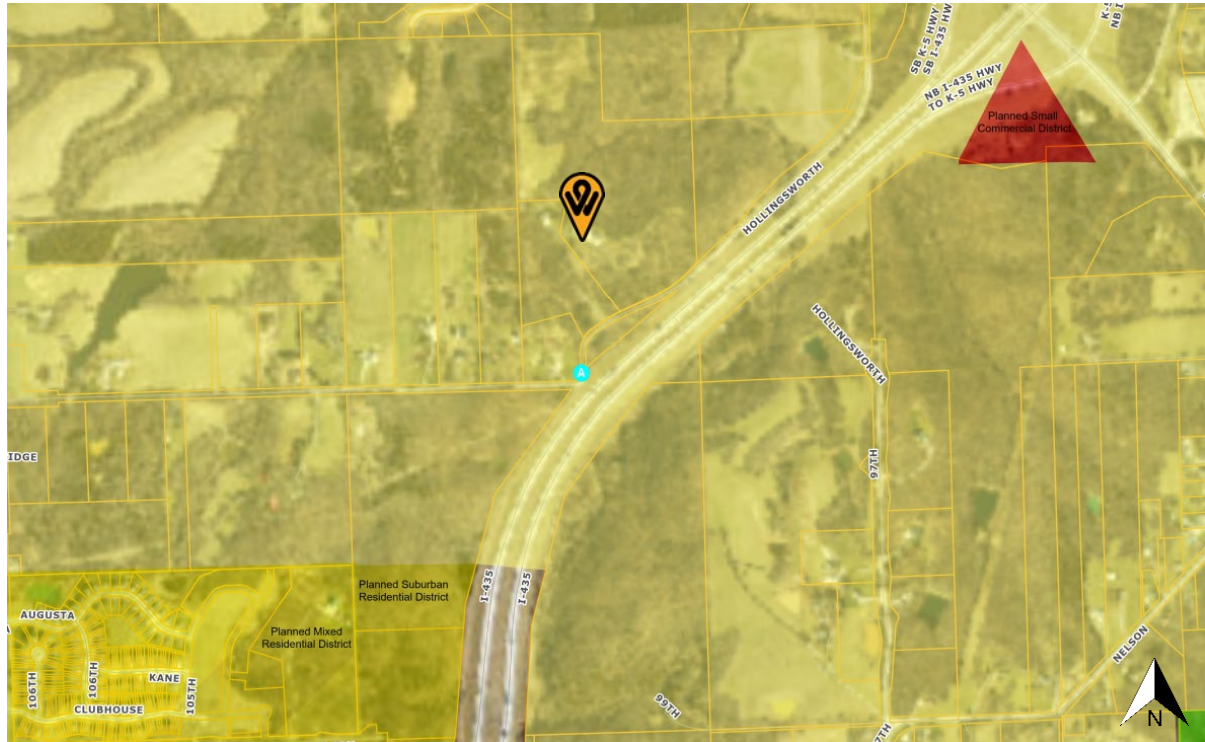
AERIAL IMAGERY



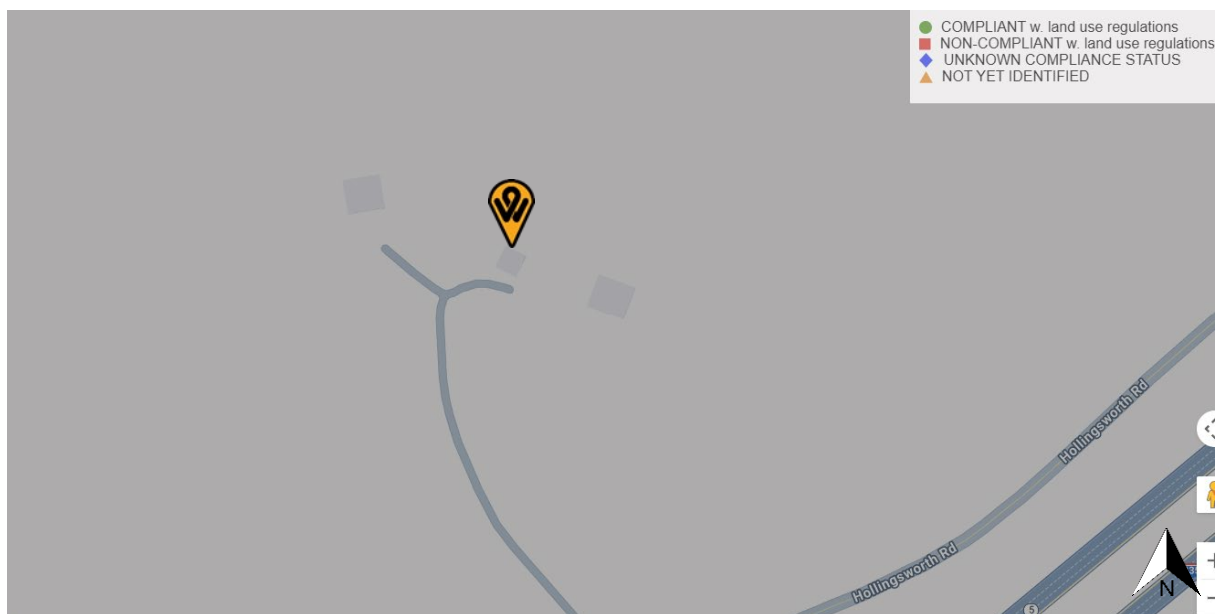
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

Comes now Krystal A. Voth, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-056
2. That I conducted a neighborhood meeting on 9/25/2025
3. The notice to nearby property owners was sent on 9/9/2025
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.

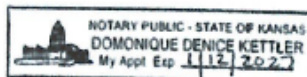
Further affiant saith not.

Krystal A. Voth
Affiant

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

My commission expires 12th of January 2027

[Signature]
Notary Public



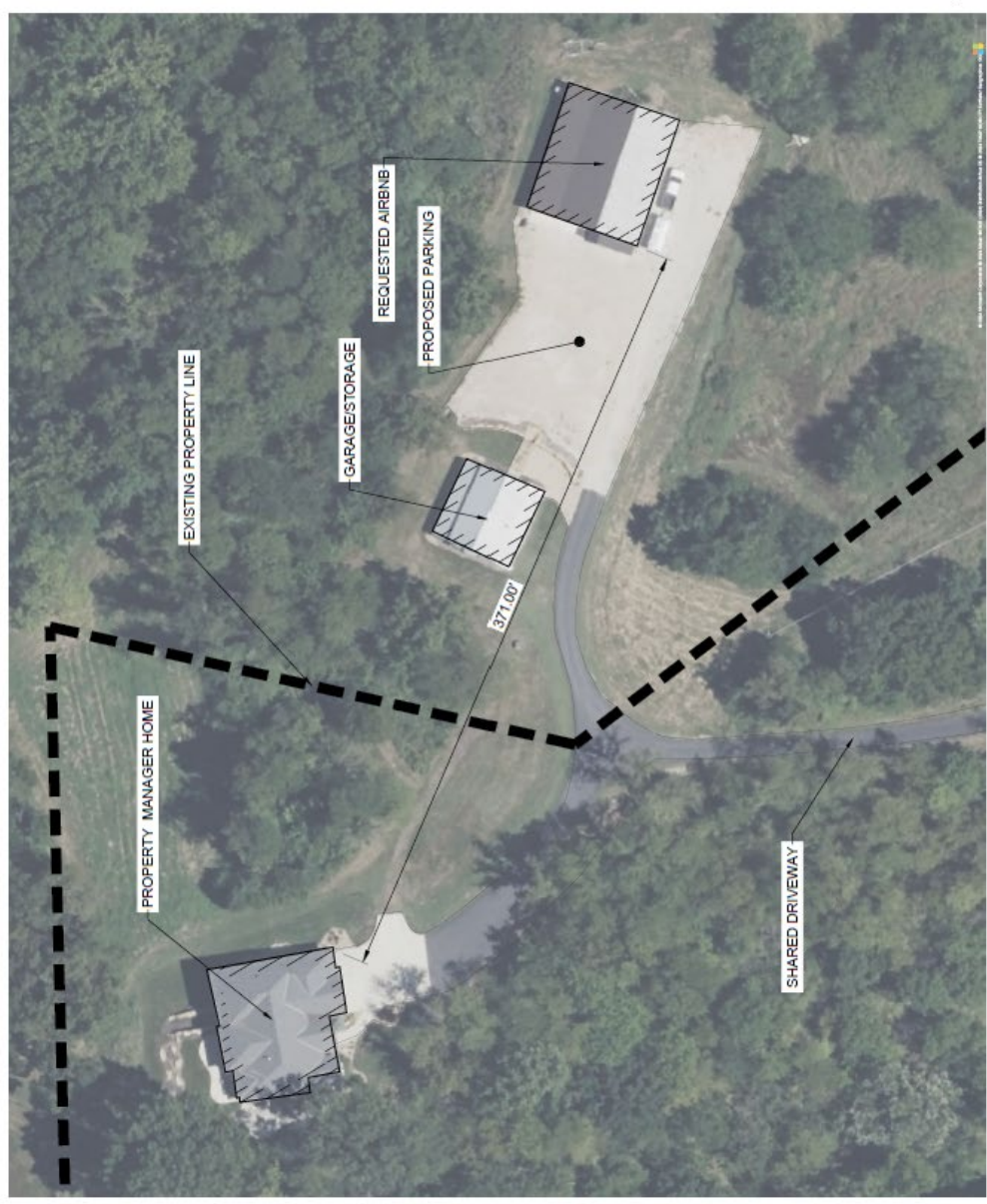
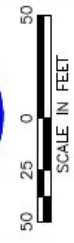


JOB NO: 24-237

EXHIBIT

PREPARED FOR:
MATTHEW FRANCIS
ADDRESS:
10000 HOLLINGSWORTH
RD
KANSAS CITY, KS 66109

Date of Preparation:
AUGUST 25, 2025



.Summary of Concerns – Item(s) that were noted as concerns inside and/ or outside the house.

1. Exterior Patio Cover- There are no joist hangers on the supports under the cover against house. It is recommend to install joist hangers.
2. Fireplace Flue- There is evidence of overheating from the fireplace flue by marks on the siding. It is recommend to move the flue away from the house.
3. Kitchen- The garbage disposer is locked up. It is recommend to repair the disposer.

RATINGS

S	Satisfactory
U	Unsatisfactory, See Comments
M	Minor Deficiency, See Comments
A	As Is
B	Buyers Information, No Repair Required
N	Not Available/Not Applicable

.HVAC

B	Heating Systems Type: Mini Split Manufacturer: Mitsubishi Fuel Type: electric Approximate Age: 2017 unit Comment: The unit needs to be cleaned and serviced every fall.
N	Heating Vent Type: Comment:
S	Control (Thermostat) Type: Heating and cooling thermostat
B	Air Conditioning System Type: Mini Split Manufacturer: Mitsubishi Approximate Age: 2017 unit Comment: The unit needs to be cleaned every year.
S	Change In Temperature (Evap Coil) Comment:
N	Exposed Duct System Material: mini split Distribution: Comment:
.N	Humidifier Comment:
N	Attic Fan (s)

- S Bath Vent Fan (s)
Comment:
- B Clothes Dryer Vent
Gas Hookup: not present in laundry
Electrical Outlet: 220V electrical outlet present in laundry area. Not tested for operation
Comment: it is recommend to clean out the dryer vent periodically
- B Washing Machine Drain
Comment: present but not tested for proper drainage.
- S Washing Machine Faucets
Comment:

.PLUMBING

- .Exposed Gas Line
Material (s) black iron pipe and soft copper
Comment:
- N Gas Log
- N Gas Log Lighter
Comment:
- M Fireplaces
Comment: the flue needs to be moved away from the house.
- S Gas Shut Off(s)
- S Exposed Drain(s) and Vent Stacks
Material(s): plastic
Sewer: public
Comment:
- S Tub Drain, Waste, and Overflow Trip Lever(s)
- S Lav Drain Pop Up Assemblies
- N Tub(s)
Material:
- S Shower Pan(s)
Material: stone
- S Shower Wall(s)
Material: tile
- N Shower Door(s)
Material:
- S Main Water Shutoff Valve: in the furnace room
- S Exposed Entrance Water Supply Line(s) copper
- S Exposed Water Distribution Line(s) copper and pex
Comment:
- N Cross Connection(s)
- Static Water Pressure
PSI: 80psi
- N Pressure Reduction Valve
- S Hot Water Tank
Type: gas
Manufacturer: Noritz
Approximate Age: 2017 unit
Capacity: on demand
Comment:
Hot Water Tank Flue: plastic
Comment:
- S Pressure & Temperature Relief Valve
- N Water Softener
- .N Water Filtration System
- S Faucets
- S Kitchen Sink
Material: stainless
- S Bathroom Lav Sink(s)
- S Toilet(s)
- S Showerhead(s)
- N Sump Pump
Comment:
- N Whirlpool Tub
- N Hot Tub
Comment:

N Back Flow Preventer
 N Water Hammer Arresting Device
 N Other Plumbing Systems
 Comment:
.ELECTRICAL
 S Main Panels
 Type: breakers
 AMP: 200 amps
 Comment:
 S Over Current Protection Device(s)
 Type: Breaker
 Double Taps: zero
 Mismatches: All wires are not compatibly sized
 Comment:
 N Surge Protector
 S Grounding System
 N Sub Panel
 S Service Entrance underground
 Comment:
 S Outlets
 Type: 3 Prong grounded
 S Ground Fault Protection
 Type: circuit breaker in outlets
 S Interior Wiring
 Comment:
 S Exterior Lighting Fixtures
 S Interior Lighting Fixtures
 N Doorbell
 N Intercom
 N Central Vac System
 N Other Electrical Systems
.APPLIANCE
 S Range Oven
 Type: propane
 Manufacturer: GE
 Comment:
 N Wall Oven
 N Cook Top
 Type:
 Manufacturer:
 S Dishwasher
 Manufacturer: May Tag
 Comment:
 M Garbage Disposal
 Manufacturer: Evergrind
 Comment: the disposer is locked up
 S Venting Device
 Type: above the oven in the microwave
 Manufacturer: GE
 S Microwave
 Manufacturer: GE
 Comment:
 N Trash Compactor
 N Instant Hot Water Dispenser
 N Gas Grill
 N Garage Door Opener
 Manufacturer:
 Comment:
 N Garage Door Automatic Reverse Feature
 N Other Appliances
.ROOF
 Style gable
 Observation Method ladder
 # of Layers 1
 Shingle/Covering Type metal

Comment:
.ATTIC
 Observation Method
 Hatch Location
 Approx Insulation Depth
 Insulation Type
 Comment: There is no attic in the house
BASEMENT AREA
 Floor Joists
 Comment:
 Sub Floor
 Comment:
 Main Beam
 Comment:
 Foundation Walls
 Comment:
 Foundation Floor
 Comment:
 Crawl Space
 Comment:
 Structure of House
 Comment: The house appears to be structurally sound. The house is built on a slab.

Lodging Establishment Inspection Report - 223816

Kansas Department of Agriculture
Food Safety and Lodging Program
1320 Research Park Drive
Manhattan, KS 66502

Date: 8/12/2025
Time In: 2:00 PM
Time Out: 3:00 PM
Inspector Badge ID: KDA 145
Follow Up Required: No



Establishment: 40459 MACHINERY CONSULTANT & DEV. (SHORT TERM RENTAL)	Address: 10000 HOLLINGSWORTH RD	City/State: Kansas City, KS	Zip: 66109	Telephone: 6127019109
40459	Permit Holder: MACHINERY CONSULTANTS AND DEVELOPMENT INC.	Inspection Reason: Licensing-Operational	Est. Type: Lodging Establishment	Risk Category:

IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable * = Corrected on site during inspection (COS) R = Repeat Violation

LICENSURE		GUEST AND PUBLIC SAFETY	
1 Application and fees submitted	IN	15 Facility structurally sound with repairs and maintenance to ensure safety	IN
2 Complete plans submitted	IN	16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
3 Variance request requirements met	IN	GUEST ROOMS	
FOOD SERVICE AND FOOD SAFETY		17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
4 Food service for the general public licensed	N/A	18 Guest rooms properly serviced and cleaned, orbits clean	IN
5 Commercially prepared and prepackaged food meets requirements	N/A	19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
6 Food service for overnight guests in compliance	N/A	20 Guestroom free of insects, rodents, and pests	IN
IMMINENT HEALTH HAZARD		21 Pet requirements met	IN
7 Operations discontinued and regulatory authority notified	IN	22 Door lock requirements met	IN
GENERAL REQUIREMENTS		DISHWARE AND UTENSILS	
8 License posted and regulations in compliance	IN	23 Dishware and utensils cleaned, sanitized, handled and stored	IN
9 Hot water capacity sufficient to meet demand	IN	24 Cleaning and sanitizing requirements met	IN
10 Adequate hand washing facilities supplied and accessible	IN	HOUSEKEEPING AND LAUNDRY FACILITIES	
11 Toilet facilities: properly constructed, supplied and clean	IN	25 Carts properly designed, maintained and operated to prevent contamination	IN
PERSONNEL		26 Laundry facilities provided, maintained clean and in good repair	IN
12 Employees excluded for health problems	IN	27 Single use gloves available; storage areas maintained	IN
13 Employee hands clean and properly washed	N/O	POISONOUS OR TOXIC MATERIALS	
14 Employee clothing clean and in good repair	N/O	28 Toxic substances allowed, stored, located, labeled and used	IN
		PUBLIC INDOOR AREAS	
		29 Public Indoor areas; equipment and furnishing maintained, clean and in good repair	IN
		30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
		ICE AND ICE DISPENSING	
		31 Ice from approved source dispensed by sanitary methods	IN
		32 Ice machines/buckets properly cleaned, sanitized, maintained and used	N/A
		EXTERIOR PREMISES	
		33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
		34 Refuse containers maintained; vector control measures implemented, pets	IN
		SWIMMING POOLS, RWF'S AND HOT TUBS	
		35 Facility properly designed, maintained sanitary and safe	N/A
		36 Water quality, clarity requirements met	N/A
		37 Fecal, vomit, and body fluid response requirements met	N/A
		38 Operation and maintenance procedures met	N/A
		WATER SUPPLY SYSTEM	
		39 Potable water supply used	IN
		40 Hot water advisories properly addressed	IN
		SEWAGE SYSTEMS	
		41 Sewage and waste water properly disposed	IN
		ELECTRICAL SYSTEMS	
		42 Electrical properly installed and maintained	IN
		PLUMBING SYSTEMS	
		43 Plumbing properly installed, supplied and maintained	IN
		44 Proper use of backflow devices and testing requirements	IN
		HVAC SYSTEMS	
		45 Approved equipment installed and maintained in good repair	IN
		46 Safety issues for gas, electric and ventilation met	IN

Non Violation Comments		
Item Number	Comment	
Violation Comments		
Item Number	Violation of Code	Comment
Inspection Published Comment: Licensing Inspection Passed		

Person In Charge
Matt Francis

Inspector
Shana Guyton

House & Home Policy Declarations

Your policy effective date is June 10, 2025



Page 1 of 3

Total Premium for the Policy Period

Premium for property insured \$1,843.31

Total \$1,843.31

Discounts (included in your total premium)

Protective Device	\$67.65	Multiple Policy	\$370.65
Claim Free	\$224.36	Allstate Easy Pay Plan	\$81.19
Responsible Payment	\$547.33	Welcome	\$171.31

Total discount savings \$1,462.49

Insured property details*

Please review and verify the information regarding your insured property. Please refer to the Important Notice (X73182-1) for additional coverage information. Contact us if you have any changes.

Location of property insured: 10000 Hollingsworth Rd, Kansas City, KS 66109-3025

Location zone: N3917500W09482500

Your location zone is based on the location of the insured property and is one of many factors used in determining your rate.

Dwelling Style:

Built in 2017; 1 family; 2500 sq. ft.; 1 story

Foundation:

Below grade basement, 100% Standard finish, 100%

Attached structure:

One 3-car attached garage

Detached structures:

One large shed Guesthouse, 1000 sq. ft.

Interior details:

One custom kitchen One single fireplace
Three custom full baths

Exterior wall type:

100% custom stucco on frame

Interior wall partition:

Information as of June 4, 2025

Summary

Named Insured(s)
Matthew Francis, Kelly R Francis

Mailing address
10000 Hollingsworth Rd
Kansas City KS 66109-3025

Policy number

[REDACTED]

Your policy provided by
Allstate Vehicle and Property
Insurance Company

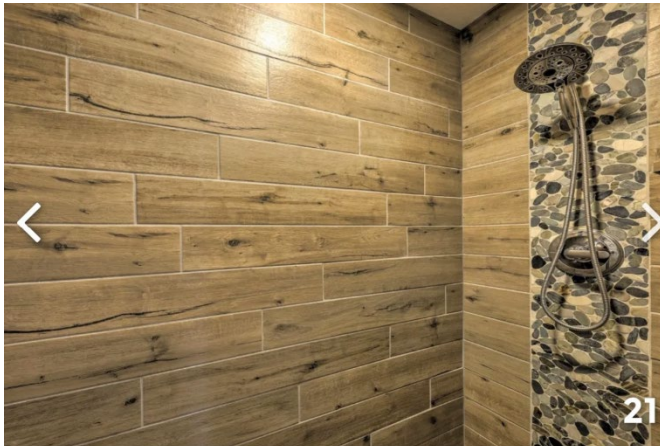
Policy period
Beginning **June 10, 2025** through **June 10, 2026** at 12:01 a.m. standard time

Your Allstate agency is
Carter Agency
108 N 6th St
Atchison KS 66002-2416
(913) 367-2092
CARTERAGENCY@allstate.com

Some or all of the information on your Policy Declarations is used in the rating of your policy or it could affect your eligibility for certain coverages. Please notify us immediately if you believe that any information on your Policy Declarations is incorrect. We will make corrections once you have notified us, and any resulting rate adjustments, will be made only for the current policy period or for future policy periods. Please also notify us immediately if you believe any coverages are not listed or are inaccurately listed.









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Special Use Permit Petition SP2025-057

GENERAL INFORMATION

Applicant Information:

Larry and Kristi Priddy
3425 North 87th Street
Kansas City, Kansas 66109

Subject Property:

3425 North 87th Street
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of Renewal of a Special Use Permit to keep small livestock, chickens, ducks, goats, and a miniature pony.

Commission Districts:

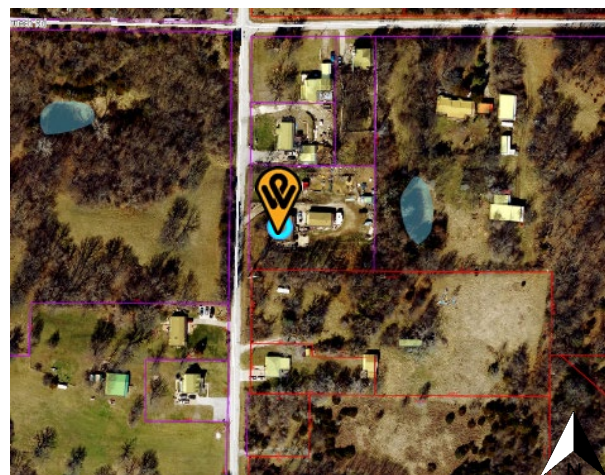
Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane

Existing Zoning District(s):

R-1 Single Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Single-family residence
East	A-G Agriculture District	Agricultural land and single-family residence
West	R-1 Single Family District	Vacant lots

Total Tract Size: 1.19 Acres

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan identifies North 87th Street as a Local Street.

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

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

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Larry and Kristi Priddy, are requesting a Special Use Permit to keep chickens, ducks, goats, and a miniature pony on the property at 3425 North 87th Street. The applicants previously had a Special Use Permit (SP2023-040) for the same use, however, that previous Special Use Permit will expire on December 14, 2025.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. 19200-05612 – Code-Environment – November 18, 2019 –Multiple Violations, animals in property – Complete.
2. 15200-03970 – Code-Environment – October 26, 2015 – Brush pile, trash, rubbish – Complete.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2023-040 – Special Use Permit – June 29, 2023 – approved – Special Use Permit to keep animals in the property.
2. SP2020-025 – Special Use Permit – May 4, 2020 – approved – Special Use Permit to keep animals in the property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Nearman Hills Statistical Neighborhood and the Leavenworth Road Association Neighborhood Group. The neighborhood is rural residential and is composed entirely of single-family residences, as well as some agricultural use to the east of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the single-family homes and agricultural lots. The proposed use, which is residential 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 applicant is proposing to keep farm animals on the property. The property is over an acre with generous setbacks. The removal of restrictions will not detrimentally affect nearby properties if conditions are adhered to, and the site is properly managed, and a conservation plan is updated and maintained with the conservation district. Additionally, this is not the first time the Special Use Permit is being renewed, the property owners have complied with all the previous conditions of approval.

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows single-family residences. While the keeping of animals does not conform to the PlanKCK Comprehensive Plan and is most suitable on a property designated Rural-Density Residential or Agricultural, the property is a single-family residence which complies with the existing 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 will not result in the increase of traffic along North 87th Street, a Local Street, to the point where it exceeds the capacity of the street network as the use is for the private enjoyment of the applicant.

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 as it is for the private use and enjoyment of the applicant. If managed properly, it should not have a negative effect on nearby properties.

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

Noise and dust from the animals are a common issue when keeping animals, however, if managed properly, this is not expected to be a concern. Vibration could be an issue if the applicant has a machinery on property.

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

There are concerns that animal waste could pollute water run-off, however, if managed properly, this is not expected to be a concern.

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

The proposed use is not expected to damage or destroy an irreplaceable natural resource as it is located within a mostly built out rural residential area with agricultural uses mixed within.

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

The relative gain to the public health, safety, and welfare as compared to hardship imposed on the landowners is minimal. There are concerns with contaminated run-off, however, if managed properly, this should not be an issue. If this application is denied, the applicant would have to find another property to keep their animals.

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 because the applicant is requesting to maintain animals in the property. This should not increase or result in overcrowding.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3425 North 87th Street on September 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Has there been any changes with the care and maintenance as previously stated in SP2023-040?

Applicant's Response: We have updated the fencing to be more secure and allow rotation of space and grazing on our own property. We still change water and thoroughly clean tanks regularly so fresh drinking water is always available. All animals are still being fed grain daily and have grass from the property or hay at all times.

2. How is the animal manure being managed?

Applicant's Response: Manure is often bagged up in #40 feed sacks and donated to local gardener's and community gardens, to use as fertilizer.

3. Has there been newly added livestock since SP2023-040 was approved?

Applicant's Response: No new goats have been added, there have been quite a few chicks and ducklings hatched, but we have either sold or donated many of them to 4-H students to use in the Wyandotte County 4-H poultry project.

Planning Engineering Comments:

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

- 1) None

- B) Items that are conditions of approval:

- 1) None

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

- 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-057** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this**

division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
3. All existing and future driveways must feature curb cuts that are constructed to UG standards;
4. 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;
5. 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;
6. 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;
7. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed 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;
8. 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;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Agriculture Land Use Questionnaire
Care and Maintenance of Animals
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-057** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

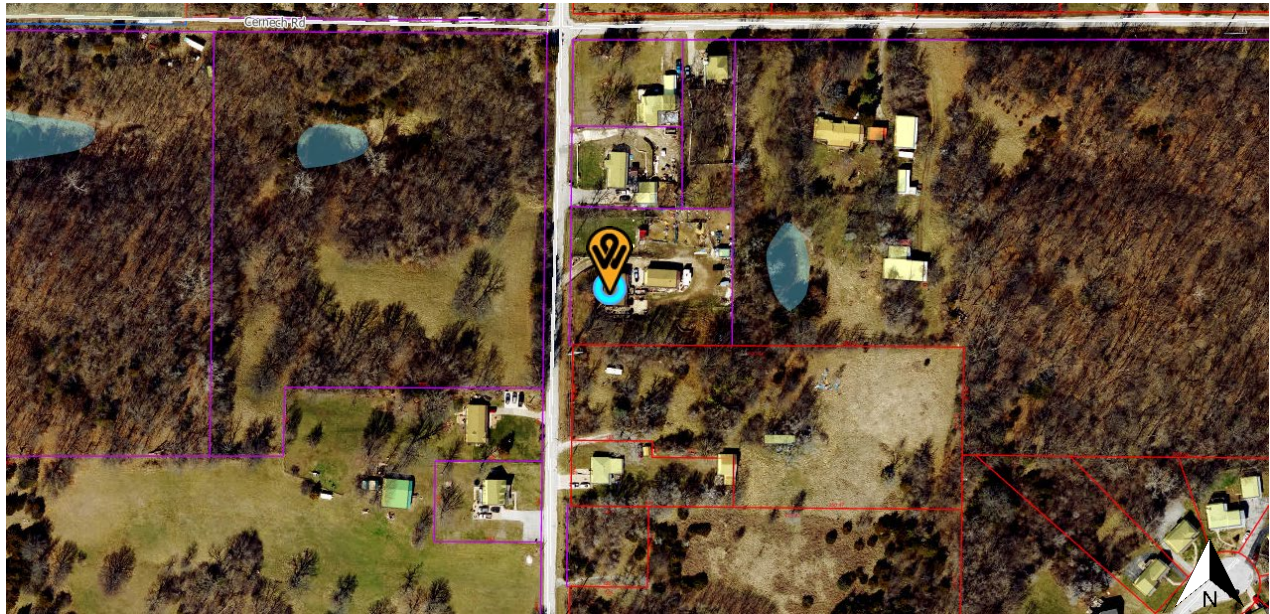
1. _____;
2. _____; And
3. _____.

OR

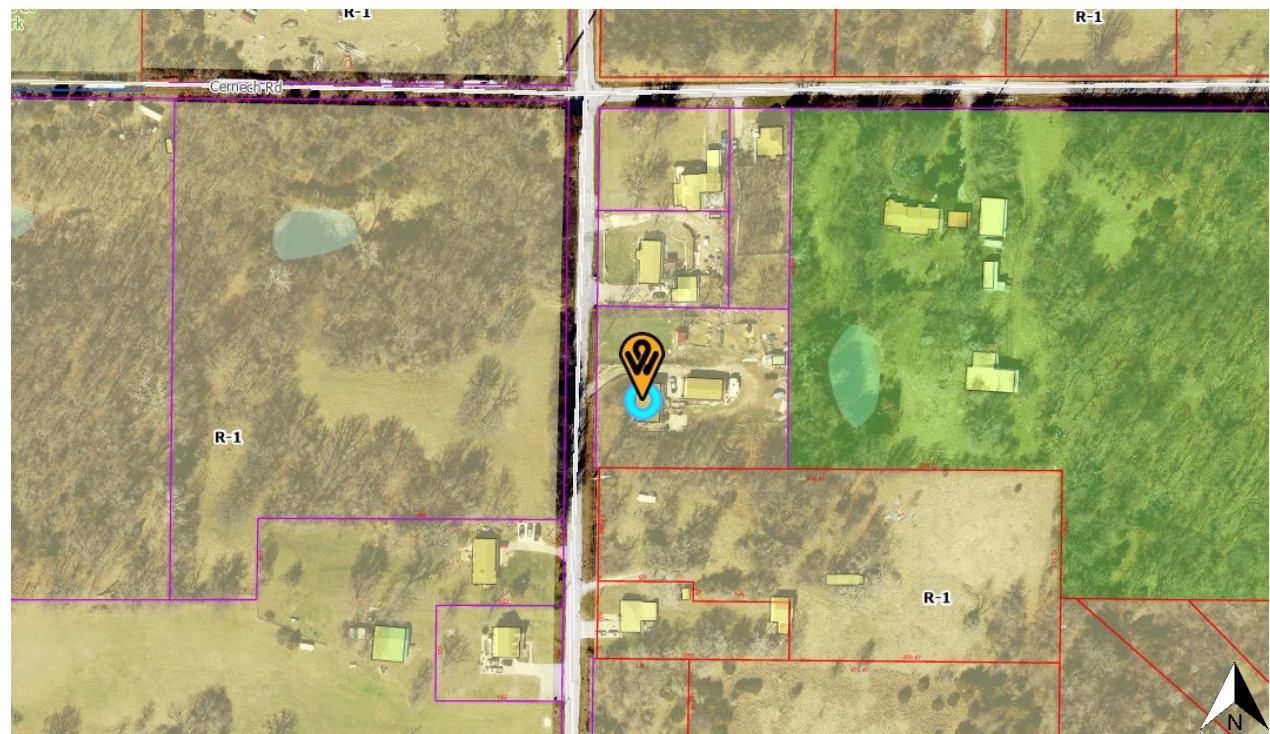
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-057**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

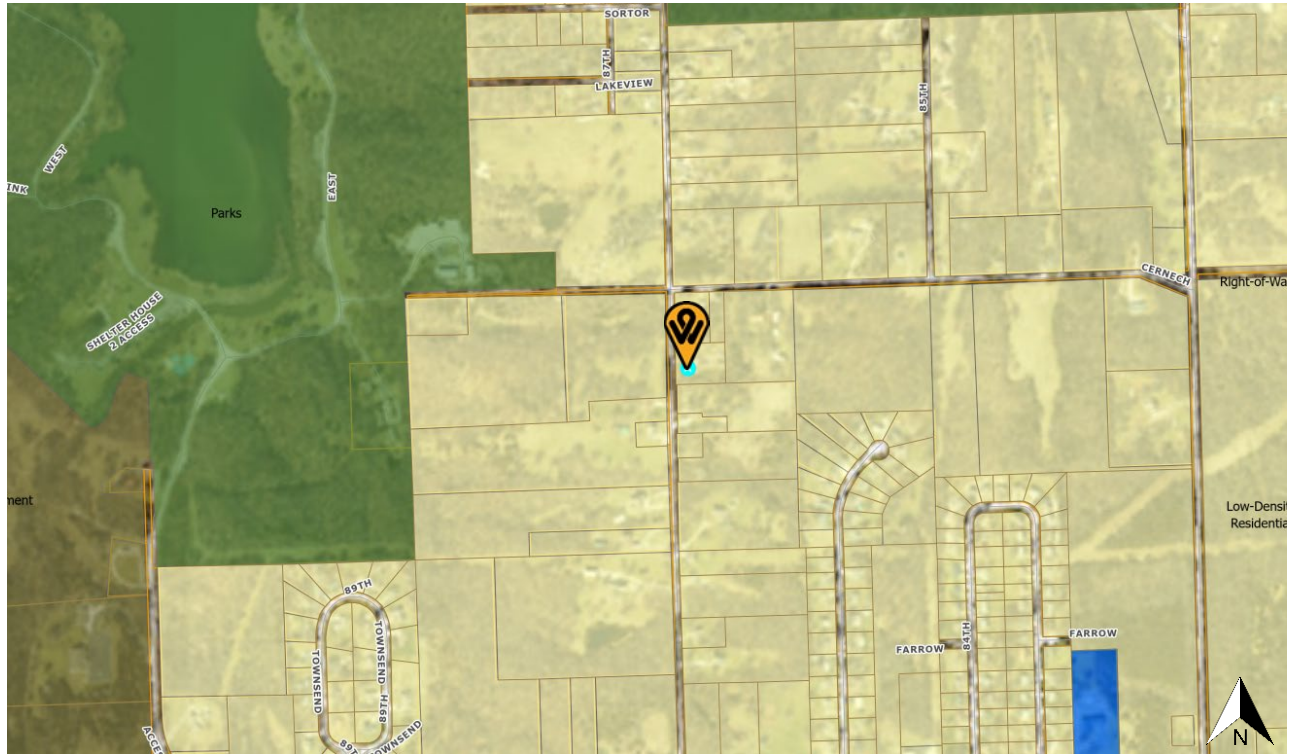
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now Larry & Kristi Piddy of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-057.
2. That I conducted a neighborhood meeting on 9-24-2025.
3. The notice to nearby property owners was sent on 9-5-2025.
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.

Kristi Piddy
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25 day of
Sept, 2025
My commission expires Nov of 17, 2025.

Wayland Pittman
Notary Public

Wayland Pittman
NOTARY PUBLIC
STATE OF KANSAS
My Appointment Expires
11-17-2025

MINUTES:

Application Number SP2025-057

Date and Location: 9/24/2025 3425 N 87th St. KCKS 66109

Meeting called to order at: 5:55pm

Names of people in attendance:

Betty Denny, Darla Denny, Larry Priddy & Kristi Priddy

Introductions:

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

A brief explanation was given regarding the permit renewal, as stated in the letter sent to each neighbor.

Questions and answers (include the following):

- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given
- No questions were asked.
- Betty stated that she appreciated the work we do with educating the kids and she hopes that we can continue.
- Betty also stated that she enjoys listening to the chickens when she can hear them.

Meeting adjourned at: 6:25pm

Minutes taken by: Kristi Priddy

Agricultural Land Use Questionnaire



K.S.A. 1988 SUPP. 79-1476 REQUIRES THE COUNTY APPRAISER TO REVIEW THE APPRAISED VALUE OF ALL REAL PROPERTY ON AN ANNUAL BASIS. THIS QUESTIONNAIRE IS TO ASSIST THE COUNTY IN MAINTAINING A CURRENT INVENTORY OF LAND THAT QUALIFIES FOR AN AGRICULTURAL CLASSIFICATION. PLEASE COMPLETE AND RETURN THE QUESTIONNAIRE BY MAIL, HAND DELIVER, SUBMIT ONLINE, OR EMAIL BY SEPTEMBER 1, 2025.

WYANDOTTE COUNTY
APPRAISER'S OFFICE

8200 State Avenue
Kansas City, Kansas 66112
Tel. (913) 573-8400

www.wycokck.org/appraiser/

Email: wycopraiser@wycokck.org

Clerk ID: 932011

QuickRef ID: R16002

KUPN: 105-029-30-0-40-01-009.00-0
3425 N 87TH ST, Kansas City, KS 66109

Mailed: August 1, 2025

PRIDDY, LARRY A & KRISTI D
3425 N 87TH ST
KANSAS CITY, KS 66109-1031



Online Form

County's current records indicate the following agricultural use breakdown by acre(s). Requested acreage changes should be filled out under the Requested Acres section.

Total County Acres			Requested Acres		
Tame	0	Native 0.3	Non Ag	0.88	
Dry	0	Irrigate	0	Total Acre	1.18

Agricultural Land is Classified By Usage Categories

- Dry Land:** Cultivated land which does not have the benefit of irrigation to enhance crop production.
- Irrigated Land:** Land which utilizes the application of water in order to enhance crop production.
- Native Grass:** Range or pasture land, including unplowed pasture, made up of plants that are part of an area's original environment.
- Tame Grass:** Range or pasture land made up of introduced plant species that could receive periodic cultural treatment like fertilization or mowing. Grass waterways, within cropland boundaries, where the land can be hayed, should be identified as tame grass.
- Non Ag Area:** Any area within the property boundaries that is not currently being given over to and devoted to the production of plants, animals, or horticultural products. This will include area(s) being utilized for residential, recreational activities, and/or commercial purposes. Residential home site areas includes dwellings, yard areas, non ag outbuildings, driveways, etc.

County's Current Agricultural Use Allocation

Below is the County's current agricultural use allocation for this property broken out by agricultural use type area and color. Using the Legend located below, please confirm the breakdown of the agricultural use type(s) is accurate. If a correction is needed, please use dark colored ink or marker to draw the areas by type(s) of agricultural use within the blue outlined parcel that contains the black labeled parcel number.

Non Ag Area = NA Dry Land = DR Irrigated = IR Tame Grass = TG Native Grass = NG





Certified Sampler

Kansas Department of Agriculture, Division of Animal Health hereby certifies that

WyCo 4-H Poultry Superintendent

is licensed to maintain and operate a Certified Poultry Testing Agent at: in , according to K.S.A. 47-1701 et seq. as amended and supplemented.



License #: **PT00002F**

Classification: **Certified Sampler Certified Poultry Testing Agent**

Expires: **09/30/2026**

A handwritten signature in black ink, appearing to read "Justin T. Smith".

Justin Smith, DVM

Animal Health Commissioner

Dated at Manhattan, KS: 08/20/2025

WyCo 4-H Poultry Superintendent
3423 N 87th St
Kansas City, KS 66109

Urban Planning and Land Use Comments:

All structures are with-in the acceptable square footage and no more than allowed.

Please describe care and maintenance as related to the animals including facilities, security, and land. Provide pictures.

Goats have free choice of hay and can eat anytime throughout the day, all animals get grain once per day. Water is available for all animals that is changed every other day and the ducks have a couple of swimming pools to play in. Mineral is available for the goats, as well as a salt block.

The chickens have a house and the back side of the chicken house is used for Hay storage. There is a doghouse available for any of the animals to use (typically find a goat or two in here). There is also a playground with fun items for the goats to climb on or nap if preferred. The LGD dog prefers to use a large chain-link kennel to relax in during the day and sleeps with the goats at night.

I have security cameras around the property that allow me to check on the animals at any time from my phone and I have a livestock guardian dog that deters any predators from entering the animal pens.

We have used the small goats to help teach 4-H kids standard care and how to trim hooves (smaller goats are easy to control), all animals are medicated and wormed regularly or as needed.

My preferred Vet is Dr Jeanie Hauser DVM. My vet for the goats is Jerry Theis DVM.

We have fenced in most of the property with cattle panels to contain our house dog but it also allows the goats to be loose to help with keeping down the weeds. Please notice that many cities are now contracting goats to help maintain the weed population around the areas.

What animals are being kept and how many of each?

15 mini goats, a dozen Muscovy ducks, and about a dozen chickens.

Per Sec. 27.340, Livestock means horse, mules, cattle, sheep, and goats.

Photos taken August 2025



New driveway apron.

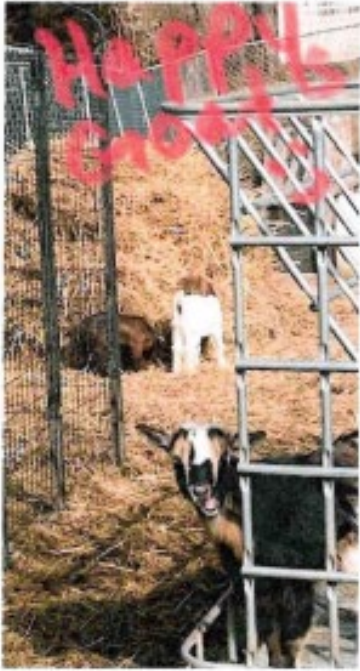


Kids and their toys.



All vehicles are legally tagged and parked on paved or improved (gravel) surfaces.

The driveway for our property has always been gravel and all vehicles are tagged legally and parked on gravel surfaces.



Inside goat pen.



Everyone loves a new bale of Hay. (notice size comparison from LGD on the left to the grown goats)



View from Camera, inside Goat shelter.



Dogs nighttime sleeping area.



Kids feeding the ducks.



Teaching 4-H student to trim goat feet.



Teaching 4-H kids about Poultry & Rabbits.



One of my 4-H kids showing her Grand Champion birds after the county fair.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Special Use Permit Petition SP2025-058

GENERAL INFORMATION

Applicant Information:

Adam Reynolds
28904 Fountainwood Street
Agoura Hills, California 91301

Subject Property:

4443 Eaton Street
Kansas City, Kansas 66103

Requested Action and Purpose:

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

Commission Districts:

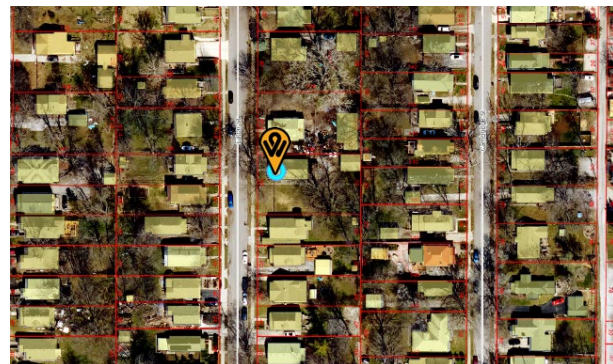
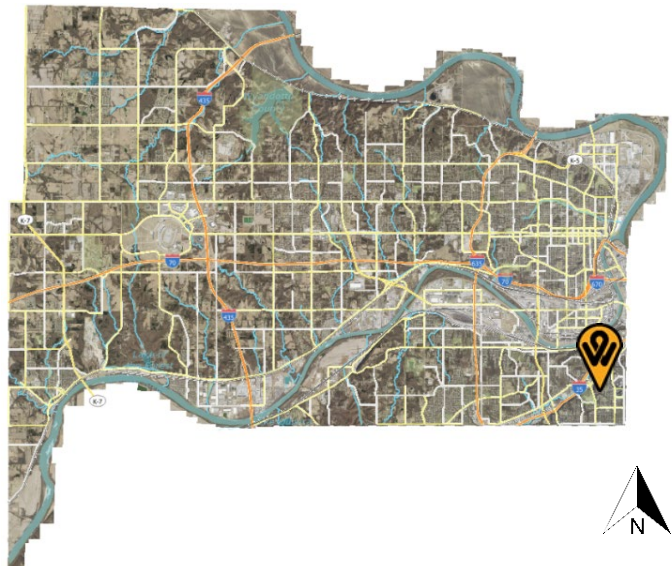
At-Large Commissioner District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residence
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.24 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as Single Family, which allows for single family, detached houses and townhomes or side-by-side rowhouses where the property has frontage on a mixed-use or neighborhood corridor.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Eaton Street as Local Street.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. Two (2) off-street spaces are provided.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. One (1) tree is in the front yard.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Adam Reynolds, is requesting a renewal of a Special Use Permit (expired August 8, 2025) to operate a short-term rental at 4443 Eaton Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This would be the only permitted short-term rental on the 4400 block of Eaton Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

2. STR21-0381 – Structural – June 02, 2021 – Closed.
3. ENV21-2388 – Code-Environment – June 02, 2021 – Closed – Trash and Debris.
4. 17208-01084 – Code-Environment – July 27, 2017 – Complete – Vehicle on unimproved surface.
5. 16200-02368 – Code-Environment – June 24, 2016 – Complete – Interior furniture on porch.
6. 15212-00861 – Code-Environment – June 03, 2015 – Complete – Tall Grass.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-029 – Special Use Permit – April 25, 2024 – Approved – Short Term Rental.
2. SP2023-006 – Special Use Permit – February 23, 2023 – Approved – Short Term Rental.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, the Spring Valley Neighborhood Group, the Rosedale Development Association Neighborhood Business Group, and Census Block Group 0452003. The neighborhood consists of a mix of single-family residences with a mix of duplexes, triplexes, and some fourplexes. The subject property is two (2) blocks away from Rainbow Boulevard, a Major Arterial Thoroughfare.

- 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(B) 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 to the suburban neighborhood. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the Rosedale Area Plan. The subject property is located in a single-family neighborhood, which allows for single family, detached houses and townhomes or side-by-side rowhouses where the property has frontage on a mixed-use or neighborhood corridor. The proposed use conforms to the Rosedale Area Plan designation with the continuation of a Special Use Permit.

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

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

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

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

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

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, overcrowding of land, illumination, 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.

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

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

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

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

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

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

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

The applicant has maintained the proposed use according to previous conditions of approval.

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams on September 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise and parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The previous Special Use Permit (SP204-029) expired on August 08, 2025. Have you been renting out the AirBnB since the expiration of the Special Use Permit?

Applicant Response: Yes.

2. Why did the Applicant wait to renew the Special Use Permit after the previous Special Use Permit (SP2024-029) expired?

Applicant Response: I sent the first email to get this process started on April 23, 2025. My application was already completed at that time and ready to submit. The process was extremely inefficient. I e-mailed multiple times with no response. Despite this, my application was submitted on July 7, 2025. I was told it would be processed on July 25, 2025. I followed up again in August and was told it hadn't been processed. It was "missed due to a lot of applications coming into one busy inbox." I was told the chairman would be notified about the situation. I have record of all these communications if you need them.

Staff Response: The applicant reached out the Planning + Urban Design Department on April 23, 2025 requesting a pre-application meeting. The first pre-application meeting was scheduled for May 16, 2025. On May 19, 2025, three (3) days after the first pre-application meeting, the applicant reached out to reschedule after not attending the meeting. The second pre-application meeting

was set up scheduled for May 30, 2025. Applicant did not attend the meeting. On June 12, 2025, the applicant reached out to reschedule once again. The third pre-application meeting was set for June 27, 2025. The third pre-application meeting of June 27, 2025, was rescheduled for July 2, 2025. The pre-application was finally conducted on July 2, 2025.

3. Were the conditions of SP2024-029 met?
- The applicant shall repair and/or repave the concrete sidewalk in front of the property;
 - The applicant shall repair and/or repave the concrete walkway to the front door;
 - The applicant shall repave the driveway. The driveway behind the apron can be concrete or asphalt;
 - Maximum number of guests shall be 7;
 - All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;

Applicant Response: Yes.

4. Provide documentation of the Home Inspection

Applicant Response: Home inspection included in zip folder.

5. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park? Indicate guest parking on the site plan.

Applicant Response: Entire home will be rented out. Maximum of 3 vehicles and we have four off-street parking spaces. Parking layout map included in zip folder.

6. What is the maximum number of people that will be staying at any one time?

Applicant Response: 6.

7. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

Applicant Response: Robin Hunter. RobinSellsKC@gmail.com. Robin is a local real estate agent and property manager. She has professionally managed properties for over a decade and has a team of service professionals that can take care of any emergent or non-emergent repairs and maintenance issues that arise on site. She is also available to address any noise complaints or disturbances, although we've had zero of these to date, as far as we are aware. Rental management plan has been included in the zip folder.

8. How will you communicate with the neighbors if there are any issues?

Applicant Response: The neighbors have our phone numbers and e-mail addresses and are encouraged to reach out to us any time with issues that may arise. If we need to communicate with them, we have a list of addresses provided by the city that we can use to contact neighbors.

9. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

Applicant Response: 30-60 minutes.

10. What is the projected annual occupancy rate for this listing?

Applicant Response: 70%.

11. Indicate how you will maintain the property in a safe and sanitary manner, including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- b. GFCI outlets required in bathrooms;
- c. Double keyed locks are not allowed;
- d. Copper cannot be used for gas supply lines;
- e. Windows must be operable, not blocked or boarded;
- f. Handrails are required at sets of 4 or more stairs/ risers;
- g. Hot water tank and furnace must be vented properly and operational
- h. Electric panel and circuits must be safe; and
- i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: Our handyman performs a monthly review of the property utilizing a routine maintenance checklist that includes the items listed. Checklist provided for reference.

12. How will you pay appropriate Kansas State Lodging Taxes? Does AirBNB or other short-term rental platform deduct and pay these taxes?

Applicant Response: Airbnb deducts and pays taxes.

13. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

Applicant Response: Yes.

14. Will guests be allowed to bring pets to the property?

Applicant Response: Yes.

15. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and

to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133.
www.hostcompliance.com/tips.

Applicant Response: Noted. Thanks.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-058** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

- this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 12. 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;
 13. 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;
 14. 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;
 15. 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;
 16. 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;
17. 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,
 18. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Map
Home Inspection Report
Insurance
Management Plan
Images provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-058** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

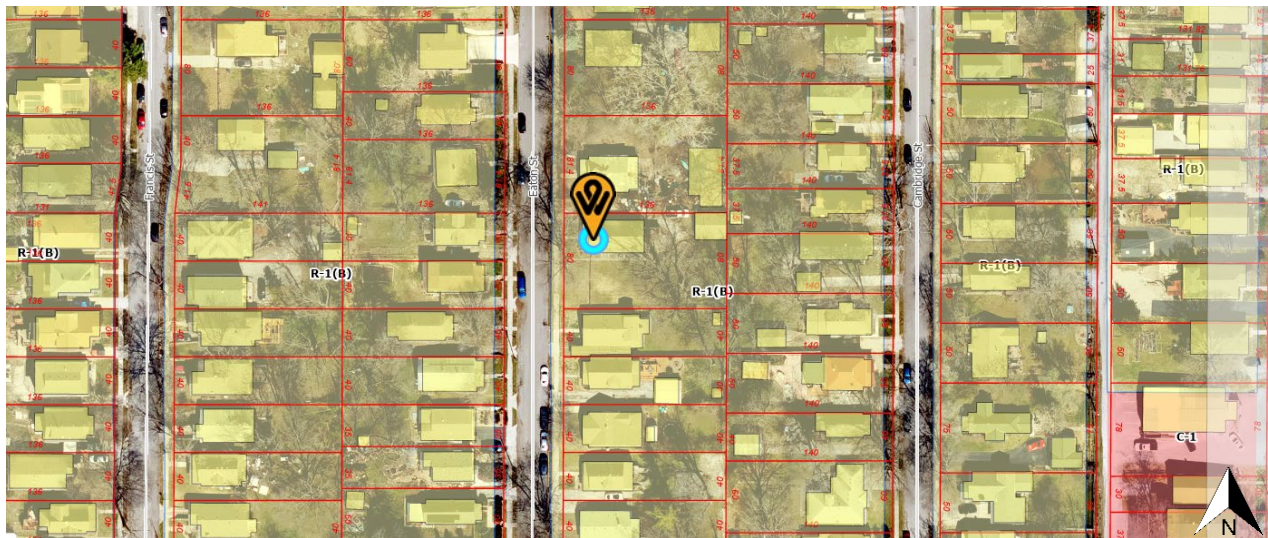
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-058**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

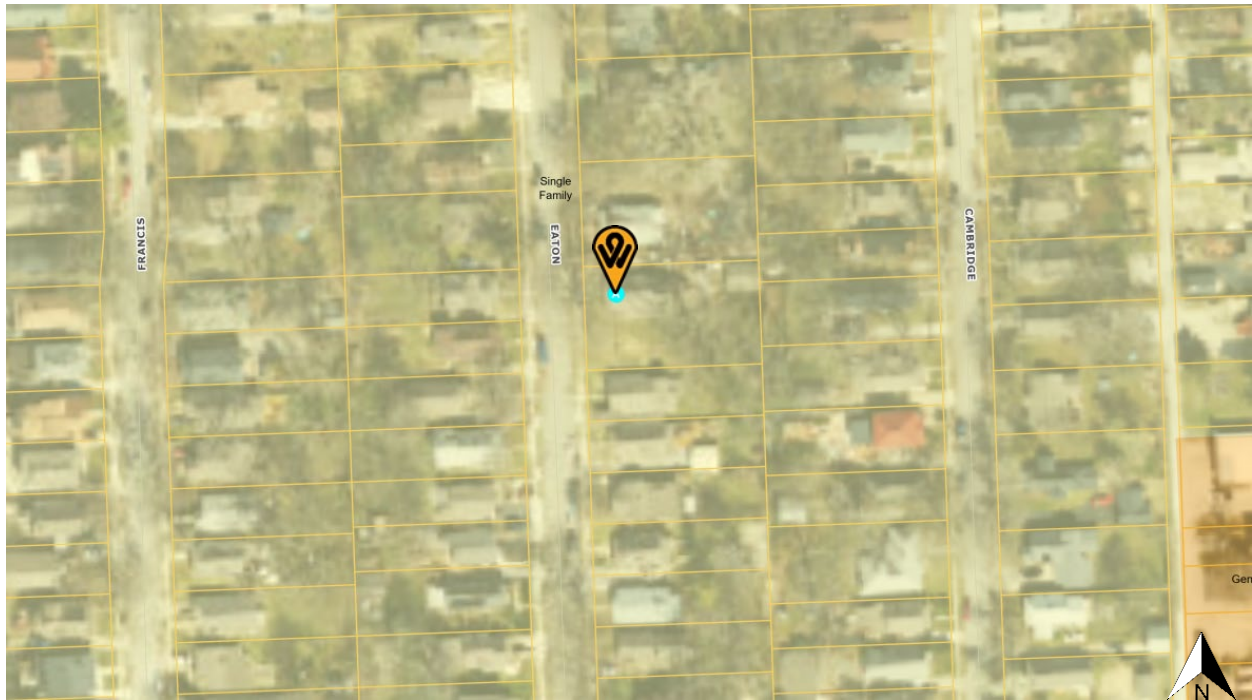
AERIAL IMAGERY



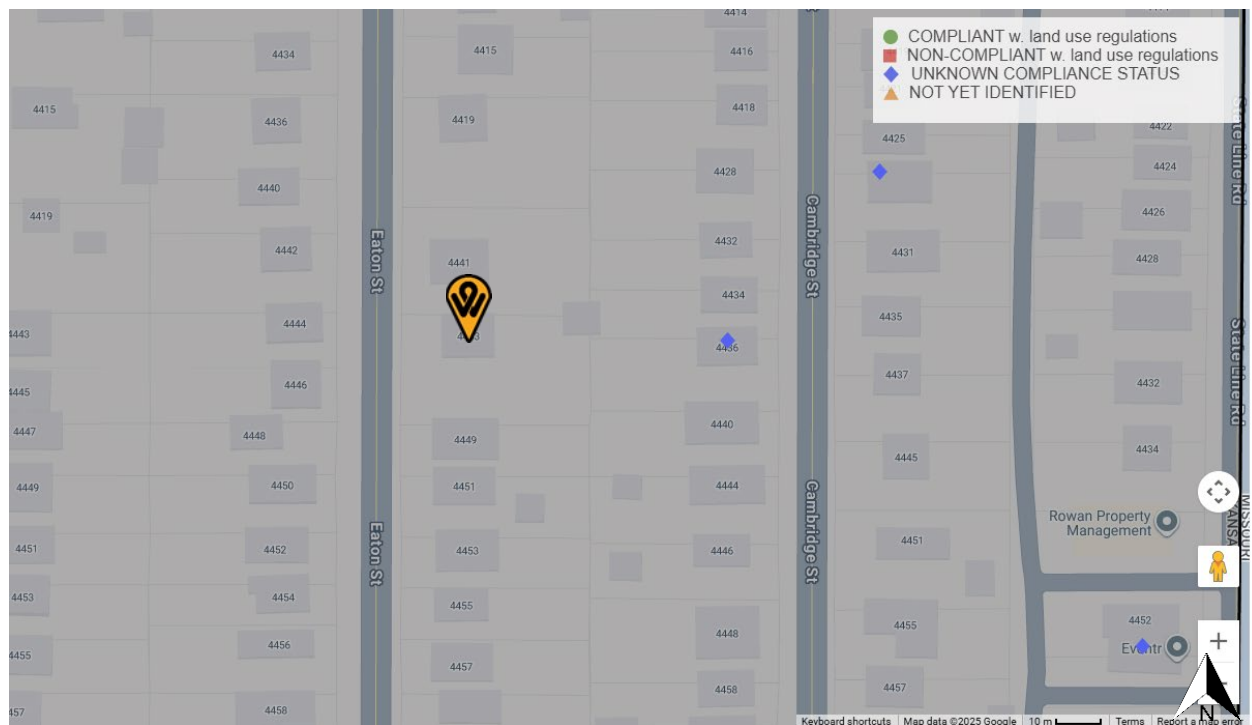
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

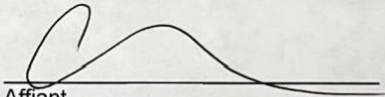
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF California)
COUNTY OF Los Angeles) SS:

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

1. That I am the petitioner for Petition # SP2025-058
2. That I conducted a neighborhood meeting on 9/26/2025
3. The notice to nearby property owners was sent on 9/10/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this _____ day of _____, 20____.

My commission expires _____ of _____, 20____.

SEE ATTACHED JURAT

Notary Public

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles



Subscribed and sworn to (or affirmed) before me on
this 26th day of September, 2025, by
Date Month Year

(1) Adam Reynolds

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature Leslie G. Frankel
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit - Neighborhood Meeting

Document Date: September 26, 2025 Number of Pages: 1

Signer(s) Other Than Named Above: _____

MEETING MINUTES - 4443 EATON ST

Application Number: SP2025-058

Date and Location: 9/26/2025. Webinar held via Microsoft Teams.

Meeting called to order at: 5:30PM Central Time

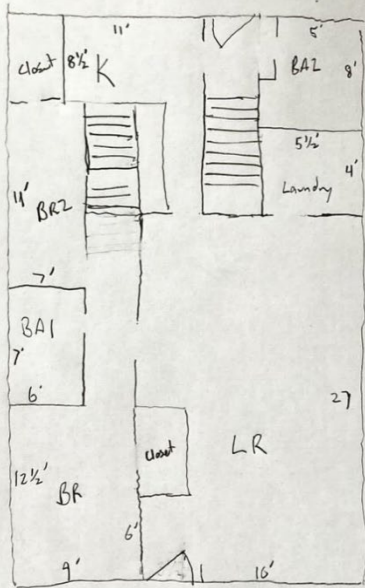
Names of people in attendance: Adam Reynolds, Megan Reynolds

Meeting notes: We held the meeting room open for 30 minutes, from 5:30-6PM, and there were no attendees.

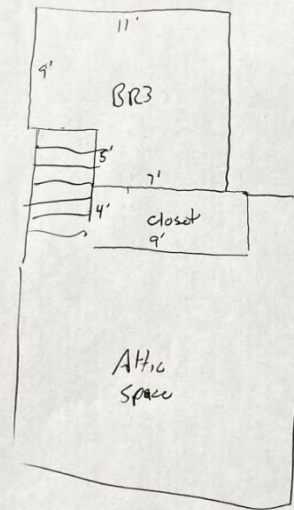
Meeting adjourned at: 6:00PM Central Time

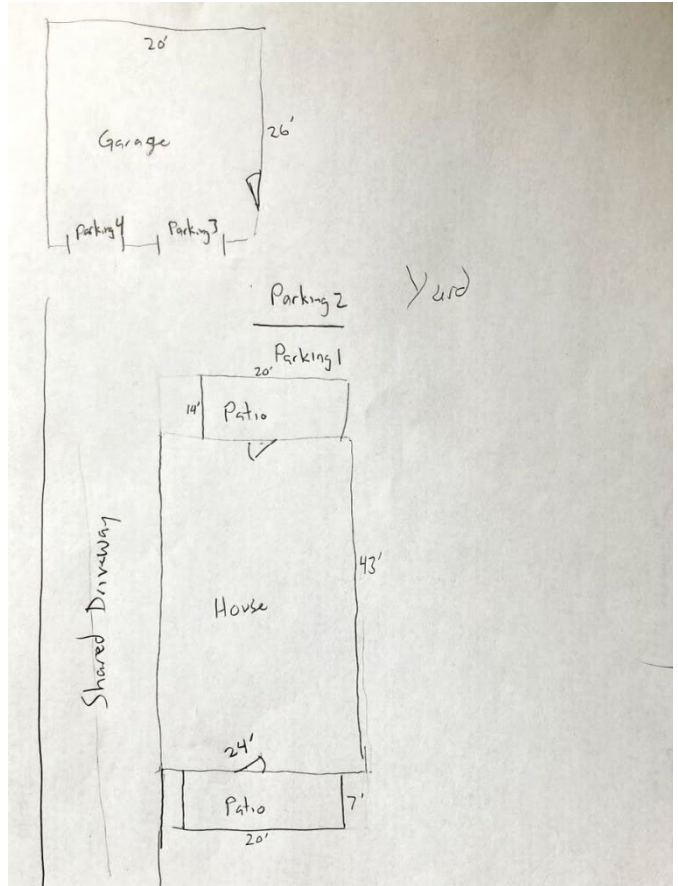
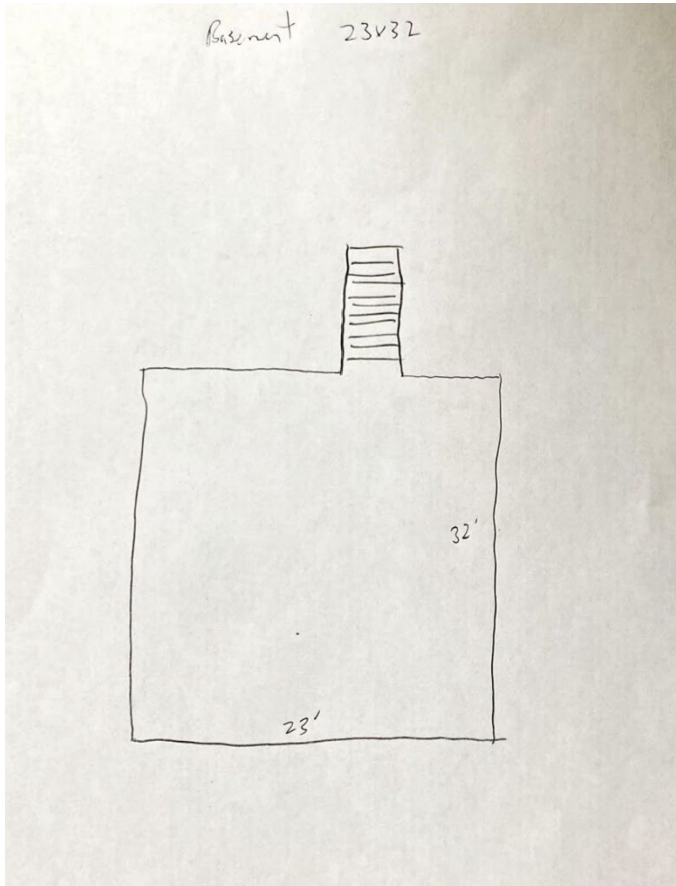
Minutes taken by: Adam Reynolds

1st Floor



2nd Floor





Report Summary

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

Structure

Page 8	Foundation	• Monitor/Repair: Crack(s) were observed on the foundation (See pictures below of some locations and examples). This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement and/or moisture. Crack(s) may need sealing over time to prevent moisture penetration. A foundation specialist could give a better evaluation of the severity of crack(s) and what action should be taken. • Repair/Specialist: Settlement crack(s) with moisture stains were observed on the interior foundation. See pictures of some locations and examples. This implies that some structural movement of the building has occurred and that some moisture has come through from the exterior. Cracks of this type as well as the foundation/support system should be inspected by a qualified foundation repair company, or structural engineer for any necessary repairs before closing. • Confer/Specialist: Structural repairs to foundation observed. See pictures below of some locations and examples. Recommend contacting homeowner regarding transferable warranty and monitoring for any further movement in the foundation walls. In the absence of a transferable warranty, a structural engineer or foundation specialist could be consulted before closing regarding quality of work performed.
Page 9	Slab	• Monitor: Cracking in the basement slab was observed. Additional movement can be a sign of foundation issues. Monitor for increased separation and repair as needed.
Page 9	Support Structure	• Repair: Temporary (gray) jack post(s) were observed in the basement. They should be replaced with permanent steel post(s). Repair as necessary. • Repair/specialist: Improper supporting of structural components of home was observed in one or more areas. See photos for examples and locations. Recommend consulting with a structural engineer before closing regarding a full structural evaluation. • Repair/Specialist: The absence of back blocking behind the structural repair beams was observed. Recommend a licensed structural specialist evaluate for necessary.

Page 10	Attic	• Repair/Specialist: Bowing within the attic sheathing was observed. See pictures below of some examples and locations. Recommend that a qualified contractor evaluate system for necessary repairs before closing. • Specialist: Inadequate support of roof within the attic was observed. Recommend consulting with a qualified contractor for further evaluation before closing.
Page 10	Wood Boring Insects	• Repair: Evidence of wood destroying insect activity was observed on the exterior of the home. There is risk of additional hidden damage. If the property has not already been treated in the previous five years or is not currently under a termite maintenance program, a licensed pest control specialist should be engaged before closing. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. See additional report for more information.

Roofing

Page 12	Sloped Roofing	• Repair/Specialist: Bowing to roof was observed. See pictures below of some examples and locations. Recommend that a qualified roofer evaluate system for necessary repairs before closing. • Repair: Tree limbs should be cut back so that they do not overhang the roof. • Repair/Specialist: A dip in the roof was observed. Recommend a licensed roofing company evaluate for necessary repairs.
Page 12	Flashing	• Repair: Flashing on the roof was incorrectly installed in one or more areas. See photos for examples and locations. Recommend repair by qualified roofing specialist. Roofing specialist could be further employed to evaluate remainder of roof while on job.
Page 13	Gutters	• Repair: The gutters require cleaning to avoid spilling roof runoff around the building which is a potential source of water entry or water damage. • Repair: Damaged gutter(s) observed on the home. Recommend repair.
Page 13	Downspouts	• Repair: Downspouts should discharge water at least 36" to 48" away from foundation to help prevent foundation damage and moisture intrusion. Recommend adding extensions. • Safety Notice: Downspout(s) discharges directly onto driveway/walkway. This can result in an icy/slippery surface in winter months. It is recommended this downspout be directed toward an area of soil away from the home or buried and extended into the yard. Recommend relocating downspout for safety reasons. • Repair: Loose, damaged, or missing downspouts should be repaired promptly. See photos for some examples and locations. Recommend repair. • Repair: Clogged downspouts should be promptly cleared of their obstruction. Recommend repair.

Exterior

Page 15	Siding/Trim	• Repair: Wood rot on the exterior of the home was observed. The wood rot is concentrated in small enough areas that the materials can likely be repaired rather than replaced. There is a chance of more wood rot that is not yet visible. See photos for some examples and locations, which is not an exhaustive list. Recommend repair. • Repair: Observed some areas of peeling paint on the exterior of the home (See pictures below of some locations and samples of the peeling paint). Repair as needed. • Repair: Observed one or more areas of damaged caulk on the exterior (See picture below of some locations and examples). Recommend repair.
Page 15	Exterior Doors	• Repair: An exterior entry door rubs the floor (see pictures for examples and locations). Recommend repair. • Repair: An exterior entry door is damaged. Recommend repair.
Page 16	Porch	• Monitor/Repair: Cracking at the front porch was observed. This is a common condition of concrete and does not appear to be a structural deficiency. Repair as necessary. • Monitor: Observed cracking and spalling on the walkway to the porch. Monitor and repair as needed. • Repair/Specialist: Significant settlement at the front entry walkway was observed. Deflections greater than 1/2" can present a trip hazard. Recommend that a concrete repair company evaluate for necessary repairs before closing.
Page 16	Deck	• Repair: The deck should be painted or stained to improve durability and longevity.
Page 17	Window Wells	• Repair: Damaged/missing window well covers should be replaced to prevent debris collection and water entry into the home.
Page 17	Landscaping	• Repair: Landscaping/soil should be at least 3 to 4 inches below siding to prevent damage.
Page 17	Fencing	• Repair: The fence gate experiences resistance opening. Recommend clearing area to allow gate proper opening distance. • Repair: Fence should be stained or painted to protect from moisture damage.
Page 18	Garage	• Repair: Damage to garage door(s) noted. Recommend repair.
Electrical		
Page 19	Main Panel	• Repair: Missing electric panel screw(s) should be replaced.
Page 20	Distribution Wiring	• Safety Issue/Specialist: Open junction box(es) were observed. See pictures for some examples and locations. Recommend repair. A licensed electrician could be further employed to evaluate the main electrical components of the home while bidding these repairs before closing.
Page 20	Outlets	• Repair: Loose outlet(s) in the home were observed. See pictures for examples and locations. Recommend repair. • Repair/Safety: GFCI outlets should be installed in any outlet within 6' of a water fixture. See photos for examples and locations. Recommend repair.

Heating

Page 22	Supply/Return Air Ductwork	• Repair/Specialist: An open air duct was observed. See pictures for some examples and locations. Recommend repair, and a qualified HVAC contractor evaluate the home for needed repairs before closing. • Repair/Specialist: Damaged duct work tape was observed. See pictures for some examples and locations. Recommend a qualified HVAC contractor evaluate the home for needed repairs before closing. • Repair/Specialist: improper duct work tape was observed. See pictures for some examples and locations. Recommend a qualified HVAC contractor evaluate the home for needed repairs before closing.
Page 22	Furnace	• Monitor: Rusting within the burner cabinet is noted but appears to be old. Monitor for increased rusting and service annually.

Cooling/Heat Pumps

Page 25	Central Air Conditioning	• Due to temperature constraints, was not able to fully inspect the cooling system. When outside temperature is below 65 degrees, substantial damage can be done to refrigerant lines. Recommend that a licensed professional evaluate HVAC system before closing. • Repair: The outdoors condensing unit needs to be cleaned. Recommend a licensed HVAC technician service this unit.
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Insulation/Ventilation

Page 26	Attic	• Repair: Insulation batts attached to roof sheathing observed. This maybe causing the shingles to hold heat and age faster than usual. Recommend removing insulation batts. • Repair: Observed a clogged gable vent. Recommend repair • Repair: Attic Access door does not latch. Recommend repair.
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Plumbing

Page 28	Exterior Faucet	• Repair: Exterior faucet(s) did not operate at time of inspection. Confer with owner and repair if necessary.
Page 29	Sump Pump	• Monitor: Grinder pump cover has been sealed. As a result, the grinder pump could not be tested for correct operation.

Interior

Page 31	Walls	• Monitor: Crack(s) in drywall/plaster on interior of the home observed. See pictures for some locations and examples. This type of cracking can be associated with settling of home, but is also typical with drywall/plaster construction and is not usually a structural deficiency. Monitor for further damage and repaired if necessary.
Page 31	Floor	• Monitor/Repair: Some floors are un-level. Repair as necessary. Recommend consulting with a qualified contractor and repairing as necessary.

Page 32	Windows	• Repair: Cracked/broken window(s) observed on the home. See photos for some examples and locations. Recommend repairing/replacing the window(s). • Repair: An inoperable window was observed in the home. See below pictures for locations and examples, which is not exhaustive. Recommend repair.
Page 32	Doors	• Repair: Damaged door trim was observed. Recommend repair.
Appliances		
Page 34	Dishwasher	• Noted: Due to insurance restrictions the dishwasher was not tested during the inspection. Recommend conferring with current owner regarding proper operation.
Page 34	Kitchen Exhaust Fan	• Repair: The kitchen exhaust fan was not properly operating at the time of inspection. Recommend repair.



FARMERS
INSURANCE

**FOREMOST BASICS™
DECLARATIONS PAGE**

Underwritten by: **Foremost Insurance Company**
Grand Rapids, Michigan
Home Office: P.O. Box 2450
Grand Rapids, Michigan 49501

POLICY NUMBER: [REDACTED]
RENEWAL OF: [REDACTED]
POLICY PERIOD BEGINNING 03/09/25 **ENDING** 03/09/26 12:01 A.M. STANDARD TIME

YOU AS NAMED INSURED AND YOUR ADDRESS

ETHAN LACOE
ADAM REYNOLDS
4990 THILLE ST
VENTURA CA 93003-8232

YOUR POLICY IS SERVICED BY

JAMIE BLYSTONE
FARMERS INSURANCE GROUP
2866 S ST RTE 291 E
INDEPENDENCE MO 64057-1273

AGENCY CODE:
895590811

TELEPHONE:
(816) 509-2788

COVERAGES: Coverage is provided only where an Amount of Insurance or a Limit of Liability is shown and a premium is stated for the Peril Insured Against. Detailed descriptions and any limitations will be found in your policy.

AGGREGATE LIMIT: If your Declarations Page indicates SECTION II COVERAGES, the most we will pay in any one Policy Period for any one insured Location for Liability is \$2,000,000 regardless of the number of claims, suits, accidents, or offenses.

LOCATION # 1

IMPORTANT RATING INFORMATION

PREMISES	4443 EATON ST				
DESCRIPTION:	KANSAS CITY KS 66103-3526				
CONSTRUCTION:	FRAME	TERRITORY:	B	YR. BUILT:	1927
FAMILIES:	1	PROT. CLASS:	2	FORM:	DF1
OCCUPANCY:	VACATION & SHORT TER	RESP. FIRE DEPT.:	KANSAS CITY FS 10		
HYDRANT:	WITHIN 1,000 FEET	COUNTY:	WYANDOTTE		
FIRE DEPT.:	WITHIN 5 MILES				

MORTGAGEE #1

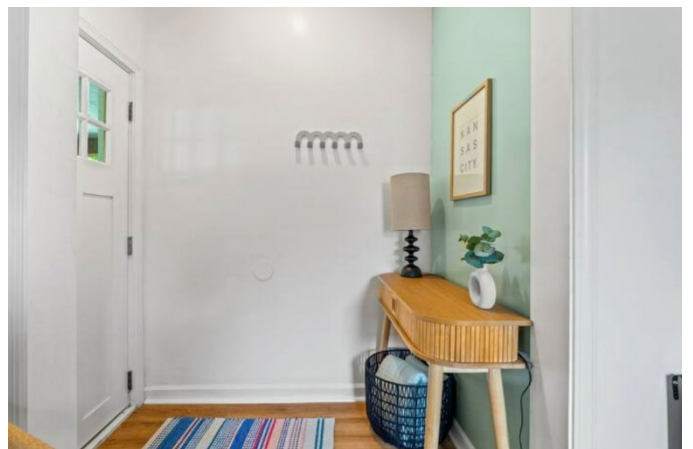
LOAN NO.: 0714478377
NATIONSTAR MORTGAGE LLC
ISAOA
PO BOX 7729
SPRINGFIELD OH 45501-7729

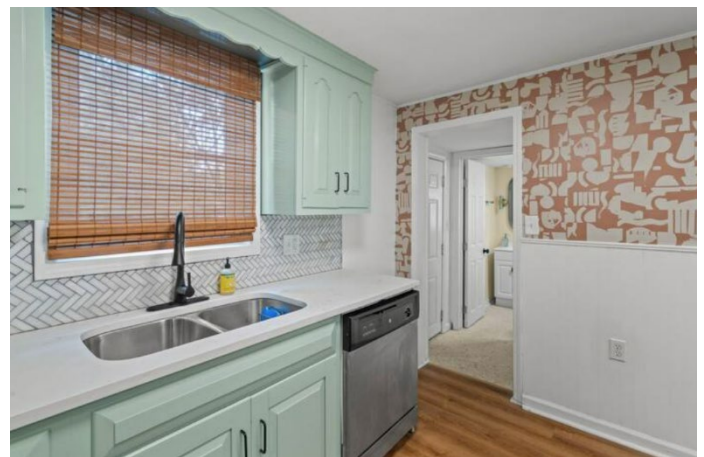
SECTION I COVERAGES	AMOUNT OF INSURANCE	ADD'L/RETURN PREMIUM	ANNUAL PREMIUM
A. DWELLING	\$ 366,002		\$ 3,189.00
C. PERSONAL PROPERTY	\$ 30,000		\$ 164.00
D. LOSS OF RENTS	\$ 36,600		\$ 117.00

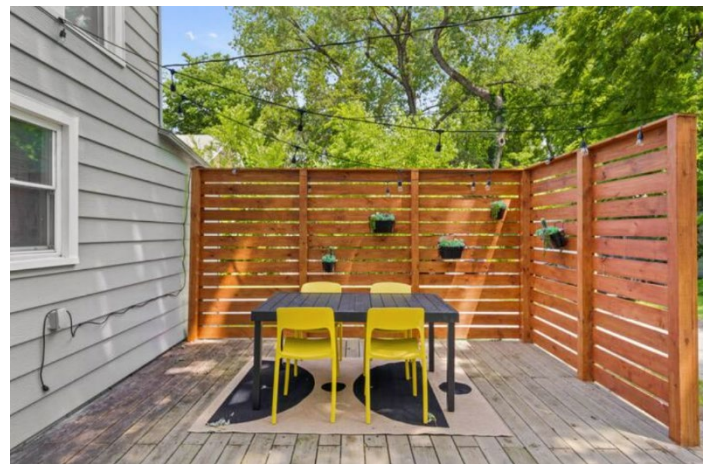
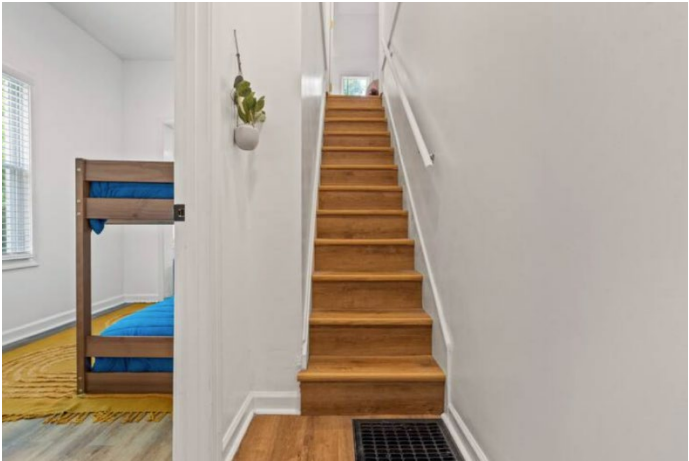
Policy Number: 381 -5008332683 -04
Form 80998 01/13 [REDACTED]

INSURED COPY

PAGE 1 CONTINUED











Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Special Use Permit Petition SP2025-059**

GENERAL INFORMATION

Applicant Information:

Tita Lagrimas
Tradebe Environmental Services, LLC
141 West Jackson Boulevard
Chicago, Illinois 60604

Subject Property:

1620 South 45th Street
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Special Use Permit (Renewal) to continue operating 10-day transfer facility for non-regulated, DOT hazardous material and waste (expiring October 8, 2025).

Commission Districts:

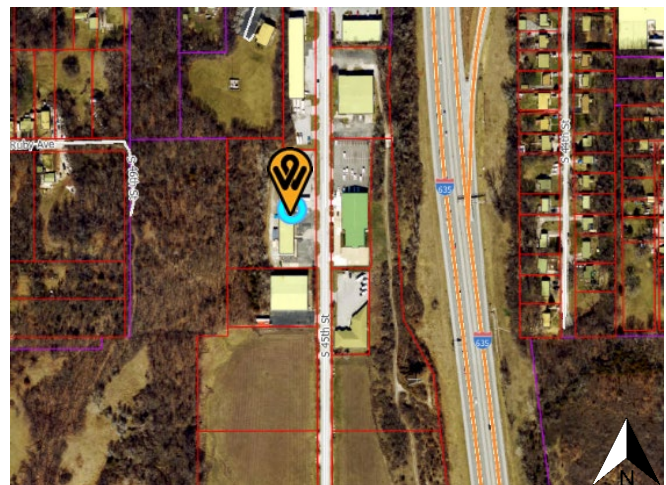
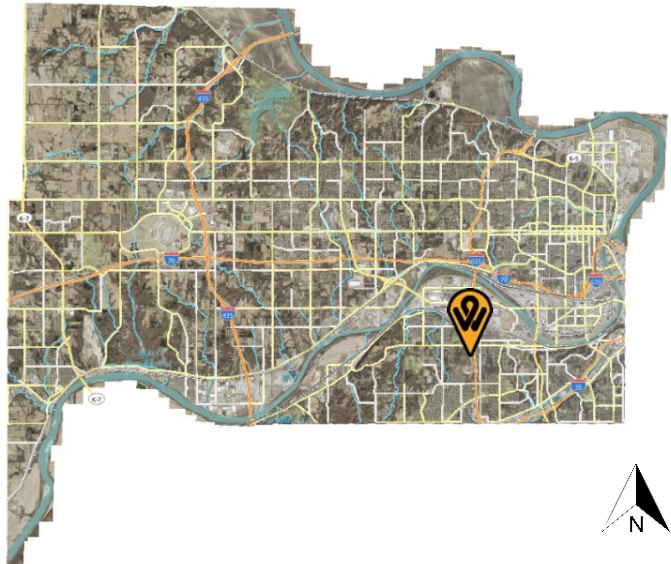
At-Large Commissioner District #1:
Tom Burroughs
District #6 Commissioner
Philip J. Lopez

Existing Zoning District(s):

MP-3 Planned Heavy Industrial District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	CP-0 Planned Nonretail Business and M-2 General Industrial Districts	Vacant property and KCNW Radio
South	M-2 General Industrial District	Trieb Sheet Metal Co's
East	M-2 General Industrial District	Assisted Transportation
West	R-1 Single-Family District	Vacant lot

Total Tract Size: 3.04 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property Industrial, which allows for small, medium, and large-scale industrial processing, manufacturing, and outdoor storage. These uses are often the most intensive uses characteristics of heavy truck traffic, excessive noise, and potential noxious impacts.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 45th Street as a Local Street.

Parking Requirement: Section 27-470(e) states that one space for each 500 square feet of building floor area be provided. 30 parking spaces are required. Applicant is providing 12 parking spaces.

Landscaping Requirement: Section 27-470(g) states that trees are required to be provided at not less than one per 10,000 square feet of site area. Six-foot high architectural screening in combination with a buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tita Lagrimas with Tradebe Environmental Services, LLC wants to continue to operate a hazardous waste transfer facility. A list of potential materials that would be handled by the facility are included in the attachments. The transfer station is a 10-day transfer facility for hazardous materials and waste. The containers are transferred from one truck to another; no transported containers are kept inside the building.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. 19200-00046 – Code-Environment – January 03, 2019 – Complete – BOZA and CPC Inspection

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2020-064 – Special Use Permit Renewal – November 02, 2020 – Approved.
2. 18410-00038 – Variance – December 21, 2018 – Complete – Variance for Screening.
3. 18401-00015 – Change of Zone – October 16, 2018 – Complete – From MP-2 General Planned Industrial District to MP-3 Planned Heavy Industrial District.
4. SP2018-097 – Special Use Permit – October 26, 2018 – Approved.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Turner Statistical Neighborhood and Block Group 0437002. The neighborhood consists of property is within a General Industrial business park area with Metropolitan Avenue and Interstate 635 within 0.25 of a mile from the property.

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

The zoning and uses are set out above. The subject property is surrounded by the M-2 General Industrial District. The proposed use, which is industrial 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 based on the zone and the surrounding properties. The removal of restrictions could detrimentally affect nearby property if not managed properly.

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property Industrial, which allows for small, medium, and large-scale industrial processing, manufacturing, and outdoor storage. These uses are often the most intensive uses characteristics of heavy truck traffic, excessive noise, and potential noxious impacts. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

The proposed use will not increase the amount of vehicular traffic to the point where it exceeds the capacity of South 45th Street due its close proximity to Interstate 635 via Metropolitan Avenue.

- 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 service to universities, hospitals and research facilities in addition to providing transportation service for community household hazardous waste collection events. The proposed use may injure the appropriate use and marketability of nearby property if the hazardous materials are not adequately handled and secured.

- 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.***

The noise, vibration, dust or illumination that would normally be associated with such use is of such duration and intensity as not to create problems for nearby property because the use does not create excessive noise, vibration or illumination relative to other types of industrial uses that would be permitted in the zoning district.

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

If the proper procedures, guidelines and conditions are followed, the proposed transfer station will not pollute the air, land or water.

- 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 use in a 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 the public health, safety and welfare compared on the hardship imposed on the landowner is minimal. The proposed use will have a positive economic impact, but there is risk of environmental harm if hazardous materials are not handled properly.

- 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 will not result in overcrowding of land or cause undue concentrations of population as it is commercial/industrial in nature.

NEIGHBORHOOD MEETING INFORMATION

1. The applicant held a neighborhood meeting via Zoom on September 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with Previous Conditions of Approval

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have the conditions of approval from SP2020-064 been met?

- a. The hours of operation shall generally be from 8:00 AM to 5:00 PM with the understanding that employees may arrive earlier than 8:00 AM, depart later than 5:00 PM and/or occasionally work on the weekend;

Applicant's Response: The hours of operations have not altered and remain the same as the information stated in 1.a. above.

- b. Strict adherence to the Operation and Security Plan;

Applicant's Response: Tradebe and Tradebe personnel will continue strict adherence to the facility's Operations and Security Plan.

- c. Comply with local, State and Federal procedures, regulations and guidelines; and,

Applicant's Response: Tradebe and Tradebe personnel will continue to comply with local, State, and Federal procedures, regulations and guidelines.

- d. Shall keep immaculate records of Transfer Logs and Inspection Logs, so at such time during your term, they may be inspected if asked.

Applicant's Response: Tradebe personnel will maintain immaculate records of Transfer Logs and Inspection Logs so that they be inspected upon request.

2. Provide an updated log sheet

Applicant's Response: Please find attached requested updated log sheet for inbound trucks.

3. How many truck are in and out of the property on a daily basis?

Applicant's Response: There are approximately three to five trucks in and out of the property on a daily basis.

4. Has there been any changes from 2019 to 2025 on a daily basis?

- a. Materials being stored
- b. Hours of operation

Applicant's Response: There have been no changes from 2019 to 2025 on a daily basis of materials being stored. There have been no changes from 2019 to 2025 on a daily basis in the hours of operations.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-059** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
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. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
6. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
7. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Operation Summary
Transfer Log
Updated Log Sheet
Facility Inspection Log

USEPA Waste Code
Images of the property provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-059** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

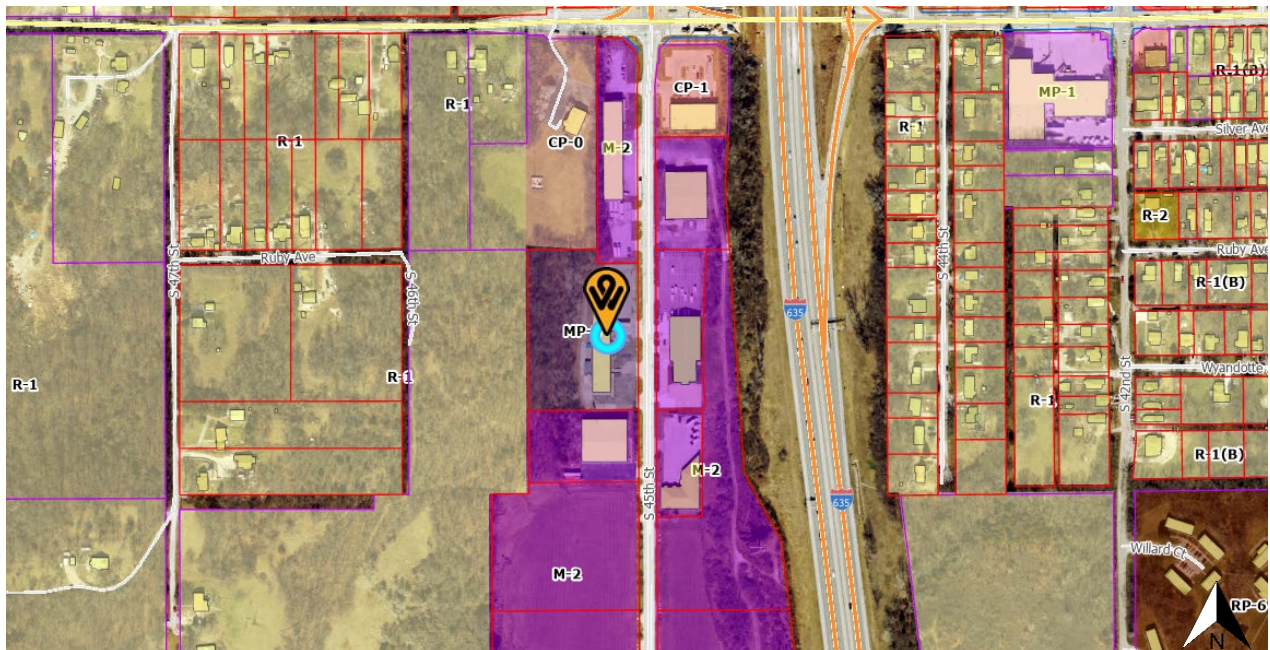
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-059** the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

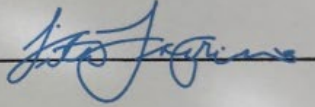
STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition #Special Use Permit SP2025-059.
2. That I conducted a neighborhood meeting on September 29, 2025.
3. The notice to nearby property owners was sent on September 15, 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.

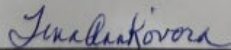
Further affiant saith not.

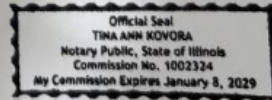
Affiant



SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 18th day of October, 2025.

My commission expires Jan of January, 2029.


Notary Public



TRADEBE PUBLIC MTG. MINUTES:

Application Number SP-2025-0059 Renewal

Date and Location: September 29, 2025 – 3:00 PM

VIRTUAL - ZOOM Meeting ID 383 156 273 907 3
Password: fo7E9Sj6

Call in #: 1.312.741.2302

Meeting called to order at: 3:00 pm

Names of people in attendance:

Ms. Tita Lagrimas, Tradebe
Mr. Kris Fournier, Tradebe
Mr. Phil Grogan, Tradebe
Ms. Ashley Horrell, Tradebe

No Other Attendance

(documentation -Tradebe Public Meeting Attendance sheet)

Introductions:

PPT was prepared

Questions and answers (include the following):

- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

No one outside of Tradebe attended meeting

Meeting Adjourned at 3:30 p.m.

Documents provided to Wyandotte County Department of Planning + Urban Design Attached: Public meeting attendance sheet; Public meeting question/comment sheet; Affidavit - Neighborhood Meeting and copies of the Tradebe Public Meeting Notification letters.

Tita Lagrimas
VP of Regulatory Affairs & Sustainability
(219)746-8713



**Tradebe Environmental Services, LLC
/ Tradebe Transportation, LLC
10-Day Transfer Facility Operation Summary**

Background

Tradebe Environmental Services, LLC (Tradebe) provides recyclable material, hazardous, non-hazardous and universal waste collection; packaging; and transportation services to universities; commercial organizations and a variety of industrial customers. Tradebe also provides transportation for community household hazardous waste (HHW) collection events. The aforementioned materials are then taken to a Tradebe facility that is licensed to receive, store, process or send the material on to another processing facility.

10-Day Transfer Facility operations receive the oversight from the state environmental protection agency.

Description of 10-Day Transfer Facility Operations

Containers of the aforementioned materials are transported from manufacturers and /or generators in accordance with Department of Transportation (DOT) requirements and transported by a qualified commercial driver licensed (CDL) vehicle operator. Containers or regulated materials must meet the applicable DOT and EPA regulations prior to being removed from the originating facility.

Typically, the aforementioned materials are transported from generator's site to the 10-Day Transfer Facility via a straight box truck; straight box truck has a cab and an enclosed van as one unit. On occasion a tractor trailer may be used for shipments from the generator's facility. A semi-trailer is placed at a 10-Day Transfer Facility loading dock.

At the 10-Day Transfer Facility, materials containers on the straight truck are transferred from to the semi-trailer with the use of a drum cart, pallet jack or possibly by use of a forklift. Semi-trailers are used to transport the material containers from the 10-Day Transfer Facility to the permitted storage or processing facilities. These material containers are only staged on the straight trucks or trailers and are not be stored in buildings.

Material containers cannot be staged for longer than 10 days. The material container movements, (e.g., inbound, transfers and outbound activities) are documented on 10-Day Transfer Logs, a copy can be found as Attachment 1 to this document. The 10-Day Transfer facility is also required to be inspected. Inspections conducted at the facility examine the facility documents, transfer locations, building, safety equipment and outside staging areas. These items are looking for issues or concerns that need investigation or corrective actions.

Tradebe 10-Day Transfer Facility Operations

The Tradebe 10-Day Transfer Facility will be staffed with an Operations Manager and Field Chemists. The Account Manager oversees the facility operations. Field Chemists are dispatched to generator's locations and conducted various activities at the sites as well as operate the straight trucks as well as providing environmental services for the Tradebe's customers. Tradebe's 10-Day Transfer Facility personnel undergo various, rigorous training programs, which includes OSHA Hour 40 Haz-Woper Hour and 8 Hour Haz-Woper refresher classes. Personnel receive DOT and USEPA RCRA hazardous waste training before they are allowed to work at a generator's site or at the 10-day Transfer Facility.

At some 10-Transfer Facility locations, an additional trailer is located at the facility which is used to store supplies, such as: empty containers; absorbent materials; packaging materials and response supplies. The



supply items are used by the Tradebe's Field Chemists in the normal course of servicing the Tradebe customers.

As stated above, the van trailers are used to consolidate inbound loads, which are designated to a Tradebe permitted facility or an approved alternate facility. The inbound shipping documents and the associated paperwork accompanying the containers are completed at the customer's location. Photocopies of all shipping documents are maintained in the 10-day Transfer Facility file along with the facility's 10-Day Transfer Facility log. These documents are available for inspection.

The 10-Day Transfer Facility log also identifies shipments destined for receiving locations; the date listed on the log identifies when the first container is transferred onto the outbound semi-trailer. This date begins the day count of the 10 day limit for that container (i.e., trailer), which is monitored by Tradebe personnel. Each trailer must be removed by the end of the 10th day in accordance with U.S. DOT regulations. When a trailer is shipped from the facility, an empty semi-trailer replaces the shipped trailer and the process starts over again.

The types of materials that are transferred at the facility may be product, recyclable material, universal waste, both hazardous and non-hazardous wastes. These materials may be packaged as lab packs; in compressed gas cylinders; and as household hazardous wastes; Attachment 2 contains the list of EPA Hazardous Waste Codes the shipments may contain. All applicable containers will be labeled and marked in accordance with the DOT and USEPA labels and markings. Shipping documents and Emergency Responses Guide books are kept on site.

In summary, the following is a description Tradebe's 10-Day Transfer Facility operation's procedures:

1. Vehicles are scheduled prior to arrival at 10-Day Transfer Facility.
2. Loaded straight truck arrives at facility.
3. Shipping documents are reviewed for accuracy, then the photo copied documents are placed into the site files.
4. Container counts are verified against shipping documents.
5. Containers are inspected for integrity prior to transferring from straight truck to semi-trailer.
6. Prior to loading, the receiving semi-trailer is placarded to identify semi-trailer's cargo
7. Material is transferred from the straight truck to a semi-truck (10 day clock starts); the containers are transferred using a drum dolly, pallet jack or forklift from one truck to the other truck through the building dock.
8. The original shipping document is placed back with the cargo and photocopy is filed at the facility.
9. The shipping document and truck information is entered into the 10-day Transfer Facility log.
10. Copies of shipping documents and the 10-day Transfer Facility logs are clearly marked and made available for inspections.
11. Truck, building and property operations are inspected; while on site, the truck and its cargo will be inspected each operating day.
12. The inspection information is recorded in an inspection log.

10-DAY TRANSFER LOG

Trailer Number:

Date/Time In	Generator Name	Transporter	Container	Manifest Document Number	Date Out	Destination Facility	Comment

10-DAY TRANSFER FACILITY INSPECTION LOG

Month/Year: _____

Date Time	Shipping Docs. Reviewed For Compliance	Inspection of Dock	Inspection of Secondary Containment	Container Integrity/ Inspect For Leaks	Truck/Trailer Secured	Fire Extinguisher Eye wash	Corrective Action Required*	Name of Inspector
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
31								

* List on a separate sheet of paper the date and time of any corrective actions/work orders taken and send a copy to the Supervisor for review and countersignature.

Trailer/Tractor Number:
State, Date:

9-8-25 1-1

Trade Environmental Services, LLC
Transfer Log

EC Trailer

P. of

CONTINUED

Date In	Generator Name, City, State of pick up TN Svc Ctrs - Include EPA ID No.	Transporter In / Trailer or Box Number (Include 3rd Party Trans)	Sales Order#	Manifest Doc #	Manifest Container Count (Record Size/Count of each)	Actual Drum Space	Date Out	Destination Facility	Receiver Initials
9/8		677879	4539858	026489225 JTH	6x55 2x50	14	9/10/25	EC	MB
9/9		677879	4227809	019571988 JTH	1x10 Box	1		EC	MB
9/9		677879	4227809	019571987 JTH	3x30	3		EC	MB
9/9		677879	4227809	019571989 JTH	2x55 8x50 3x15	8		EC	MB
9/9		677879	4227809	019571983 JTH	2x55 8x50 4x15	10		EC	MB
9/9		677879	4227809	019571985 JTH	2x50 3x15	5		EC	MB
9/9		677879	4227809	019571986 JTH	3x30	3		EC	MB
9/10		677879	4227809	026489225 JTH	19x55	19		EC	MB
9/10		677879	4227809	4227864	5x55	5		EC	MB
9/10		1655189	4527537	4527537	6x35 2x30 2x15 3x5	10		EC	BM
9/10		1655189	4527537	4527537	19x50	3		EC	BM
9/11		1655189	4527537	4527537	22x50	3		EC	BM

Placards:



9-825

Star Vale;

1-2

Tradebe Environmental Services, LLC
10 Transfer Log

EC Trader

P_____ of _____

[illegible]

Placards:



Transporter/Trailer Number: EL 7801121
 State: 9/10/25

Tradebe Environmental Services, LLC
 10 Transfer Log

P. of

Date In	Generator Name, City, State of pick up TN Svc Ctrs - Include EPA ID No.	Transporter In / Trailer or Box Number (Includes 3rd Party Trans)	Sales Order#	Manifest Doc #	Manifest Container Count (Record Size/Count of each)	Actual Drum Space	Date Out	Destination Facility	Receiver Initials
9/2		1655189	420525	019789674 FLE	285 36x55	40	9.10.25	EC	BM
9/2		1655189	4522869	026489210JH	1x30	1		EC	BM
9/3		677879	4523710	4523710	5x30 14x55	19		EC	BM
9/4		677879	4227890	026489212 JH	15x55	15		EC	MB
9/4		677879	4227890	026489213 JH	9x55 1x75 2x55	14		EC	MB
9/4		677879	4530522	026489214 JH	2x15	1		EC	MB
9/4		1655189	422790	026489210JH	1x85 1x30 6x55	9		EC	BM
9/4		1655189	4530767	026489108JH	3x55 3x15 1x65 1x30 3x5	10		EC	BM
9/5		1655189	4228713	026489209JH	16x55	10	✓	EC	BM

Placards:



Tradebe Environmental Services, LLC
1620 S 45th Street
Kansas City KS

Overhead view of building and property (source Google earth™)



Overhead view of the east side of the building and property (source Google earth™)



Tradebe Environmental Services, LLC
1620 S 45th Street
Kansas City KS

East side of the northern section of the building, subject location (looking west)



West side of building, northern section, (looking northeast)



Tradebe Environmental Services, LLC
1620 S 45th Street
Kansas City KS

Northend of building (looking south)



View of the south end of building and property, (looking northwest)





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Special Use Permit Petition SP2025-061**

GENERAL INFORMATION

Applicant Information:

Jessica Betts
Applicant
412 East William Cannon Drive
Apt. 715
Austin, Texas 78745

Subject Property:

749 Locust Avenue
Kansas City, Kansas 66103

Requested Action and Purpose:

Approve a Special Use Permit to continue to operate a short-term rental (expired August 3, 2025). This is not the applicant's primary residence.

Commission Districts:

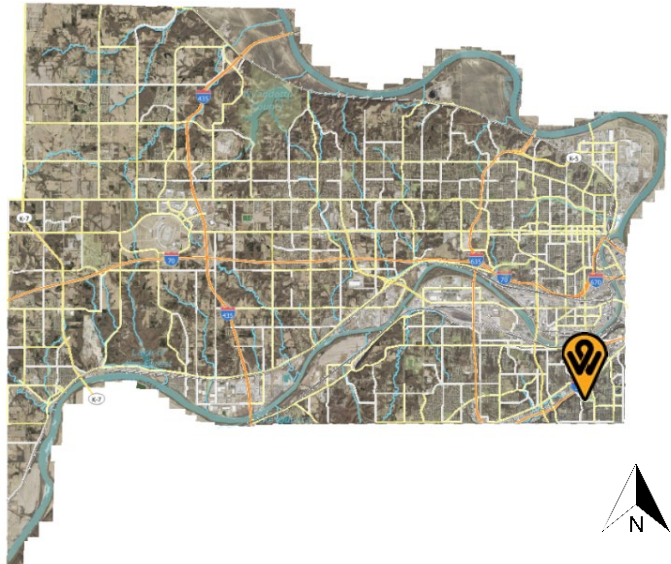
Commissioner At-Large District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residences
South	R-1 Single Family District	Single-family residences
East	R-1 Single Family District	Single-family residences
West	R-1 Single Family District	Single-family residences

Total Tract Size: 0.26 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

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

Parking Requirement: Section 27-454(e) requires two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, one (1) of which must be in a carport or garage. The applicant is providing four (4) parking spaces, one (1) of which is in a garage.

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

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jessica Betts, is seeking to renew a Special Use Permit (which expired on August 3, 2025) to continue operating a short-term rental at 749 Locust Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2022-117 – Special Use Permit – December 30, 2022 – Short Term Rental Renewal – Approved.
2. SP2021-071 – Special Use Permit – September 24, 2021 – Short Term Rental – Approved.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, Census Block Group 0433013. The character of the neighborhood is comprised of an established single-family residential homes. There are multi-family apartments approximately 500 feet southeast of the subject property on Puckett Road.

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

The zoning and uses are set out above. The proposed use is compatible if properly managed. Operating this property as a short-term rental has the potential to create issues related to noise, parking, and other concerns related to overcrowding.

- 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 PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Locust 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 is an issue that is related to short-term rentals. There are no noise complaints to date with the current applicant at this property.

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

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

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

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

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

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

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

The applicant has maintained the proposed use according to previous conditions of approval.

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on September 26, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Were the conditions of SP2022-117 met?
 - a. The driveway apron must be paved with asphalt. The apron cannot be gravel.
 - b. Maximum number of guests shall be 7.
 - c. All parking must be off-street, maximum number of vehicles is three (3).
 - d. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.

Applicant Response: Yes, conditions were met.

2. The previous Special Use Permit (SP2022-117) expired on August 03, 2025. Have you been renting out the AirBnB since the expiration of the Special Use Permit?

Applicant Response: There was a reservation that went over the expiration date, but the listing was taken down following my first conversation with Osiris.

3. Why did the Applicant wait to renew the Special Use Permit after the previous Special Use Permit (SP2022-117) expired?

Applicant Response: I was unable to pave the driveway as soon as I wanted. In 2024 the Airbnb lost money, and then I had several unforeseen maintenance issues pop up that were very expensive. I had to complete multiple furnace repairs before finally replacing the AC/furnace, a large tree went down in the back yard, tree trimming in the front yard, some plumbing issues, etc. All of my cash was tied up in these repairs, and I couldn't afford to pave the driveway in a timely manner. This spilled over past the application window. I'm happy to provide repair receipts if necessary.

4. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park? Indicate guest parking on the site plan.

Applicant Response: The whole house is rented. Maximum amount of vehicles is three (3). One (1) car can park in the garage, and up to three (3) in the driveway.

Staff Response: A maximum of three (3) vehicles are permitted on the property.

5. What is the maximum number of people that will be staying at any one time?

Applicant Response: 7.

6. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

Applicant Response: The property manager is Adrienne Kensinger. She manages all cleaning and maintenance. All the surrounding neighbors have her contact information, as well as mine. 816-225-5745.

7. How will you communicate with the neighbors if there are any issues?

Applicant Response: Phone call or text message.

8. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?

Applicant Response: 10 minutes.

9. What is the projected annual occupancy rate for this listing?

Applicant Response: 75%.

10. Indicate how you will maintain the property in a safe and sanitary manner, including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- b. GFCI outlets required in bathrooms;
- c. Double keyed locks are not allowed;
- d. Copper cannot be used for gas supply lines;
- e. Windows must be operable, not blocked or boarded;
- f. Handrails are required at sets of 4 or more stairs/ risers;
- g. Hot water tank and furnace must be vented properly and operational
- h. Electric panel and circuits must be safe; and
- i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: I am following all guidelines and will continue to do so.

11. How will you pay appropriate Kansas State Lodging Taxes? Does AirBNB or other short-term rental platform deduct and pay these taxes?

Applicant Response: It is automatically deducted from Airbnb.

12. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

Applicant Response: Yes.

13. Will guests be allowed to bring pets to the property?

Applicant Response: Yes.

14. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133.
www.hostcompliance.com/tips.

Applicant Response: It is posted and in the guest book.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-061** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The negative grading identified in the Home Inspection report will need to be corrected;**
2. **Maximum number of guests shall be 7;**
3. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
11. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Map
Home Inspection
Insurance Verification
Guest Book
Images provided by the Applicant
Conditions of SP2022-117 Completed

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-061** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

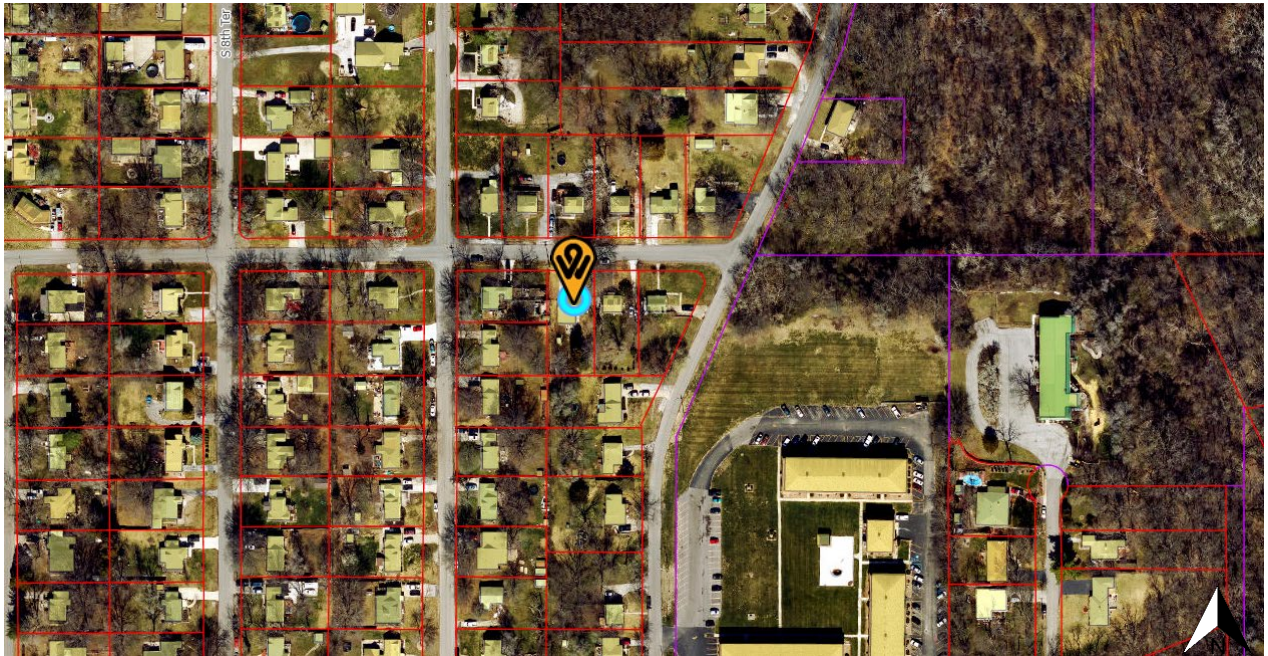
1. _____;
2. _____; And
3. _____.

OR

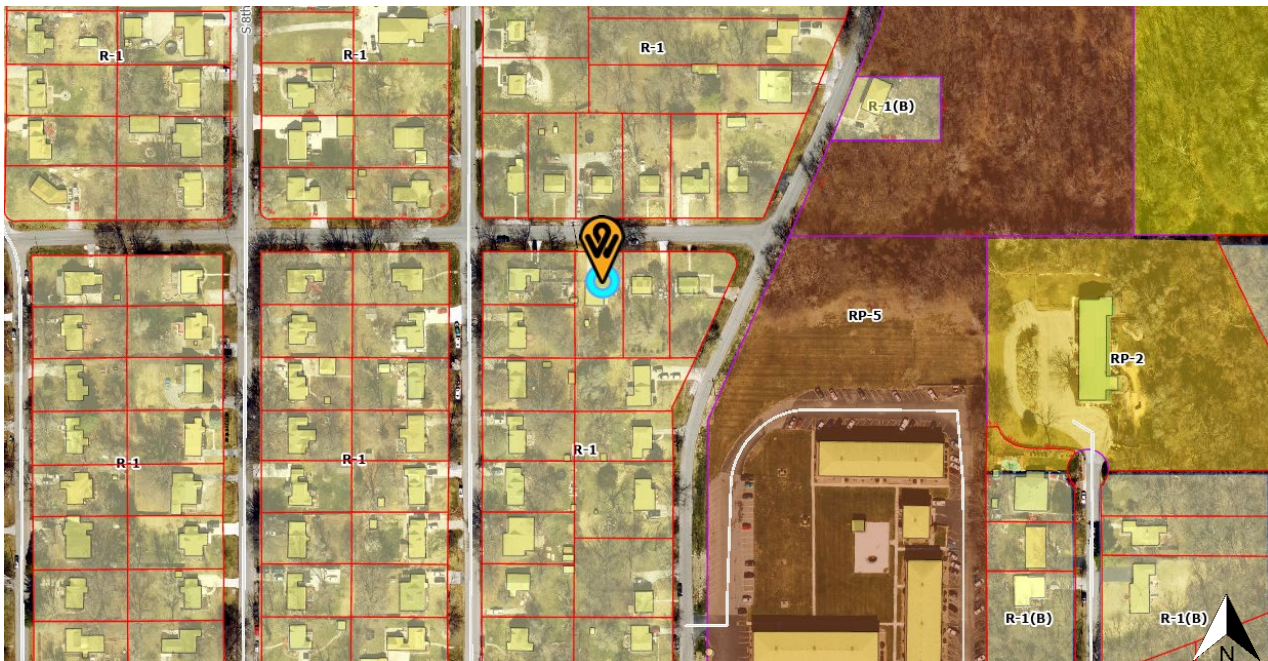
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-061** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

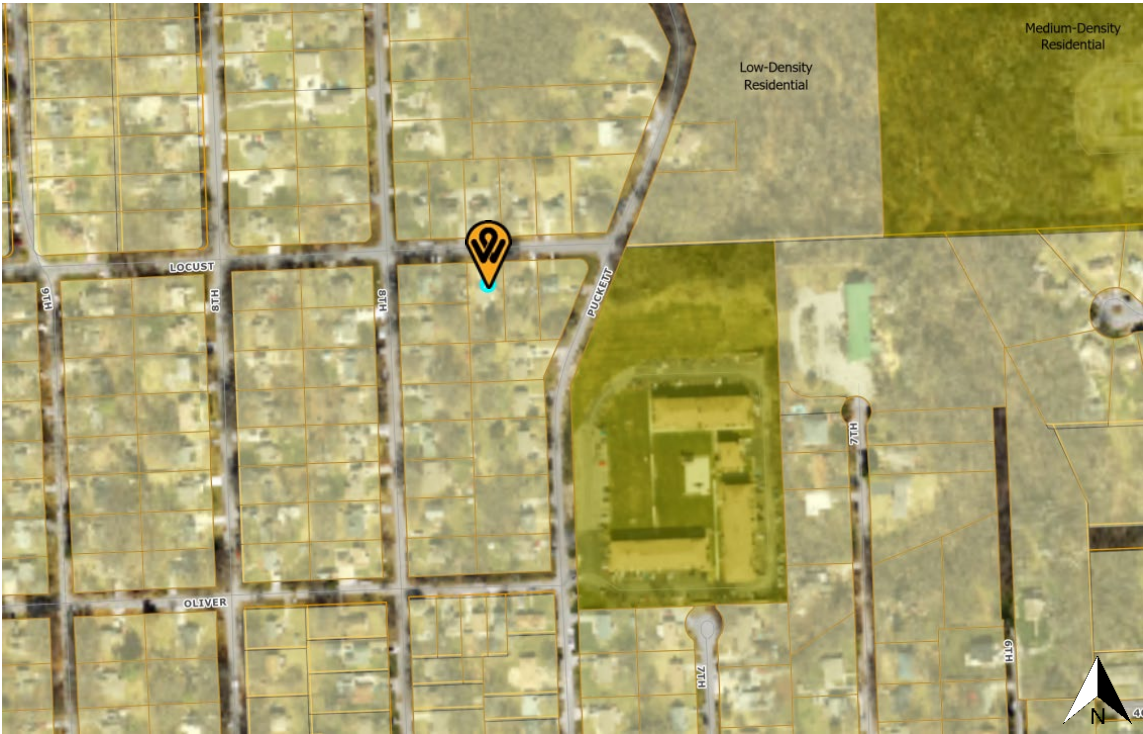
AERIAL IMAGERY



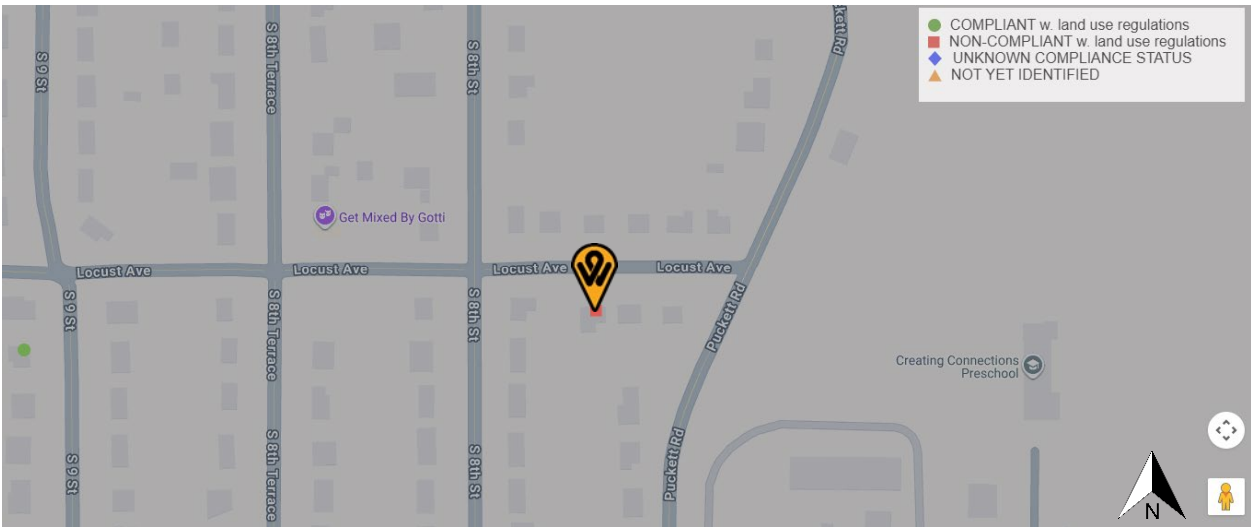
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING
STATE OF Kansas)

) SS:

COUNTY OF Wyandotte)

Comes now September 29, 2025, of lawful age, sound mind and upon his/her
oath states as follows:

- That I am the petitioner for Petition # SP2025-061.
- That I conducted a neighborhood meeting on September 26, 2025.
- The notice to nearby property owners was sent on September 8, 2025.
- 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 29 day of
September, 2025.

My commission expires 03 of Jan, 2027.

Notary Public



Neighborhood Meeting Minutes

4:00 PM - Meeting starts

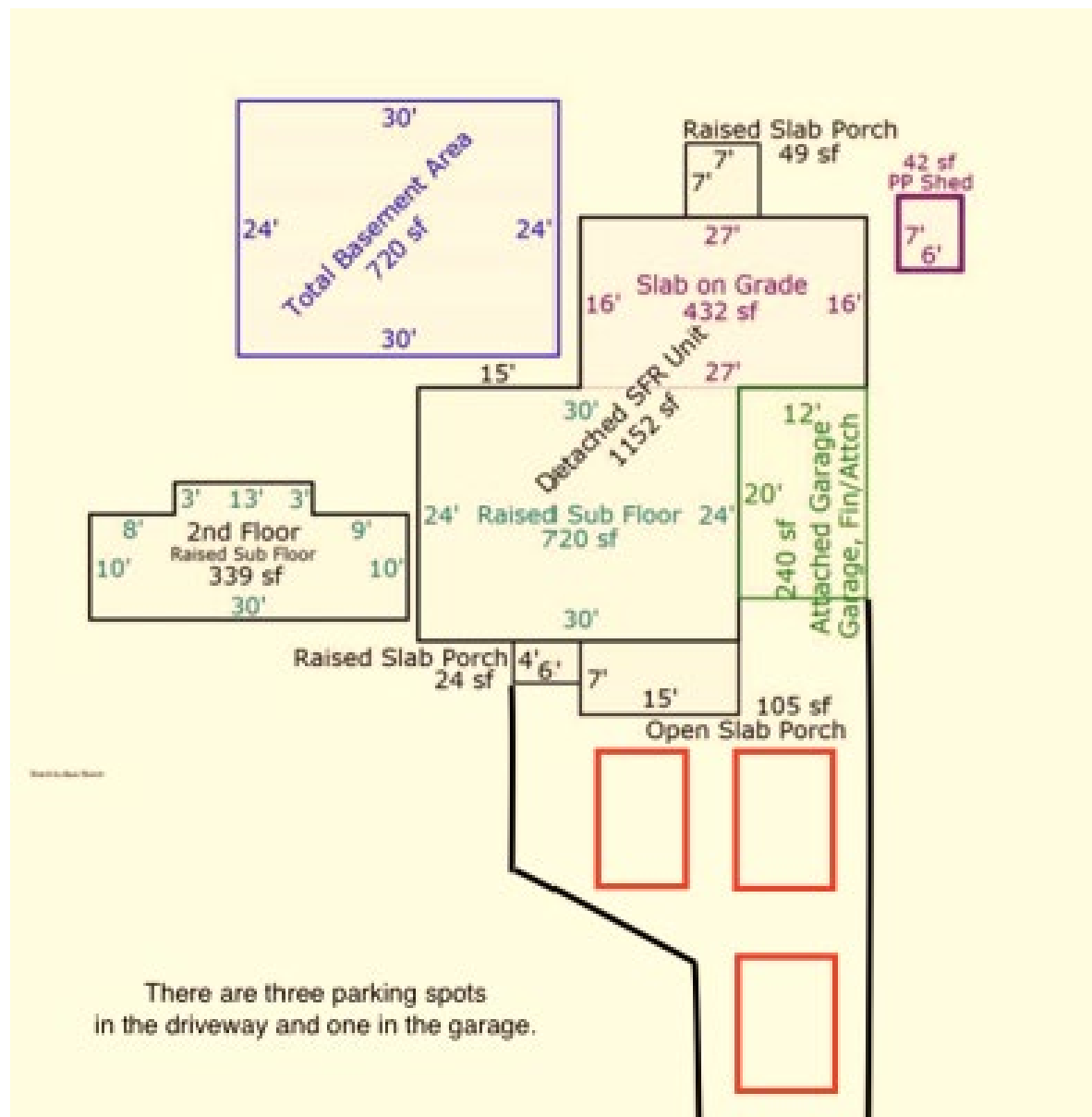
4:01 PM - Keith Reece (neighbor at 768 Locust) joins the meeting

4:01-4:03 PM - Pleasantries and introduction

4:03 PM - Jess explains the purpose of the meeting

4:03 PM - Keith expresses his continued support with the permit and says that he plans to attend the Oct 13 court date.

4:03 - 4:30 PM - Keith sits with Jess on the call until the allotted 30 minutes are up, and they catch up on life and neighborhood news.



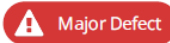
5.1.3 General

NEGATIVE GRADING

Grading is sloping towards the building in some areas. This could lead to water intrusion and foundation issues. The ground around the building should have a slope away from all sides, ideally 6 inches for the first 10 feet from the foundation. Downspouts, gutters, and drains should also be directing water away from the foundation.

Recommendation

Contact a qualified grading contractor.



6: SAFETY HAZARDS

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)
09/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Proper Insurance Services, LLC 50 Citizens Way, Suite 410 Frederick, MD 21701	CONTACT NAME: PHONE (A/C, No, Ext): 888-631-6680 FAX (A/C, No): 888-331-9299 EMAIL ADDRESS: mortgageinfo@proper.insure	
	INSURER(S) AFFORDING COVERAGE INSURER A: Lloyd's of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED Jessica Betts 412 E William Cannon Dr, Apt 715 Austin, TX 78745	NAIC #	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY) POLICY EXP (MM/DD/YYYY)	LIMITS
X	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC				09/02/2025 09/02/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$0 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPOF AGG \$1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ SCHEDULED AUTOS ☐ ALL OWNED AUTOS ☐ NON-OWNED AUTOS ☐ HIRED AUTOS					COMBINED SINGLE LIMIT (Ea occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A			PER STATUE ☐ OTH-ER ☐ E.L EACH OCCURRENCE \$ E.L DISEASE - EA EMPLOYEE \$ E.L DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) 749 Locust St, Kansas City, KS 66103						

CERTIFICATE HOLDER Additional Insured: N/A	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. 
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WELCOME TO KANSAS CITY



CONTENTS

ROSEDALE RETREAT



WELCOME!

Meet your host.

1



THE HOUSE

House rules + tips for your stay.

2



THINGS TO DO

Local recommendations on restaurants, parks, and recreation.

3



HELPFUL INFO

Checkout checklist + reviews.

4



Jess

MEET YOUR HOST

Some facts about me:

- Graduated from KU.
- Lived in KC for 5 years.
- Have a real estate license in three states.
- Love to travel, sail, play pickleball and wakeboard.
- Have a precious fur baby named Philly.

Contact me on:

+1 620 217 5105 | Airbnb messaging

A WARM

WELCOME

DEAR GUEST

Welcome! Thank you for choosing to stay with us.

This house holds a special place in my heart, as it was once my own home before being turned into a short-term rental. Having experienced the joys of living here for five years, I have now relocated to Austin, Texas. Despite the distance, I manage the property from afar with the invaluable assistance of my neighbor, AK. Should you require any assistance, do not hesitate to contact her - she is an absolute gem!

The decision to convert this home into a short-term rental was born out of my attachment to its essence. It holds many fond memories of time spent with dear friends and beloved family - and now I get to visit anytime I'm in town. :)

I hope you have a great stay! Please reach out if you need anything. Your comfort and satisfaction are of utmost importance to us.

Cheers,

Jess

ENJOY YOUR STAY

THE HOUSE

Hele

Welcome to The Rosedale Retreat! Thank you for choosing my property as your home away from home. Here's a little bit of history about the house...

I originally bought this property with the help of my dad in July of 2019. It was a neighborhood eye sore and had been vacant for years. There was mold, wood rot, sloped ceilings, poor wiring, and the like. It was in really rough shape, and although it was my first property - we were able to tackle a full gut rehab.



It took us over a year to complete the rehab, but it was well worth it! Most of the work we did ourselves. Thanks, Dad!

After the rehab, I lived in the house for two years and created some incredible memories there. This house has always been a place where everyone is welcome and taken care of. ¡Mi casa es su casa!

Thank you for being here! You are enjoying the fruits of our love and labor.

I hope you enjoy the home as much as I do.

Jess

ROSEDALE RETREAT

EMERGENCY

Contacts



YOUR HOSTS

JESS ADRIENNE (goes by "AK")
T: 620 217 5105 T: 816 225 5745
E: jbettsrealstate@gmail.com



MEDICAL EMERGENCY

KU MEDICAL CENTER
T: 913 588 6500
A: 4000 Cambridge St, Kansas City, 66160



FIRE DEPARTMENT

KCK FIRE STATION #10
T: 913 573 5550
A: 2210 W 36th Ave, Kansas City, 66103



GAS EMERGENCY

KANSAS GAS
T: 800-794-4780



WATER & ELECTRIC

BPU
T: 913-573-900
A: 540 Minnesota Ave, Kansas City, KS 66101

THE ROSEDALE RETREAT

TOP PRIORITY

Please take a moment to review the following important information in case of severe weather, power outages, or other emergencies.

SEVERE WEATHER & TORNADO SAFETY

- **Tornado Sirens:** Sirens are tested at 11:00 AM on the first Wednesday of every month. If you hear sirens at another time, it means severe weather has been detected in the area.
- **Shelter-in-Place:** The safest location in the house during a tornado is the lowest level, away from windows (in the bathroom or basement if accessible).

FLASH FLOODING

- Avoid traveling during heavy rain. Do not attempt to drive through standing water.

FIRE SAFETY

- In case of fire, exit the home immediately.
- Call 911 and wait at a safe distance outside.

POWER OUTAGES

- Power outages can occur during storms. Flashlights are provided in the kitchen island for your use.
- To report an outage, contact BPU at (913) 573-9000.

GENERAL TIPS

- Keep your phone charged in case of emergency alerts.
- Tune into local news stations (TV, radio, or phone apps) for up-to-date weather information.

UTILITY SHUT OFF INFORMATION

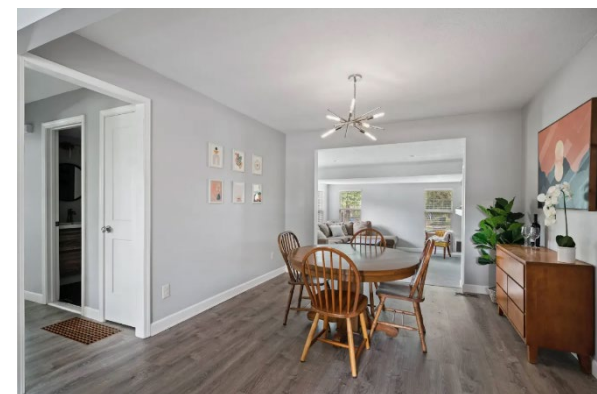
Electricity: The main breaker panel is located in the garage. To turn off power, switch the main breaker to the "OFF" position.

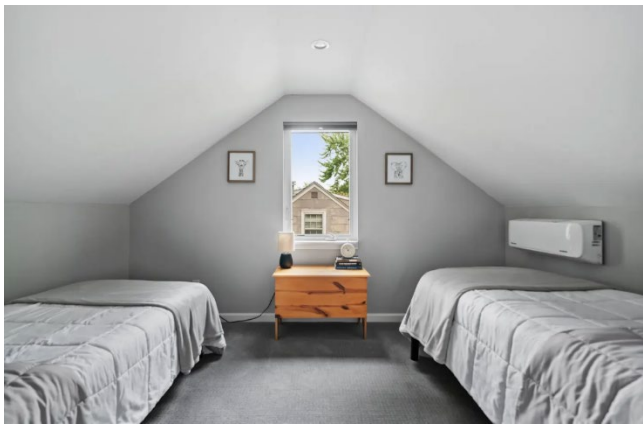
Gas: The gas shut-off valve is located on the exterior of the house near the meter. Turn the valve a quarter-turn so it is perpendicular to the pipe. Only turn off the gas if you smell gas or are instructed to do so by emergency personnel.

Water: The main water shut-off valve is located in the basement along the north wall. The manager will have to come by for access.

⚠️ **Important:** If you are ever unsure, do not attempt to restore service yourself. Call the utility provider or emergency services for assistance.

THANK YOU FOR YOUR FEEDBACK!









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Final Plan Petition PR2025-022

GENERAL INFORMATION

Applicant Information:

Khalid Bandy
Applicant
KAM Design Group LLC
9000 East Bannister Road
Kansas City, Missouri 64134

Subject Property:

2135 South 34th Street
Kansas City, Kansas 66106

Requested Action and Purpose:

Approve of a Final Development Plan
for a building tenant conversion to a
convenience store and gas canopy
addition.

Commission Districts:

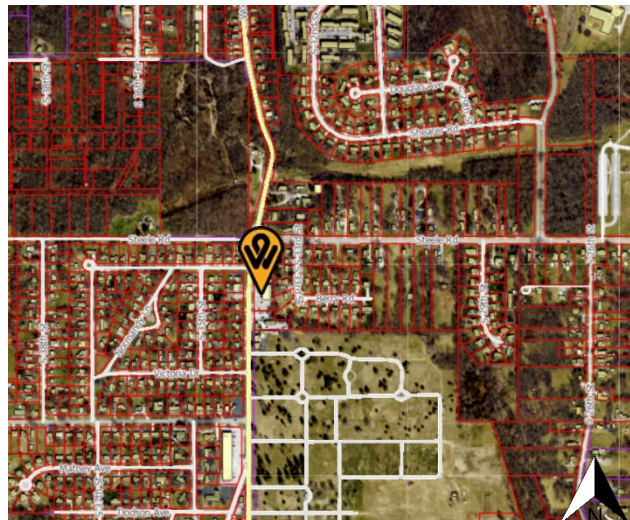
Commissioner At-Large District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

CP-2 Planned General Business
District

Comprehensive Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	C-1 Limited Business District	Restaurant
South	CP-2 Planned General Business and R-1 Single Family Districts	Parking Lot and former KCKPD South Patrol Station
East	R-1 Single Family District	Single-family homes
West	R-1 Single Family District	Single-family homes

Total Tract Size: 0.69 Acre

Neighborhood Characteristics: The subject property is within the Argentine Statistical Neighborhood, Census Block Group 0434001. The neighborhood is defined by small commercial building/businesses and single-family houses along South 34th Street and is within 1.25 miles of Interstate 635.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Community Commercial, which allows medium-sized box stores, with small-scale accessory commercial uses and small-scale commercial centers. While automobile-oriented commercial is allowed, buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners and transition to abutting residential uses. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies South 34th Street as a Major Collector.

Parking Requirement: Section 27-466(e) uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 22 parking spaces are required. Applicant is providing 24 parking spaces. (Applicant must provide two (2) ADA parking spaces).

Landscaping Requirement:	Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent. 8 trees are required. This does not include the 7 street trees along the perimeter road/drive and landscaped parking lot islands
Advertisement:	<u>The Wyandotte Echo</u> – None Letters to Property Owners – July 18, 2025, August 1, 2025 and August 29, 2025
Public Hearing:	October 13, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Khalid Banday with KAM Design Group LLC, has filed a Final Development Plan for a 5,400 square foot convenience store/gas station and fueling canopy at 2135 South 34th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There have not been any building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. There are numerous plumbing, mechanical, electrical and building permits between 2005 – 2007 for a strip mall, tenant finish, sanitary sewer connection, rough-in plumbing, new electric service for tenant buildings and beer cooler.

Previous Planning Actions:

1. PR-2006-52 – Final Plan Review for a sports bar/restaurant. Approved by the City Planning Commission on January 8, 2007.
2. U-2006-8 – Vacation of a utility easement. Approved by the Unified Government Board of Commissioners on October 26, 2006.
3. PR-2006-33 – Final Plan Review for a small shopping center. Approved by the City Planning Commission on August 14, 2006.
4. COZ 2819 – Change of Zone from CP-2 Planned General Business District to CP-2 Planned General Business District to remove previously approved covenant and restrictions. Approved by the Unified Government Board of Commissioners on January 27, 2005.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

The site is 0.69 acres, which affords enough space for the proposed development to provide adequate parking, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

The proposed use provides adequate site access, directly to South 34th Street. The addition of the canopy will restrict the maneuvering area that is currently open within the parking lot.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely, however, Planning Engineering and Public Works may provide additional comments.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

The proposed plan is consistent with Unified Government regulations for commercial redevelopment.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

The proposed use will conform to the PlanKCK Comprehensive Plan Community Commercial land use designation, which allows medium-sized box stores, with small-scale accessory commercial uses and small-scale commercial centers. While automobile-oriented commercial is allowed, buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners and transition to abutting residential uses. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

Additionally, the proposed use does not conform to the goDotte Countywide Strategic Mobility Plan, which requires a sidewalk South 34th Street.

6. *Right-of-way, as determined by the public works department, has been identified for dedication.*

The proposed use accesses the existing South 34th Street right-of-way via the curb cuts associated with this development.

7. *Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.*

This is not applicable as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

8. *Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.*

This is not applicable as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

9. *The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.*

The submitted final plan contains no significant changes from the previously approved preliminary plan.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Plan Review.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Pedestrian Access
Landscaping / Screening / Buffering

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. What are the proposed hours of operation?

Applicant Response: Please see sheet 1, this information is provided in Application Information, the store will be open 24 hours?

2. Install a pedestrian walkway from the three (3) parking spaces along South 34th Street to the front door.

Applicant Response: Please see revised sheet 1, an accessible ramp has been added for the front parking.

3. 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.

Applicant Response: Please see revised sheet 1, a pedestrian crosswalk has been added for the south parking to access the building.

Building Architecture:

1. Provide a material palette.

Applicant Response: Please be advised that this is an existing building. For canopy column wrapping, brick palette shall be provided.

2. No reflective glass may be installed.

Applicant Response: Please see revised sheet 4. We added a general note 2 to address this requirement.

3. Exterior textured split-face CMU block shall not be field painted, they must be integrally-colored.

Applicant Response: Please be advised that it is an existing building and no changes or upgrades is suggested.

4. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. EIFS at the ground level or comprising more than 15 percent of any façade.
 - b. Metal paneling can only account for 15 percent of any façade.

Applicant Response: Please be advised that it is an existing building and no changes or upgrade is suggested.

5. Downspouts shall be internalized.

Applicant Response: Please be advised the building has internalized downspouts.

6. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store.

Applicant Response: Please see sheet 3 showing the canopy columns wrapped with matching color brick.

Landscaping and Screening:

1. Enhance landscaping along the north, south, west and east property lines.

Applicant Response: Please see revised sheet 9 as advised we added landscaping apparatus along all sides.

2. Section 27-466(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. A six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Applicant Response: Please be advised we added landscaping features and there is an existing six (6) foot high privacy wood fence and under this project scope the owner will ensure that is upright and painted.

3. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.

Applicant Response: Please see revised sheet 9. We added screening elements along the parking lot.

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 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands.

Applicant Response: Please see revised sheet 9, we are proposing 16 trees and 53 shrubs along all four (4) sides of the building.

5. 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.

Applicant Response: Please see revised sheet 9 as advised all parking areas are screened with trees and shrubs.

6. Section 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.

7 trees are required to be planted along South 34th Street.

Applicant Response: Please see revised sheet 9. We are proposing 8 trees along 34th Street and the planting details provides the size and specs of these plantings.

7. Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material.

Applicant Response: Please see sheet 1, the property has existing six (6) foot high privacy fence along the residential district. Also, there are mature trees along the east property line.

8. 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.

Applicant Response: Please see revised sheet 1. The existing trash enclosure shall be relocated and its construction detail is shown on sheet 2.

9. 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.

Applicant Response: Please see revised sheet 1. The existing trash enclosure shall be relocated and its construction detail is shown on sheet 2.

10. 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.

Applicant Response: Please be advised that the building has an existing four (4) foot high parapet along the 34th Street and a two (2) foot – three (3) foot parapet on all other sides and the existing mechanical units are screened.

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 to begin this process.

Applicant Response: Acknowledged and owner has been informed about this requirement.

2. Pole and pylon signs are prohibited.

Applicant Response: Acknowledged and please be advised that we are proposing a monument sign and its details are shown on sheet 7.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petition **PR2025-022** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Install a pedestrian walkway from the three (3) parking spaces along South 34th Street to the front door;**
2. **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;**
3. **No reflective glass may be installed;**

4. For any future expansion or exterior modification, the exterior textured split-face CMU block shall not be field painted, they must be integrally-colored;
5. For any future expansion or exterior modification, Section 27-576(e)(2) Exterior building materials shall not include the following:
 - a. EIFS at the ground level or comprising more than 15 percent of any façade.
 - b. Metal paneling can only account for 15 percent of any façade;
6. Downspouts shall be internalized;
7. Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;
8. Section 27-466(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. A six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property;
9. Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;
10. Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands;
11. 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;
12. Section 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.
- 7 trees are required to be planted along South 34th Street;
13. Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;
14. All landscaping shall be irrigated with an in-ground irrigation system;
15. 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);
16. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed. This also includes lights mounted underneath the gas canopy;
 17. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
 18. If applicable, overflow drains (lamb's tongues) shall discharge a maximum of 9 inches above grade;
 19. 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;
 20. 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;
 21. 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;
 22. Regarding BPU transformer screening, the following applies:
 - Gate doors are required for all types of screening that are placed in front of the transformers.
 - Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.
 - Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - For wood slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - Customer must take account of 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 account the growth of saplings).
 - Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;
 23. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org

- to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
24. 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;
25. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
26. In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

ATTACHMENTS

Aerial Imagery
 Zoning Map
 Land Use Map
 Applicant Response Letter
 Site Plan
 Grading Plan
 Utility Plan
 Landscape Plan
 Building Elevations
 Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	October 13, 2025	Not Required

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

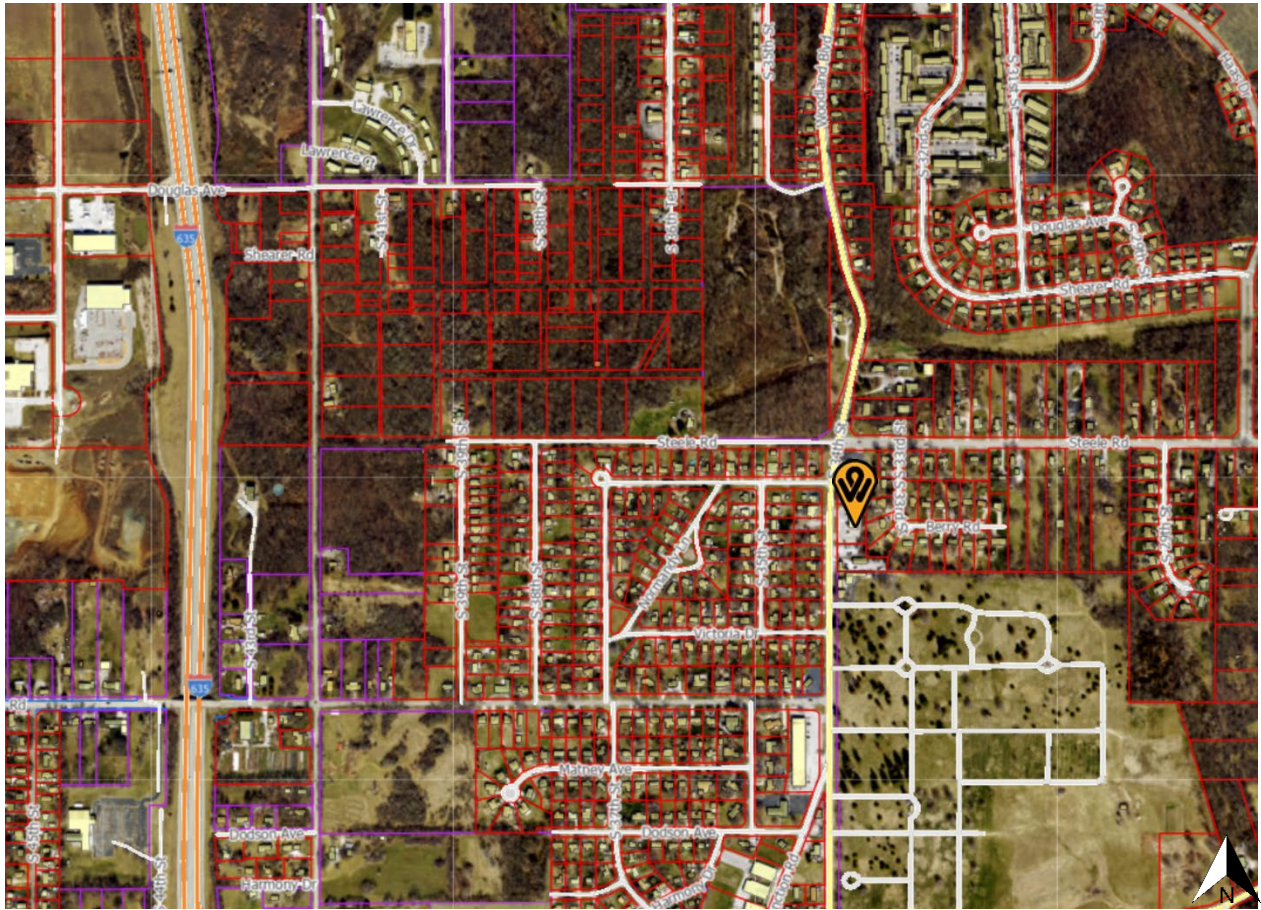
I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2025-022** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

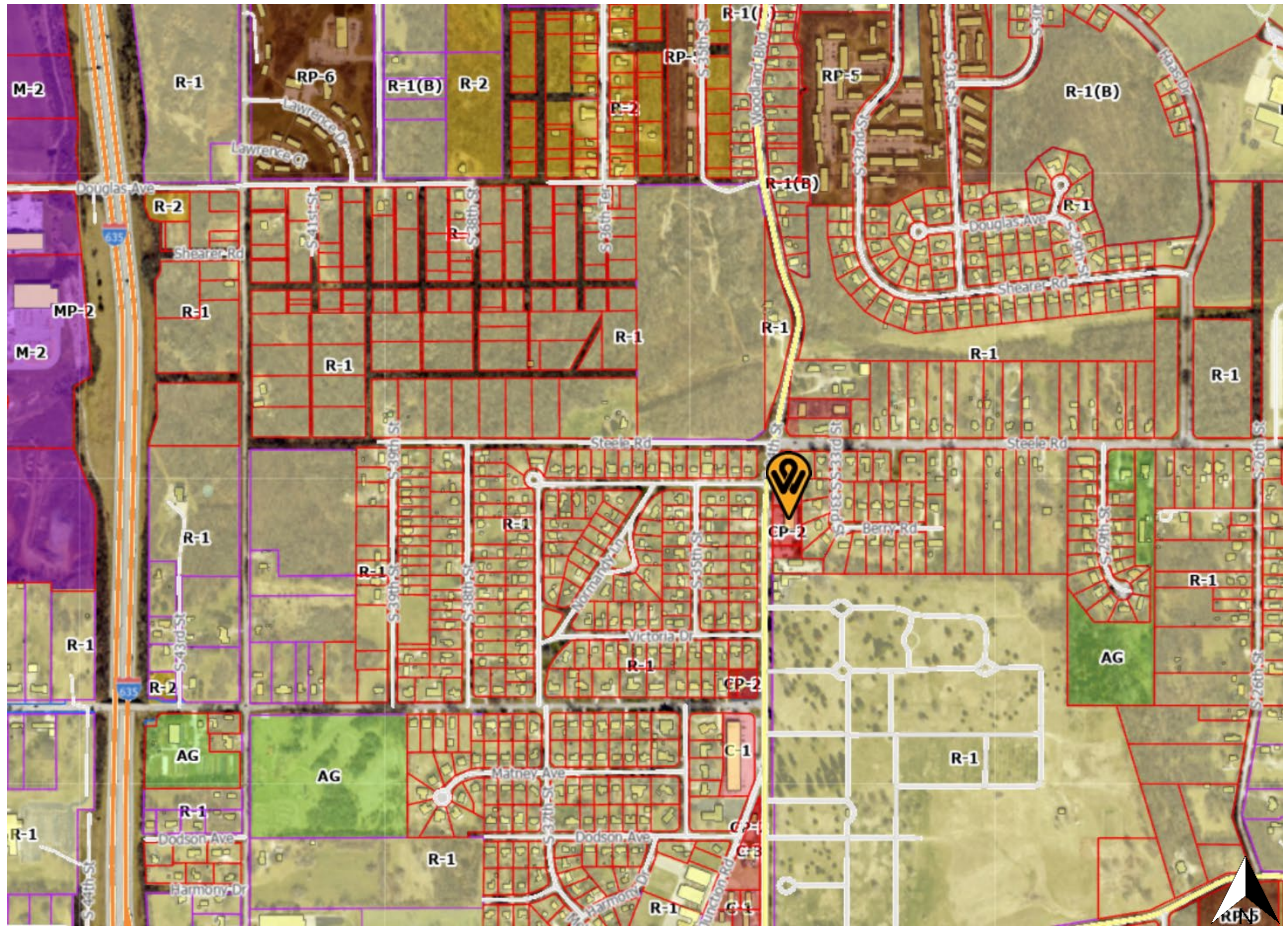
OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-022**, 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.

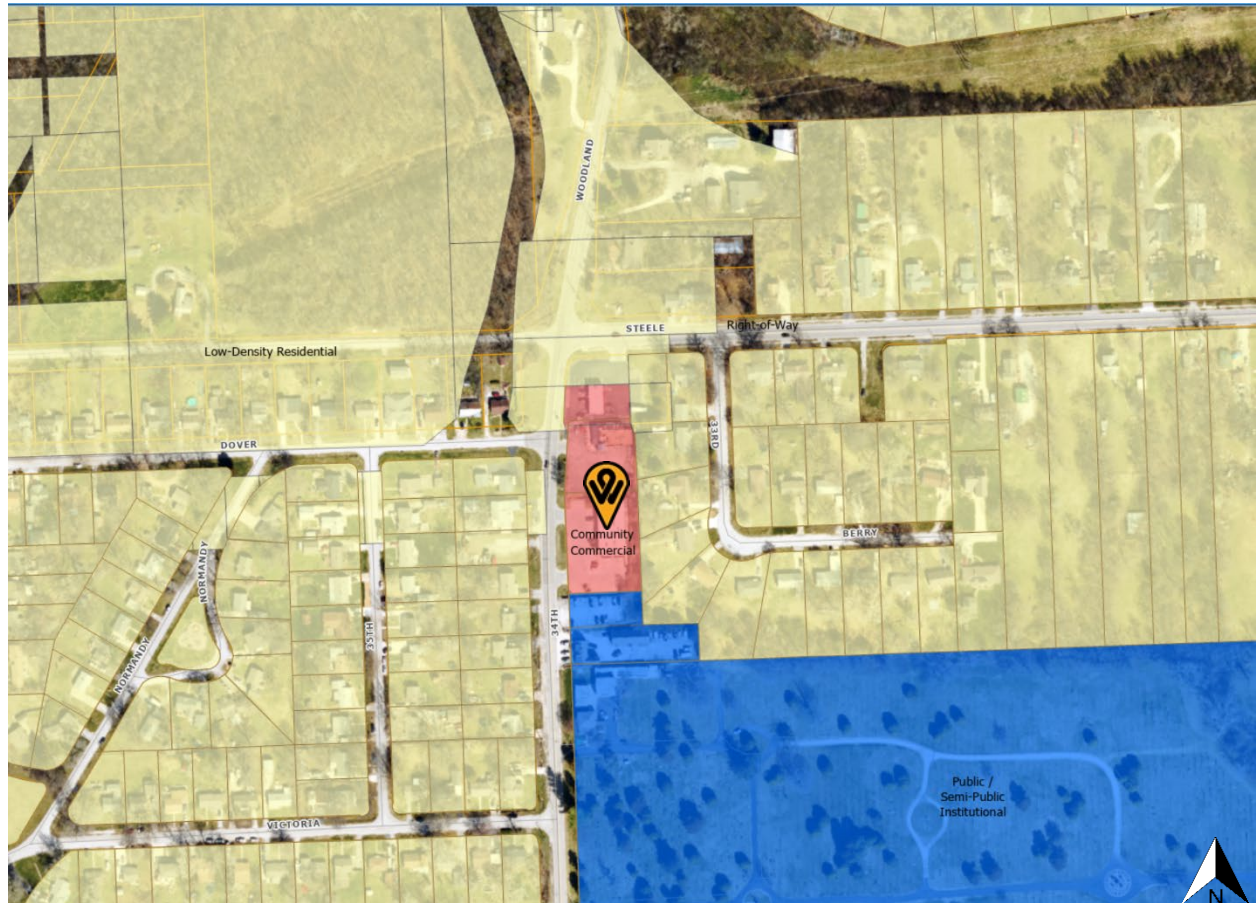
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS



September 08, 2025

Development Review Coordinator
Department of Planning & Urban Design
4953 State Ave, Kansas City, KS 66102

Ref.: # Final PR2025-022 – New Gas Station Addition Project

Dear Sir/Madam

Planning and Urban Design Comments:

What are the proposed hours of operation?

Please see sheet 1 this information is provided in Application Information, the store will be open 24 hours.

Install a pedestrian walkway from the three (3) parking spaces along South 34th Street to the front door.

Please see revised sheet 1 a accessible ramp has been added for the front parking.

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.

Please see revised sheet 1 a pedestrian crosswalk has been added for south parking to access the building.

Provide a material palette.

Please be advised that this is an existing building. For canopy column wrapping brick palette shall be provided

No reflective glass may be installed.

Please see revised sheet 4 we added a general note 2 to address this requirement.

Exterior textured split-face CMU block shall not be field painted, they must be integrally-colored.

Please be advised that it is an existing building and no changes or upgrade is suggested.

Sec. 27-576(e)(2) Exterior building materials shall not include the following:

EIFS at the ground level or comprising more than 15 percent of any façade.

Metal paneling can only account for 15 percent of any façade.

Please see reply to above building comment.

Downspouts shall be internalized.

Please be advised the building has internalized downspouts.

Gasoline pump canopies shall have masonry wrapped columns that match the convenience store.

Please see sheet 3 showing the canopy columns wrapped with matching color brick.

Landscaping and Screening Comments:

Enhance landscaping along the north, south, west and east property lines.

Please see revised sheet 9 as advised we added landscaping apparatus along all side.

Section 27-466(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. A six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Please be advised we added landscaping features and there is existing 6' high privacy wood fence and under this project scope the owner will ensure that is upright and painted.

Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.

Please see revised sheet 9 we added screening elements along the parking lot.

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 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands.

Please see revised sheet 9, we are proposing 16 trees and 53 shrubs along all four sides of the building.

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.

Please see revised sheet 9 as advised all parking areas are screened with trees and shrubs.

Section 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. 7 trees are required to be planted along South 34th Street.

Please see revised sheet 9 we are proposing 8 trees along 34th street and the planting details provides the size and specs of these plantings.

Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material.

Please see sheet 1 the property has existing 6' high privacy fence along the residential district also there are mature trees along the east property line.

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.

Please see sheet 1 we added a general note 6 to adhere to this requirement.

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.

Please see revised sheet 1 the existing trash enclosure shall be relocated and its construction detail is shown on sheet 2.

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.

Please be advised that the building has existing 4' high parapet along the 34th street and 2-3' parapet on all other sides and the existing mechanical units are screened.

Signage Comments

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.

Acknowledged and owner has been informed about this requirement.

Pole and pylon signs are prohibited.

Acknowledged and please be advised that we are proposing a monument sign and its details are shown on sheet 7.

Standard Conditions:

All landscaping shall be irrigated with an in-ground irrigation system.

Please see sheet 9 general note 1 specifies this requirement.

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). ***Please see sheet 9 the plant table identifies this requirement.***

Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed. This also includes lights mounted underneath the gas canopy.

Acknowledged.

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.

If applicable, overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade.

Acknowledged.

Regarding BPU transformer screening, the following applies: Gate doors are required for all types of screening that are placed in front of the transformers.

Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.

For wood slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

Customer must take account of 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 account the growth of saplings).

Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open.

Please be advised that the building has existing service supplied from an overhead pole in the rear and is sufficient for the new use.

A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. 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.

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.

Acknowledged.

In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner.

Acknowledged.

STORM DRAINAGE COMMENTS

Provide stormwater drainage study in conformance with the 2012 Mid-America Regional Council (MARC) Best Management Practices (BMP) [MARC manual](#) establishing detention and relation to adjacent detention.

Please be advised that the new gas canopy shall be constructed on the existing paved area and therefore does not change stormwater drainage system.

Provide an Operation and Maintenance (O&M) Manual describing the operation and maintenance of the proposed BMPs.

Please see reply to above comment we understand this is not required.

Consult Appendix B of MARC manual for applicable Hot Spot provisions:

- a) Provide Sand Oil Separator
- b) Slope area under canopy to drain to Sand Oil Separator and sanitary sewer.
- c) Slope area outside canopy to storm drain.

Please be advised that sand oil separator shall be provided please see sheet 9 for details.

GENERAL ENGINEERING COMMENTS

On the cover sheet include the following notes:

- a) 811 Dig Safe note.
- b) Local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengen or Kirk Roland
- c) Total parcel/project area (square feet or acres), total area of land disturbed, net increase/decrease in impervious area, net cut/fill quantities (cubic yards).

Please be revised sheet 1 we added Utility contact information and modified the project land disturbance information.

On the cover sheet and other sheets where applicable, include the following notes:

- a) "Work in public easements and right-of-way and for erosion control shall comply with the latest edition of the *Technical Provisions & Standard Drawings for Roads and Sewers*, of the Unified Government of Wyandotte County/Kansas City, Kansas."

b) "Contractor shall obtain applicable Public Works permits including land disturbance, right-of-way, hauling prior to Construction."

Please be revised sheet 1 the required information has been added in general notes.

Provide turning template for trash and fire.

Please see revised sheet 10 the truck turning template has been added.

Sites disturbing 1 acre or more of land are required to submit a [Notice of Intent](#) (NOI) to the Kansas Department of Health and Environment (KDHE) Bureau of Water. Obtain a Land Disturbance Permit from the Neighborhood Resource Center (NRC) at 4953 State Avenue prior to performing more than 50 cubic yards of earthwork, or 1,000 square feet building construction. Coordinate further with the NRC once the project has been submitted for construction permit.

Please be advised that the total lot area is 0.7 acres and we are disturbing paved areas to install underground tank and gas canopy.

Add a note regarding clean streets, and Stormwater Pollution Prevention Plan (SWPPP). For example: The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project's Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.

Please see revised sheet 7 we added this note in the erosion control maintenance requirements.

Remove reference to Kansas City, Missouri on sheet 7, note 4.

Please see revised sheet 7, the typo error has been rectified.

Show sanitary and storm easements on utility plans.

Please see revised sheet 8 showing the easements.

Provide UG node numbers for existing storm and sanitary sewer structures and line sizes:

Please see revised sheet 8, showing the existing sanitary and storm sewer structure nodes and the line sizes.

SANITARY SEWER COMMENTS

Provide memo describing flow, existing elevation, capacity, easements and connection details. Coordinate with Ricky Ledgerwood, Public Works Coordinator, (913) 573-5421.

Please be advised that convenience store shall use existing sewer connection we are installing a sampling manhole under this project scope.

Show sanitary details on plans.

Please see revised sheet 8 showing all sanitary lines.

Move canopy a minimum of 7½-feet north of sanitary sewer, outside of easement.
Please see revised sheet 8 showing the existing sanitary main with 15' easement that passes along the west side of the building. Due to this change we are reducing the number of pumps to 2.

Respectfully Submitted

Gerald Menefee
Project Manager

Date	01/02/2025
NAME NTS	09/06/2025



BICYCLE PARKING REQUIRED	SPACE
BICYCLE PARKING PROVIDED	3 SPACES
	3 SPACES WITH 3 LONG TERM SPACE

BUSINESS START DATE _____
 AGREEMENTS _____ NONE
 MONTH OF ORDER & DELIVERY _____ 06 MONTH

- CONCRETE PAVEMENT
ROUTING AND REPAIR
- OWNERS:
UNITED REAL ESTATE, LLC
2101 S 14TH ST
KANSAS CITY, KS 66106
(313) 902-6899
- DESIGNED BY:
GERALD W. MENEFEE, P.E.
K&M DESIGN GROUP, LLC
9001 E HANSEN ROAD, SUITE 100

KS 60106
kamdesign@aol.com

DEVELOPER
MPS CONTRACTING LLC
14926 BENSON STREET
OVERLAND PARK, KS 66221

LIST OF DRAWINGS

No.	Description
1	SITE PLAN

FLOOR PLAN

3 ELEVATIONS SHEET 1
4 SITE PLAN RENDERING
5 PAVING RENDERING

6 BUILDING AND CANOPY RENDERING

7 EROSION CONTROL PLAN
8 UTILITY & DEMOLITION PLAN
9 LANDSCAPING PLAN

ELECTRICAL PHOTOMETRIC PLAN

EEZ, YOLANDA
& TRUCK TURNING TEMPLATE

S 68106



9/20/20

[illegible]

Design Group LLC
9000 E Bonnistter Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

(816) 797-2065

1001

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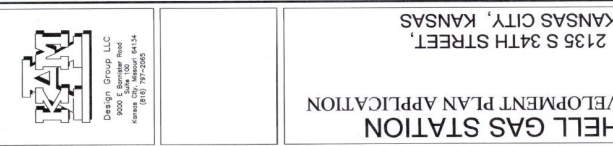
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CONCLUSIONS

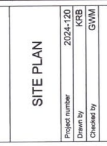
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FINAL DESIGN | SITE PLAN | Project number | 2024-120 |
| | | Drawn by | KRB |
| | | Checked by | GWM |
| | | | |

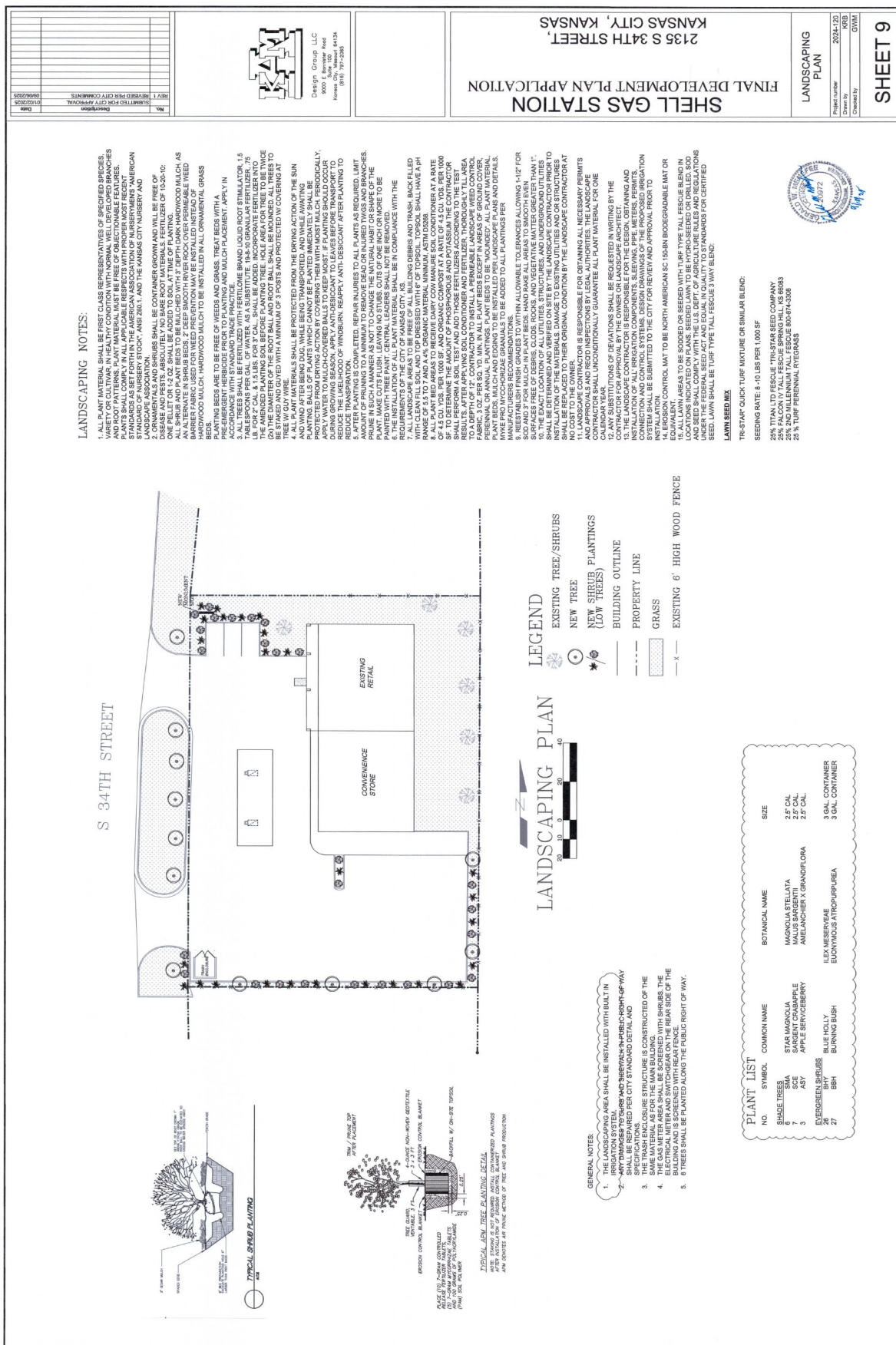


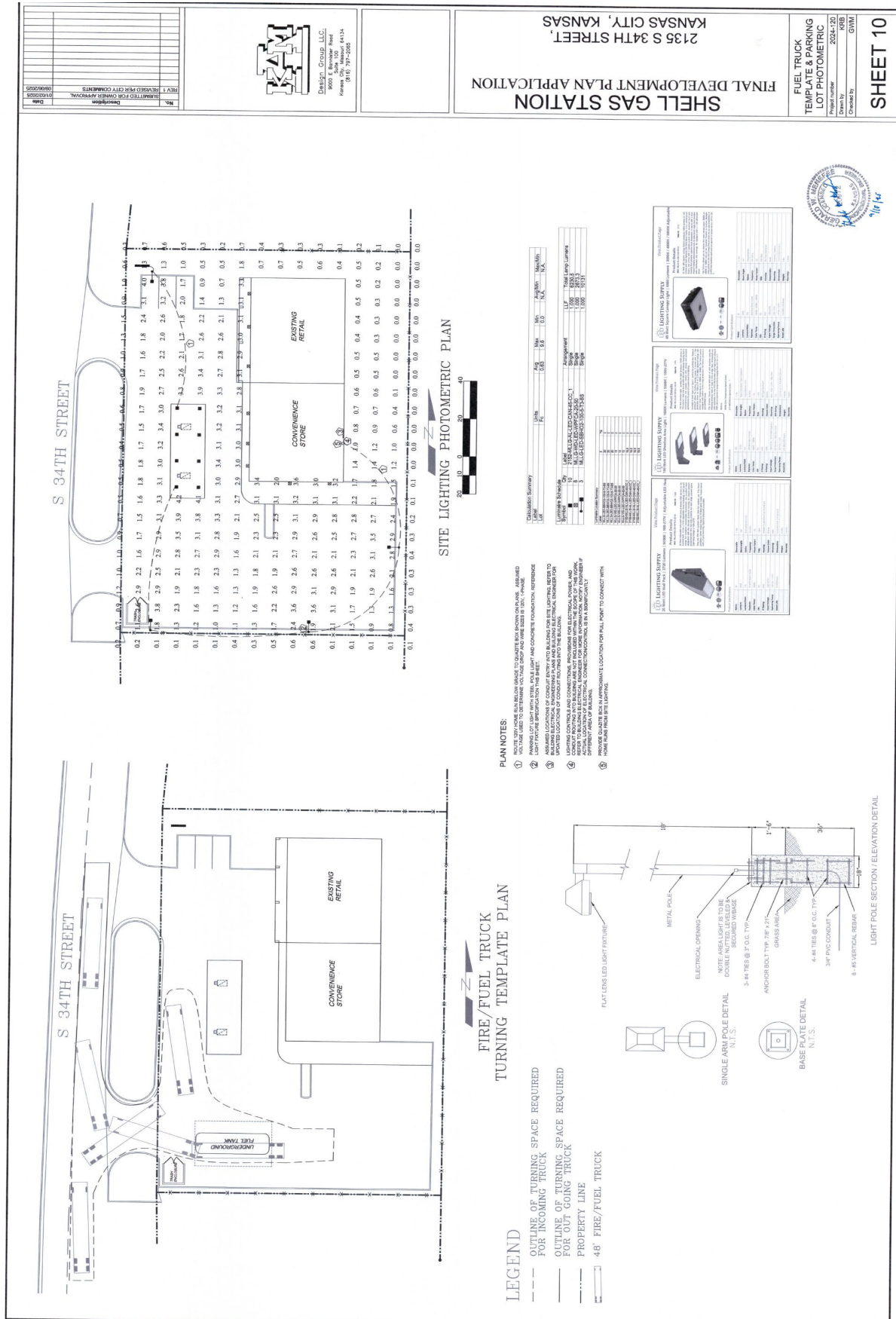
SITE PLAN

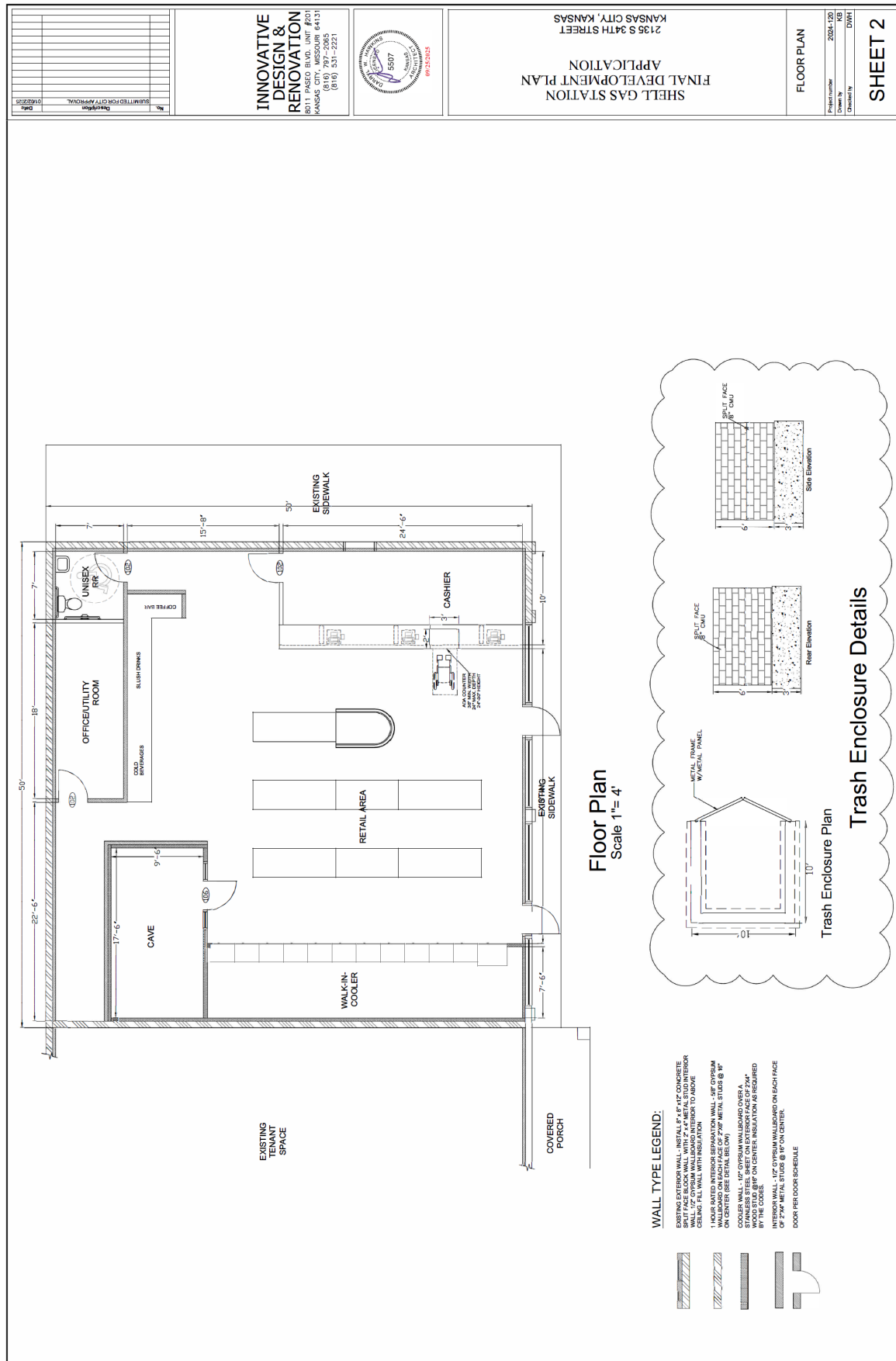
Project number	2024-120
Drawn by	KRB
Checked by	GWM

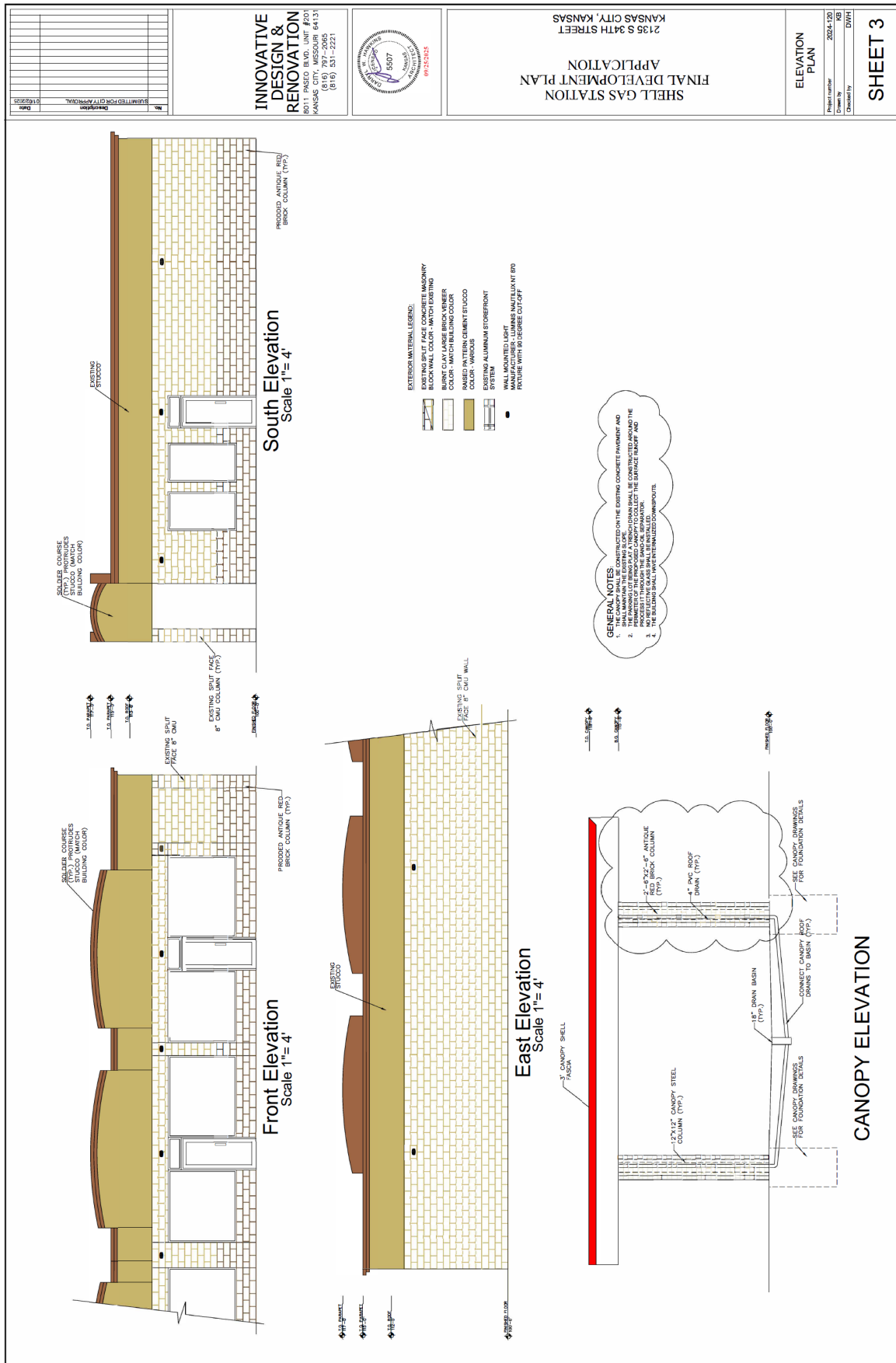
SHEET 1





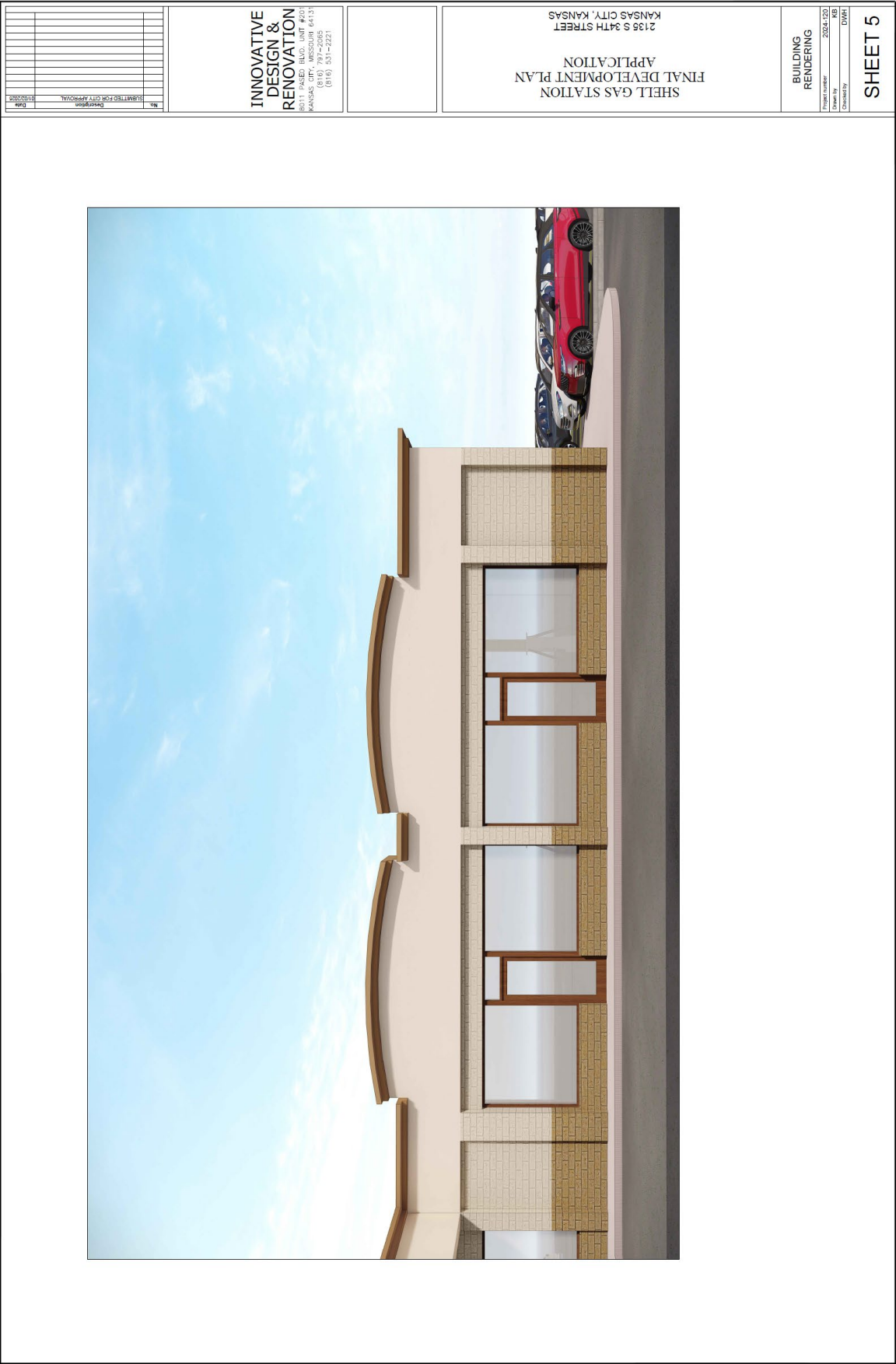








SHELL GAS STATION FINAL DEVELOPMENT PLAN APPLICATION 2135 S 34TH STREET KANSAS CITY, KANSAS		INNOVATIVE DESIGN & RENOVATION 8011 PASEO BLVD. UNIT #201 KANSAS CITY, MISSOURI 64131 (816) 797-2085 (816) 551-2241	MA Description Date SUBMITTED FOR CITY APPROVAL 8/10/2025
SITE PLAN RENDERING		Project Number 2004-120	SHEET 4
Drawn by DWB		Checked by DWB	



BUILDING RENDERING	
Project Number	2024-120
Drawn by	KBS
Checked by	DWH
SHEET 5	

SHELL GAS STATION	
FINAL DEVELOPMENT PLAN	
APPLICATION	
2136 S 34TH STREET	
KANSAS CITY, KANSAS	

INNOVATIVE DESIGN & RENOVATION	
8511 PASEO BLVD. UNIT #201	
KANSAS CITY, MISSOURI 64131	
(816) 437-2225	
(816) 437-2221	

NO.	DATE	REVISIONS
1	10/13/2024	INITIAL FOR CITY APPROVAL

An architectural rendering of a proposed building and canopy. The building is a single-story structure with a light beige stucco finish and a flat roof. It features large, multi-paned windows with dark frames and a prominent arched entrance on the left side. The building is situated on a paved lot with a yellow curb. In the background, a red car is parked near the building, and a white car is parked further back. To the right of the building, there is a canopy structure with four gas pumps. The sky is a clear, bright blue with a few wispy clouds. The overall style is a realistic 3D architectural rendering.

Building & Canopy Rendering

INNOVATIVE DESIGN & RENOVATION 8011 PASEO BLVD. UNIT #201 KANSAS CITY, MISSOURI 64131 (816) 531-2221		SHELL GAS STATION FINAL DEVELOPMENT PLAN APPLICATION 2135 S 34TH STREET KANSAS CITY, KANSAS		BUILDING & CANOPY RENDERING Project Number: 2024-123 Drawn by: KED Checked by: DWA		SHEET 6		
No.	Description	Date	Submitted For City Approval		11/15/2024		04/04	



SITE PLAN (LOOKING NORTHEAST)



CONVENIENCE STORE (LOOKING EAST)

9000 E BANNISTER RD., SUITE 100, KANSAS CITY, MO 64134 PHONE: (816) 797-2065



FRONT PARKING LOT



SOUTH PARKING LOT

9000 E BANNISTER RD., SUITE 100, KANSAS CITY, MO 64134 PHONE: (816) 797-2065



BUILDING FRONT

9000 E BANNISTER RD., SUITE 100, KANSAS CITY, MO 64134 PHONE: (816) 797-2065



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Change of Zone Petition COZ2025-022

GENERAL INFORMATION

Applicant Information:

Daryl K. Rakoski
Krystal Voth with Atlas Land
Consulting
14500 Parallel Parkway, Suite R
Basehor, Kansas 66007

Subject Property:

12525 Leavenworth Road
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of a Change of Zone from
A-G Agriculture District to R-1 Single
Family District.



Commission Districts:

At-Large Commissioner District #1:
Melissa Bynum
District #5 Commissioner:
Michael (Mike) Kane

Existing Zoning District(s):

A-G Agriculture District

Proposed Zoning District(s):

R-1 Single Family District



	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture and R-1 Single Family Districts	Single-family homes
South	A-G Agriculture District	Single-family home
East	C-1 Local Business and R-1(B) Standard Single-Family Residential Districts	Single-family home
West	A-G Agriculture District	Single-family home

Total Tract Size: 30 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Suburban Residential, which allows for single-family detached residential units.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Leavenworth Road as a Minor Arterial and North 123rd Street as a Major Collector.

Parking Requirement: Section 27-454(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. Two (2) parking spaces are required for a future single-family home.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard. One (1) tree will be planted for a future single-family home.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daryl Rakoski, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District to build a single-family home at 12525 Leavenworth Road.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 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. 2022 – POOL22-0005 – Pool Permit – In-ground swimming pool.
2. 2020 – 20385-00395 – Mechanical Permit – New ductwork and furnace.
3. 2020 – 20380-00589 – Electrical Permit – Add electrical to addition and replace/update service panel.
4. 2020 – 20390-00510 – Plumbing Permit – Plumbing for two (2) bathrooms.
5. 2020 – 20385-00278 – Mechanical Permit – Install gas furnace and ductwork.
6. 2020 – 20300-00215 – Residential Permit – Remodel.
7. 2013 – 13381-00276 – Gas Permit – Gas Pressure Test.

Previous Planning Actions:

1. 2020 – PLAT2020-001 – Preliminary and Final Plat for one (1) lot.
2. 2020 – COZ-0003 – Change of Zone from A-G (WYCO) Agriculture District to A-G (City) Agriculture District.
3. 2019 – COZ 3208 – Change of Zone from A-G (WYCO) Agriculture District to A-G (City) Agriculture District.
4. 2019 – BOZA 2351 – Variance for minimum lot frontage and 3:1 lot depth to width ratio.
5. 2005 – SP2005-32 – Special Use Permit for a beauty shop as a home occupation.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of large lot single-family homes along North 123rd Street and Leavenworth Road to the south and west,

respectively and a single-family subdivision, Newberry at Piper to the north, across Leavenworth Road. Hutton Road is a high trafficked north/south two (2) lane roadway with access from Parallel Parkway to Polfer Road.

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, single-family homes, is compatible with the adjacent uses as there are large lot single-family homes along Leavenworth Road, North 123 Street and smaller single-family homes on North 124th Street.

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

The property is suitable for uses to which it has been restricted as A-G Agriculture District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than A-G Agriculture District.

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.

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 will provide housing that is reasonably necessary for the convenience and welfare of the public. Developing this land for a single-family home will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines.

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

The proposed use does not have the potential to increase vehicular traffic, and will not exceed the capacity of Leavenworth Road or North 123rd Street, a Minor Arterial and Major Collector, respectively to accommodate it if managed properly.

If the portion of the proposed rezoned tract is subdivided into smaller lot per the concept plan, the addition of six (6) single-family homes has the potential to increase vehicular traffic at the 123rd Street and Leavenworth Road intersection,

which is currently controlled by a stop sign. Given the highly trafficked intersection, especially during the peak AM and PM timeframe, driveway access to these lots may be restricted due to the long queues along Leavenworth Road.

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

The Prairie Delaware Piper Area Plan designates the subject property as Suburban Residential, which allows for single-family detached residential units. The proposed use conforms to the Prairie Delaware Piper Area Suburban Residential land use designation.

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. Any future on-site grading or livestock should not interfere with Piper Creek.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

There is no sanitary sewer service to the property and is served by septic service.

c. Storm Water Control

The UG does not provide storm water control to the property. Storm water control is provided across the street on the north side of Leavenworth Road.

d. Police

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

e. Fire

Fire service is provided by Station #8, which is less than one-quarter (¼) mile away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Piper Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community. The residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; however, the Unified Government and the Board of Public Utilities will have to maintain storm sewers, water and power for this development in perpetuity. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sheriff, schools, etc.).

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

The proposed use meets all applicable ordinance requirements provided any future subdivided lots comply with the subdivision regulations, specifically the lot width and lot area along a Major Street per Section 27-280(f).

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 they originally sought to redevelop it as or keep as either agricultural or open space.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Future development for single-family homes
Traffic
Driveway access onto Leavenworth Road

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Staff is concerned with multiple driveways along Leavenworth Road. Leavenworth Road is a highly trafficked road, primarily during the peak AM and PM hours due to Piper High School on North 131st Street and Piper Prairie Elementary School on North 122nd Street. During these peak hours, there are long queues at the North 123rd Street and Leavenworth Road intersection which could cause access issues for future driveways on Leavenworth Road.

Applicant Response: Applicant understands the concern that is presented. However, this application is for a rezoning only. The applicant has not yet settled on a layout for the property. Given the constraints of the property, the applicant may propose a subdivision with as few as four (4) lots, one of which would front off of North 123rd street, thereby reducing the number of drives onto Leavenworth Road to three (3). Further, the applicant is considering a cross-access easement which would further reduce the number of curb cuts along the roadway.

2. Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7.

Applicant Response: At the time of platting, the applicant will consider all available options.

3. Per the goDotte Countywide Strategic Mobility Plan, build a 10-foot sidewalk along the west property line on Leavenworth Road.

Applicant Response: The existing terrain and a creek west of North 123rd Street creates significant obstacles to the development of a 10-foot MUP.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-022** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7;
2. Future sidewalk on Leavenworth Road will be evaluated if and when a Preliminary and/or Final Plat is submitted;
3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals;
4. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;
5. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;
6. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;
7. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;
8. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;
9. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
 - a. Incorporate upper-level dormers above the garage, or,
 - b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
 - c. Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure; and,
10. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Concept Plan

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025	October 30, 2025

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-022** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

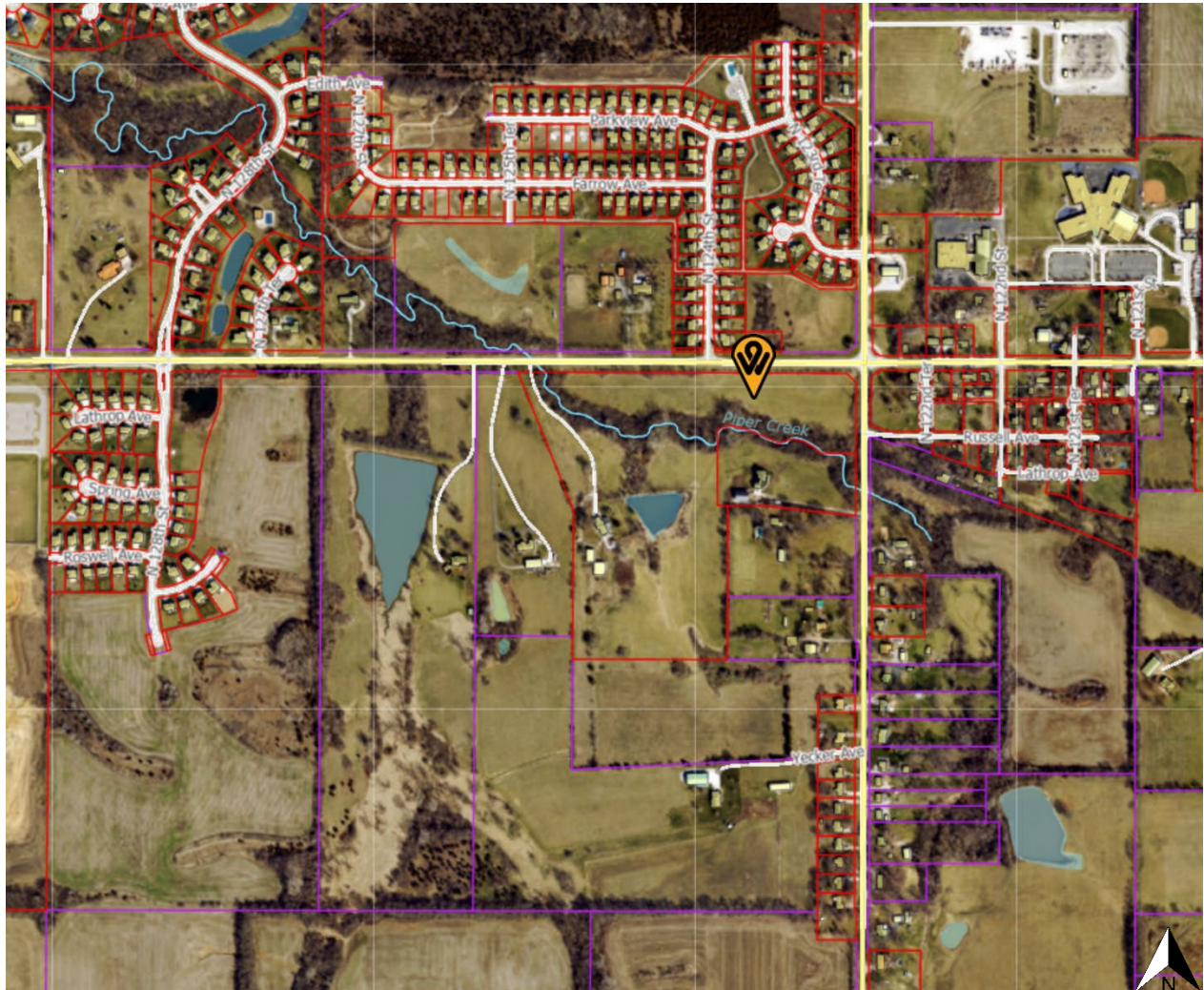
1. _____;
2. _____; And
3. _____.

OR

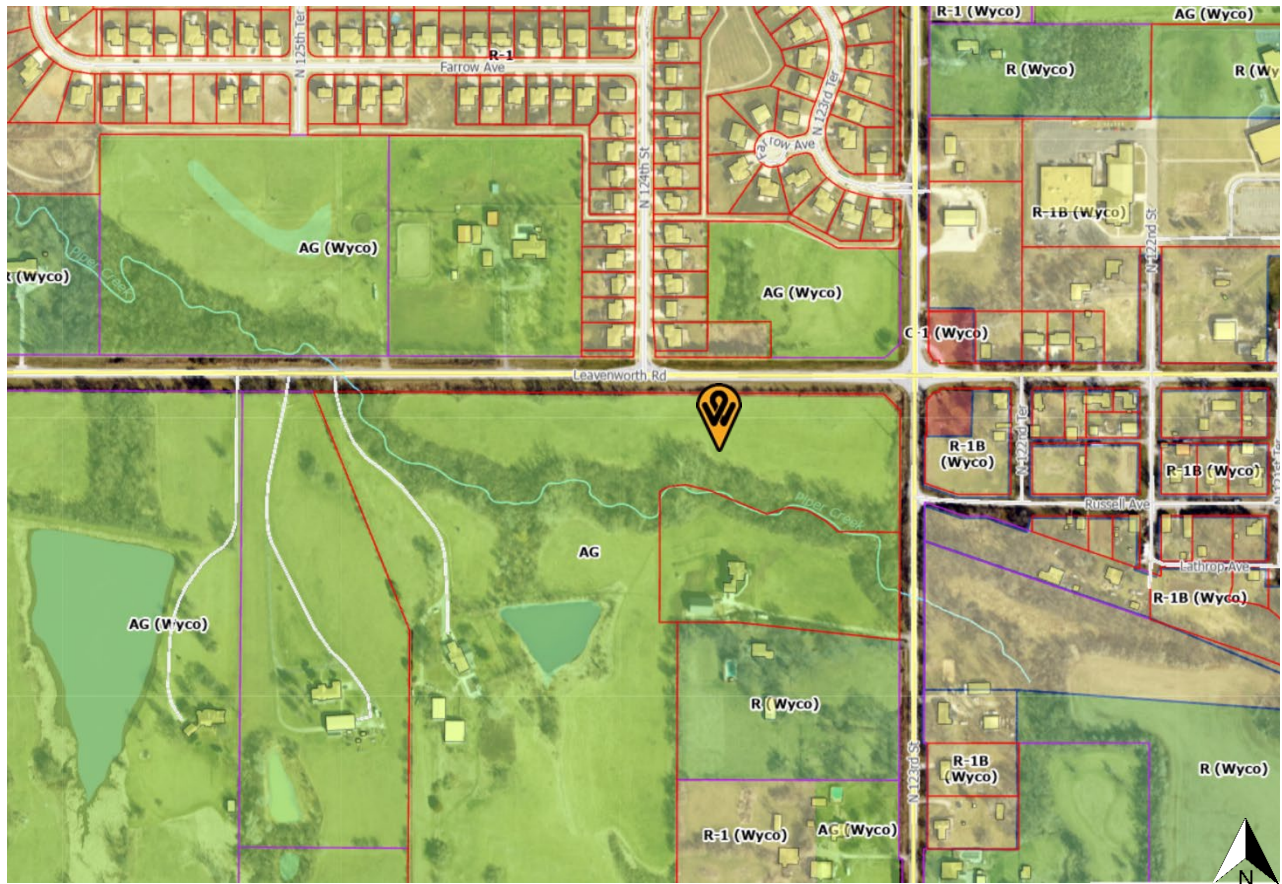
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-022**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

ALC Comment Response

September 24, 2025

COZ2025-022

Mr. Toy,

Thank you for the opportunity to review the draft staff report for COZ2025-022. Please review our responses. If you have any questions, please contact me. Thank you for your assistance in this process.

Planning and Urban Design Comments:

1. Staff is concerned with multiple driveways along Leavenworth Road. Leavenworth Road is a highly trafficked road, primarily during the peak AM and PM hours due to Piper High School on North 131st Street and Piper Prairie Elementary School on North 122nd Street. During these peak hours, there are long queues at the North 123rd Street and Leavenworth Road intersection which could cause access issues for future driveways on Leavenworth Road. Applicant understands the concern that is presented. However, this application is for a rezoning only. The applicant has not yet settled on a layout for the property. Given the constraints of the property, the applicant may propose a subdivision with as few as four lots, one of which would front off of 123rd street, thereby reducing the number of drives onto Leavenworth Road to three. Further, the applicant is considering a cross-access easement which would further reduce the number of curb cuts along the roadway.
2. Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7. At the time of platting, the applicant will consider all available options.
3. Per the goDotte Countywide Strategic Mobility Plan, build a 10-foot sidewalk along the west property line on Leavenworth Road. The existing terrain and a creek west of 123rd Street creates significant obstacles to the development of a 10' MUP.

Standard Conditions:

1. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals. **Understood. Applicant will endeavor to conform to the regulations as strictly as possible and will pursue variances if necessary.**
 2. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features. **Understood**
 3. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet. **Understood**
 4. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding. **Understood**
- COZ2025-022 October 13, 2025 8
5. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable. **Understood**
 6. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units. **Understood**
 7. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:
 - a. Incorporate upper-level dormers above the garage, or,
 - b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,
 - c. Use trim, windows and other details to de-emphasize the visual impact of

the garage in relation to the rest of the structure. **Understood**

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

Best,

Krystal Voth

Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

14500 Parallel Road, Unit R

Basehor, KS 66007

O: (913) 662-5050 M: (417)622-2907

Proudly WBE Certified in Kansas and Missouri



COZA2025-022 Meeting Minutes

September 25, 2025; 6:00PM-7:00PM

Staff from Atlas Land Consulting Present: Krystal Voth (Minute Keeper)

Applicant Present: Daryl and Corinne Rakoski

Members of the public:

Rick & Teressa Ellis

3000 N 123rd Street

Jason Rakoski

14616 W 90th Street

Lenexa, KS

Grant Adams

5901 N Beaman Avenue

Parkville, Mo

Discussion:

Mr. Ellis inquired whether the entire parcel is being rezoned. Mr. D Rokoski confirmed that only the nine acres north of the stream along the roadway are being rezoned. Mr. Ellis also inquired why the entire property would require platting. Krystal Voth explained the process for platting and the requirement to plat the entire property. Mr. Ellis also inquired about the planning commission/public hearing process. Krystal Voth explained that the meeting will be held in person or via ZOOM on October 13. Krystal explained the general format of the meeting and informed Mr. Ellis he would have an opportunity to speak at the meeting. She also provided the timeline for the Board of County Commission meeting. Krystal Voth. Mr. Ellis asked about the general housing type to be expected. Mr. J Rakoski explained that they expect to see similar homes in the area as are existing.

Mr. Adams attended the meeting and introduced himself. He currently owns property near the subject parcel and intends to someday build a house near there and wanted to be part of the meeting to know what it going on with the subject parcel.

Meeting Adjourned at 7:00PM

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

Comes now Krystal A. Voth, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-022.
2. That I conducted a neighborhood meeting on 9/25/2025.
3. The notice to nearby property owners was sent on 9/9/2025.
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.

Krystal A. Voth
Affiant

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

My commission expires 12th of January, 2027.

[Signature]
Notary Public





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Change of Zone Petition COZ2025-021, PLAT2025-026
(Preliminary and Final Plat) Hawkins Laydown Storage Lot and
PR2025-031**

GENERAL INFORMATION

Applicant Information:

Richard Hawkins
Applicant's Representative
Lance Scott, CFS Engineers, PA
1421 East 104th Street, #100
Kansas City, Missouri 64131

Subject Property:

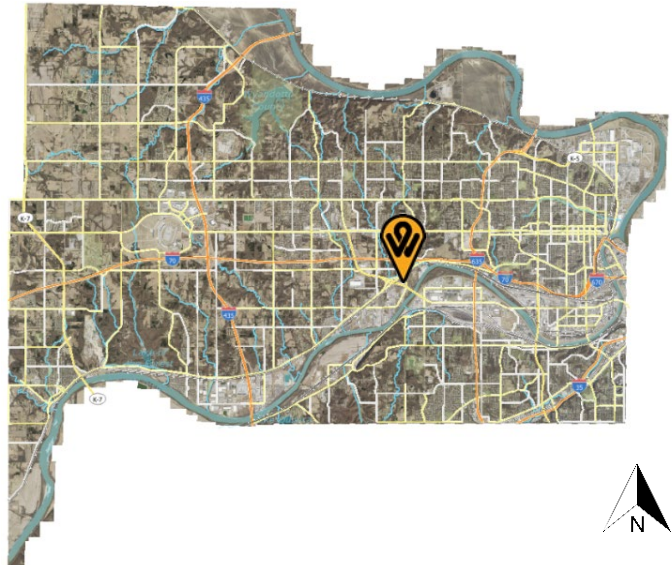
14 South 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat one (1) industrial lot, and Final Development Plan to build an open laydown storage yard.

Commission Districts:

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



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



Existing Zoning District(s): None (Unzoned)

Proposed Zoning District(s): MP-3 Planned Heavy Industrial District

	Adjacent Zoning	Adjacent Uses
North	MP-3 Planned Heavy Industrial District	Laydown storage yard
South	M-3 Heavy Industrial District	Mobile home court (across Turner Diagonal)
East	MP-3 Planned Heavy Industrial District	Laydown storage yard
West	M-3 Heavy Industrial District	Warehousing business

Total Tract Size: 2.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 59th Lane as a Minor Arterial.

Parking Requirement: Section 27-470(f) no less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Zero (0) spaces are provided for customers.

Landscaping Requirement: Section 27-470(g) All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped.

Section 27-700(b)(4) Trees may be required

depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area. 7 trees are required to be planted. This total does not include street trees along South 59th Lane.

Advertisement:

The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing:

October 13, 2025

Public Support:

None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat to create one (1) industrial lot, and Final Development Plan to build an open storage laydown yard at 14 South 59th Lane.

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.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There are no 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:

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Neighborhood and Census Block Group 0439052. The site is set within an industrial area bordered by South 59th Lane to the north and east and Turner Diagonal to the south.

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 abutting industrial zoning districts and the associated businesses.

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 not suitable for the uses to which it has been restricted because the parcel is unzoned as it is former right-of-way of Turner Diagonal. So, removing the restrictions will not detrimentally affect nearby property provided the site is raised out of the FEMA floodplain Zone AE.

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 has been vacant since 2001 when the roadway was removed.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property provided the property owner complies with the conditions of approval.

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. The impact will largely be determined by the nature and intensity of the development. Truck traffic will come from two (2) directions, Turner Diagonal and Kaw Drive.

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

The proposed use conforms to the PlanKCK Comprehensive Plan, Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

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 will be significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from the adjacent roadway.

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 221.

e. *Fire*

Fire service is provided by Station #20, located at North 78th Street and Kansas Avenue, which is two and one-half (2½) 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 Turner Elementary Schools, Robert E Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community.

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

The project, which requires some revisions, can 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.

The relative gain to public health, safety, and welfare as compared to the hardship imposed on the landowner is minimal.

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

The preliminary plat is consistent with PlanKCK Comprehensive Plan and the goDotte Countywide Strategic Mobility Plan.

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 parcel is compatible in lot size and lot-to-structure proportion with existing and proposed development on adjacent properties.

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

The proposed one (1) industrial lot will not cause adverse or negative impacts on the natural environment if the property owner adheres to the floodplain

development ordinance and properly manages the site in a manner that complies with zoning ordinance.

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 and storm sewers on the property.

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 along South 59th Lane.

Final Plan Review:

1. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

The site is capable of accommodating the parking areas and drives with appropriate open space. Additional landscaping will need to be planted within the interior of the property to comply with the Section 27-700(b)(4).

2. The plan provides for safe and easy ingress, egress and internal traffic circulation.

The site plan provides safe and easy ingress, egress, and internal traffic circulation. The parcel will have one (1) cub cut on South 59th Lane.

3. The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.

The plan is consistent with good land planning and site engineering design principles. The site is partially within the FEMA Floodplain Zone AE, so open storage cannot be kept within that portion of the property unless a floodplain development permit is applied for to raise that area to Zone X or 18 inches above the base flood elevation (BFE).

4. The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall

character of the neighborhood.

There is no proposed building on site for the lay down yard, therefore there are no UG policies and regulations or compatibility issues with the surrounding neighborhood.

5. The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.

The proposed use conforms to the PlanKCK Comprehensive Plan and goDotte Countywide Strategic Mobility Plan and adopted planning policies provided the applicant complies with the floodplain development and landscaping ordinance.

6. Right-of-way, as determined by the public works department, has been identified for dedication.

There is additional no right-of-way dedication needed by Public Works.

7. Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.

This is not applicable.

8. Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.

The rezoning to a planned district is not being used as a refuge from the requirements of these regulations as an intensity of land, amount of open space or other establish development criteria.

9. The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.

The Change of Zone functions as the Preliminary Plan, and the Final Plan has been submitted to run concurrently. There are no changes between these two (2) plans.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on September 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025

□

KEY ISSUES

Floodplain
Landscaping and Screening
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Submit a Preliminary Plat.

Applicant Response: Submitted with this resubmittal.

2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit.

Applicant Response: Noted.

3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the property lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer.

Applicant Response: Noted.

4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

Applicant Response: Noted.

- 5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).

Applicant Response: Noted.

- 6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Applicant Response: A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites.

- 7. What are the proposed hours of operation?

Applicant Response: 6:00 AM to 10:00 PM.

- 8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.
- 9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings.

Applicant Response: We show an asphalt loop road on the initial and new submittal, the storage will be off the proposed asphalt drive.

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted.

Applicant Response: Provided.

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal.

Applicant Response: Provided.

3. 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).

Applicant Response: Provided.

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running.

Applicant Response: A fence was added.

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height.

Applicant Response: Noted.

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district.

Applicant Response: Noted.

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures.

Applicant Response: Noted.

8. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
 - c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, 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.

Applicant Response: Noted.

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 to begin this process.

Applicant Response: Noted.

2. Pole and pylon signs are prohibited in the Sign Ordinance.

Applicant Response: Noted.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend of **APPROVAL** Petitions **COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;**
2. **The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:**
 - a. **A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;**

3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);
5. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted;
6. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal;
7. 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);
8. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running;
9. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;
10. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures;

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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
- c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front
- d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
- e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
- f. Pad must have a minimum clearance of six (6) feet on each side, 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. 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;

14. Pole and pylon signs are prohibited in the Sign Ordinance;

15. 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;

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

17. All existing and future driveways must feature curb cuts that are constructed to UG standards;

18. 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;
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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;
22. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
23. 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,
24. Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent

phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
County Surveyor Comments
Site Plan
Landscape Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025	October 30, 2025
Preliminary and Final Plat	October 13, 2025	Not Required
Final Development Plan	October 13, 2025	

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-024** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-024**, to the Unified Government Board of Commissioners 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.

PRELIMINARY AND FINAL PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PLAT2025-030** 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-030**, 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.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

FINAL PLAN REVIEW

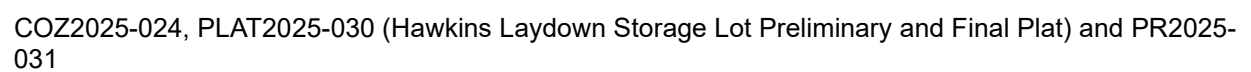
I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2025-031** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

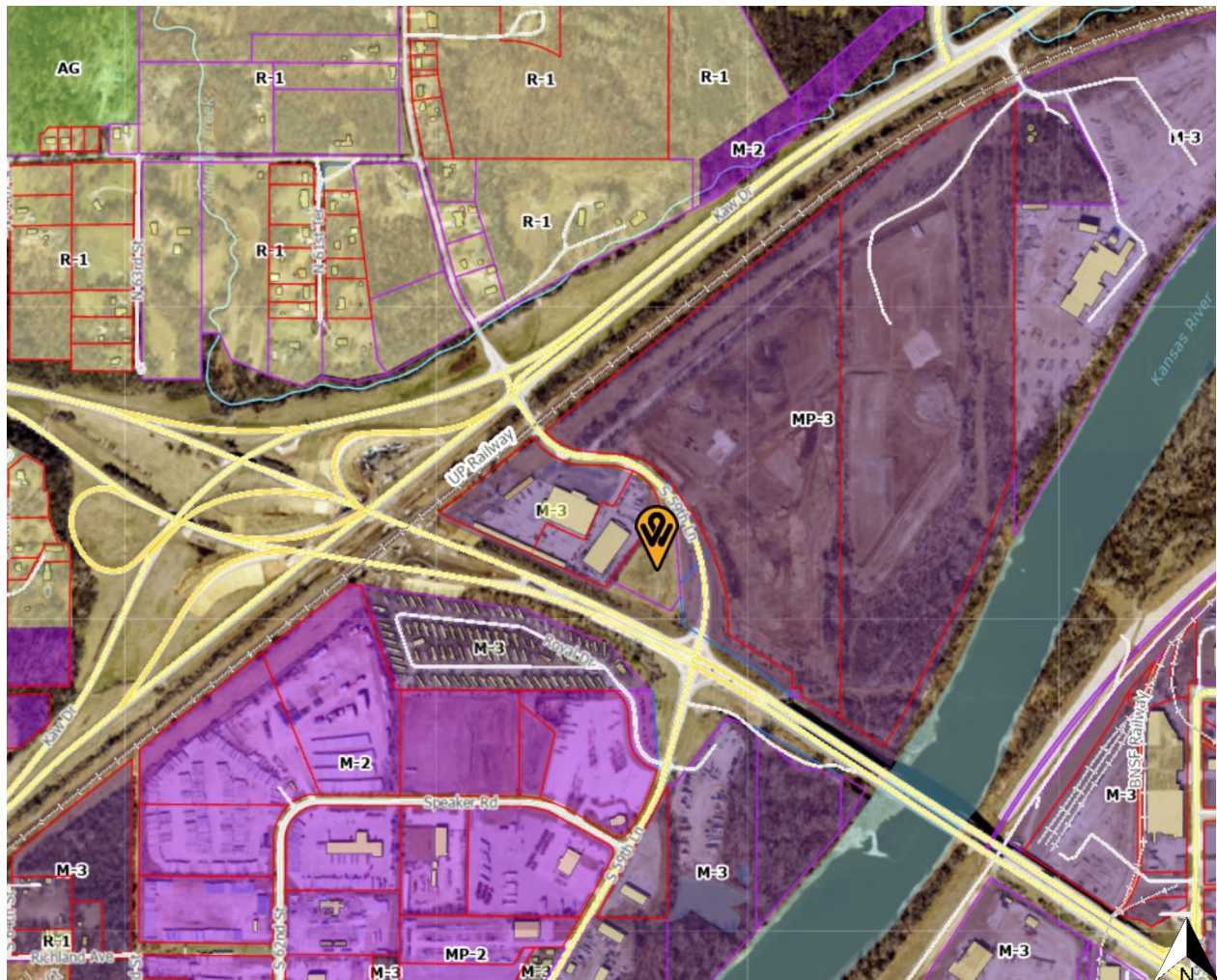
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-031**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

AERIAL IMAGERY



11

ZONING MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



LAND USE MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



ADDITIONAL ATTACHMENTS



GeoSpatial Services Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design

From: Robert Ringel, GIS Analyst, Unified Government GSS

Date: September 15, 2025

RE: **HAWKINS LAYDOWN STORAGE LOT**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
CFS

And we have determined the following:

Takes all of CIC-TAS Parcel:

921913

Owner-of-Record:

American Truck Sales, Inc.

Jurat Signature:

Lynn Holcomb, manager – Reclaimed Material Yard, LLC

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Ownership

The ownership on the plat is incorrect.

2) Lot Label

Add Lot 1 to the lot.

3) Vicinity Map

Show the vicinity map within the Section.

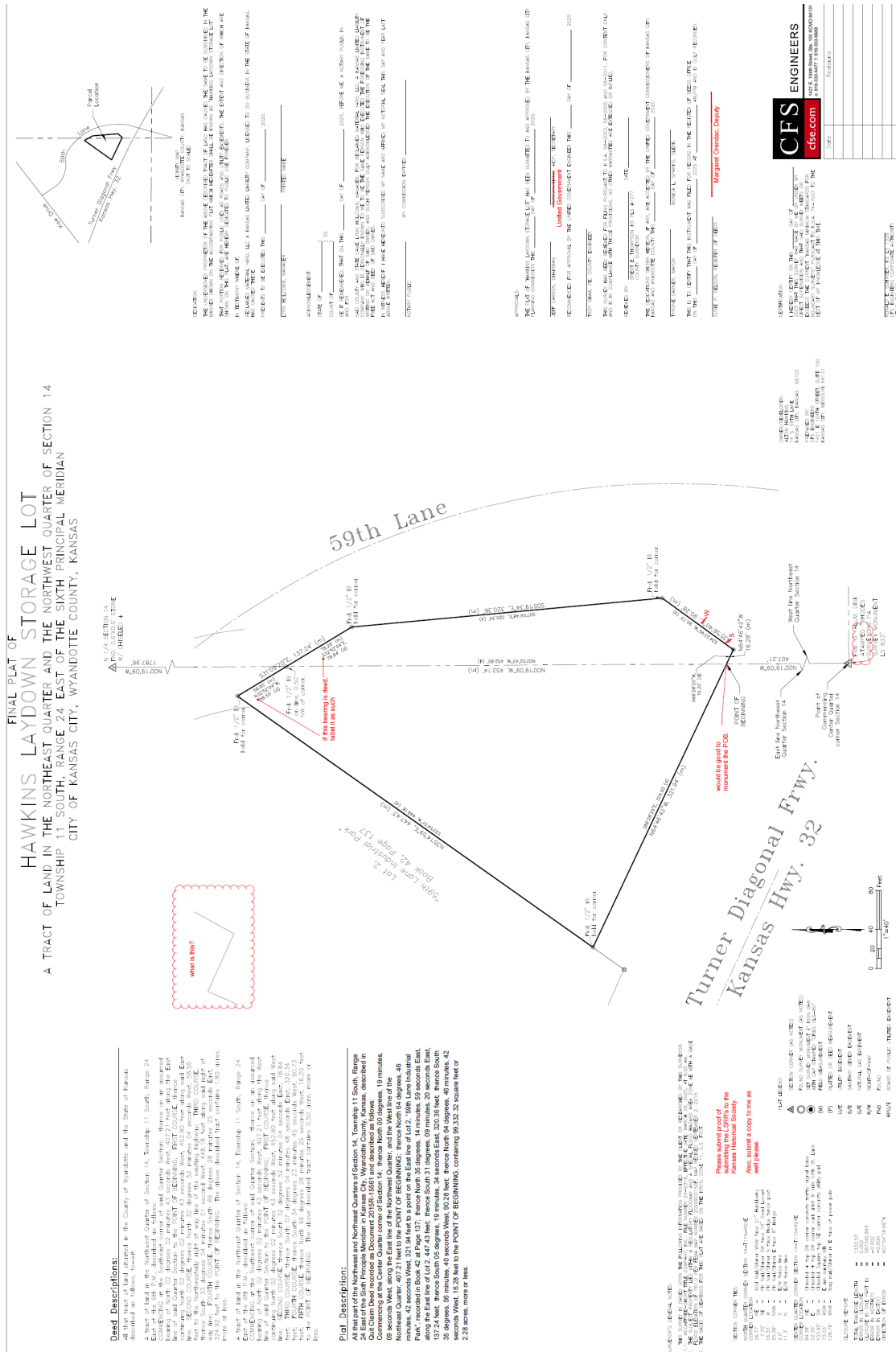
4) Approvals

The Planning Secretary needs updated to Rodney Lucas, interim secretary. Add Margaret A. Orendac, Deputy Register of Deeds

5) Taxes

Real estate taxes due will need to be paid.

October 13, 2025





One Vision. One Team. One Call.

September 25, 2025

Cook, Flatt & Strobel Engineers
1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Springfield, Missouri
Jefferson City, Missouri

Re: Neighborhood Meeting Minutes for Hawkins Laydown Storage Lot
14 S 59th, Kansas City, KS 66102
COZ2025-024, PR2025-031, PLAT2025-030

Date and Location: September 25, 2025, Virtual

Meeting called to order at: 5 p.m.

Names of people in attendance: 0 Neighbors, 2 Owner Representatives

Meeting adjourned at: 5:22 p.m.

Minutes taken by: Lance Scott

Respectfully,
Cook Flatt & Strobel Engineers, P.A.

Lance W. Scott
Executive Vice President
lscott@cfse.com
816.333.4477

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

Senior Associates:
Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Todd R. Polk, P.E.
Lucas W. Williams, P.E.

Associates:
Jimmy L. Adams, CWI
Adam M. McEachron, P.E.
Casey Moore, I.E.
Gene E. Petersen, P.E.

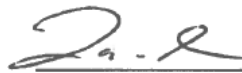
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Shawnee) SS:

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

1. That I am the petitioner for Petition # COZ 2025-021.
2. That I conducted a neighborhood meeting on 9/24/25.
3. The notice to nearby property owners was sent on 9/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.


Affiant LANCE W. SCOTT

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of September 20 25.

My commission expires 17th of February 20 26.




Notary Public

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 02 MINUTES 43 SECONDS WEST 407.21 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE S80 DEGREES 02 MINUTES 43 SECONDS WEST 100 FEET ALONG SAID EAST LINE; SECOND COURSE, THENCE NORTH 32 DEGREES 52 MINUTES 04 SECONDS WEST 58.55 FEET TO THE NORTHEASTLY RIGHT OF WAY OF THE EXISTING HIGHWAY; THIRD COURSE, THENCE SOUTH 33 DEGREES 54 MINUTES 01 SECOND WEST 448.18 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 1 ACRES, MORE OR LESS.

[illegible]

SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THE SURVEYOR:
 1.1. MCRAFTIE--SHORT TITLE: INC.'S FILE NUMBER 25-0316, EFFECTIVE DATE: MARCH 2025, AT 8:00 AM.
2. THE AREA ZONE AS WITHIN A REGULATORY DOCKWAY AND A SPECIAL FLOOD HAZARD MAP REDEFINED SEPTEMBER 2, 2015.
3. THE BASIS OF BEARINGS FOR THIS FLAT ARE BASED ON THE MGRS. ZONE 11N. FOOT OF THE PANEL CONTAINS AN EXISTING OVERHEAD ELECTRICAL LINE WITHOUT A BENT OF AN

SECTION CORNER TIES:

NORTH QUARTER CORNER SECTION 14-T11S-42E	
26.27'	NE 600' NAIL/SHINER NW 1/4 21" HACKBERRY
26.27'	SE PK NAIL/SHINER SW 1/4 15" DEAD LOCUST
17.63'	W PK NAIL/SHINER N 1/4 10" DEAD HEDGE POST
25.39'	NW PK NAIL/SHINER E 1/4 8" HEDGE
2.0'	S E/W FENCE LINE
11.3'	N E/W FENCE LINE

CENTER QUARTER CORNER SECTION 14-T11S-42E

CORNER	LOCATION	REMARKS
NE	+ TOP SW CORNER CONCRETE TRAFFIC SIGNAL BASE	84.39'
SE	+ TOP SW CORNER CURB INLET W/ ST. LAKE	52.35'
SW	+ TOP SW CORNER CONCRETE UTILITY PAD	103.95'
EW	+ E RM SANITARY MH	73.03'
WNW	+ MAG NAL/SHINER IN E FACE OF POWER POLE	128.76'

CLOSURE REPORT:

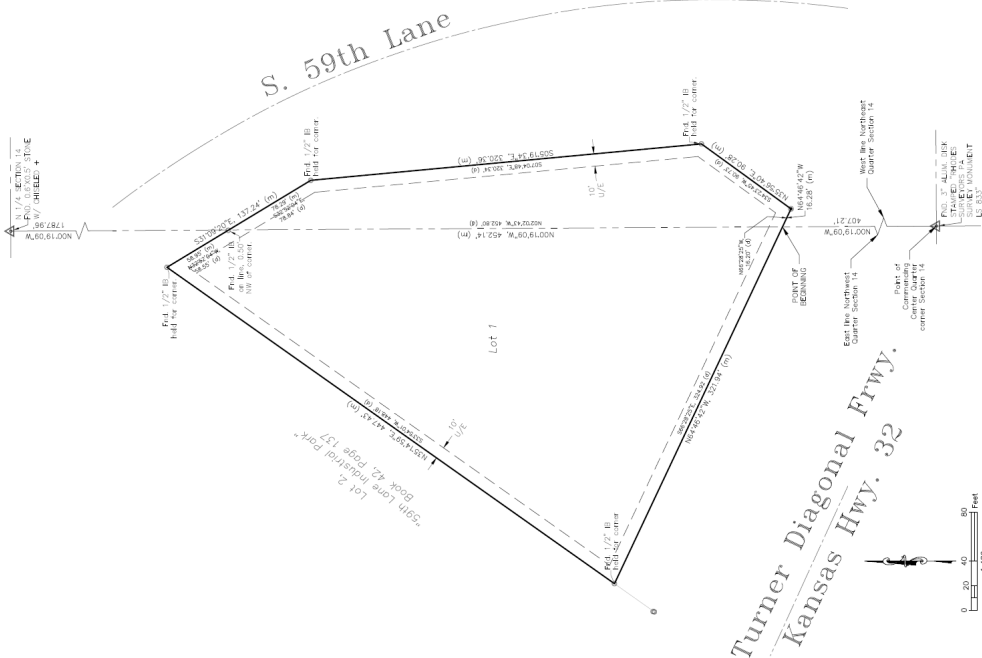
TOTAL TRAVERSE LENGTH	=	1333.53
ERROR IN CLOSURE	=	0.022
CLOSURE IS ONE PART IN	=	59745.849
ERROR IN NORTH	=	-0.002
ERROR IN EAST	=	-0.000
ANGULAR ERROR	=	NO75418.56"

OWNER/DEVELOPER: AMERICAN TRUCK SALES, INC.
14 S. 59TH AVE.
KANSAS CITY, KANSAS 66102

ENGINEER: CFS ENGINEERS
1421 E 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131

PLAT LEGEND:

[illegible]



PEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE RECORDED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBMITTED IN THE MANNER PROVIDED FOR PUBLIC SALES THAT WHICH HERETOFORE SHALL BE KNOWN AS "HARRIS LADSON STORAGE LOT". ALL INTERESTS RESERVED FOR PUBLIC USES AS ROADS AND UTILITY EASEMENTS, THE EXTENT AND DIRECTION OF WHICH ARE SHOWN ON THIS PLAT, ARE HEREBY DEVOTED TO PUBLIC USE FOREVER.

IN TESTIMONY WHEREOF,

AMERICAN TRUCK SALES, INC A MORGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED

_____/s/ _____ DAY OF _____ 2025.

ALTON HAWKINS, MANAGING MEMBER
AMERICAN TRUCK SALES, INC

PRINTED NAME

ACKNOWLEDGEMENT.

[illegible]

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS:

THE PLAT OF "HAWKINS LAYDOWN STORAGE LOT" HAS BEEN SUBMITTED TO AND APPROVED BY THE KANSAS CITY, KANSAS PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

_____ EFF CARSON, CHAIRMAN _____ ROONEY LUCAS, INTERIM SECRETARY

RECOMMENDED FOR APPROVAL BY THE UNITED GOVERNMENT ENGINEER THIS _____ DAY OF _____ 2025

TROY SHAW, P.E., COUNTY ENGINEER

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 58-2003, 58-2005 AND 58-2011. FOR CONTENT ONLY, AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: BRENT E. THOMPSON KS PLS #1277 DATE: _____
COUNTY SURVEYOR

FRONIE GARNER, MAYOR _____ MONICA L. SPARKS, CLERK _____
KANSAS AND WYANDOTTE COUNTY THIS _____ DAY OF _____, 2025.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE
ON THIS _____ DAY OF _____, 2025 AT _____ AM/PM AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS
MARGARET A. CHENIAC, DEPUTY REGISTER OF DEEDS

CERTIFICATION: I HEREBY CERTIFY ON THIS 11 DAY OF NOVEMBER, 2025 THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037 TO THE BEST OF MY KNOWLEDGE AT THIS TIME.

Date	Revisions
09/19/2025	REVISED FOR COMMENTS

[illegible]

Staff Comments and Suggestions

1. Submit a Preliminary Plat.- **Submitted with this resubmittal**
2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit. - **Noted**
3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer. - **Noted**
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited. - **Noted**
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning. - **Noted**
5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction: - **Noted**
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).
6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? **A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites** Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.
7. What are the proposed hours of operation? - **6 a.m to 10 p.m**
8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.

9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings. - **We show an asphalt loop road on the initial and new submittal, the storage will be off of the proposed asphalt drive.**

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted. **Provided**

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal. **Provided**

3. 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). **Provided**

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running. **A fence was added.**

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height. - **Noted**

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district. - **Noted**

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures. - **Noted**

8. Regarding BPU transformer screening, the following applies: - **Noted**

a. Gate doors are required for all types of screening that are placed in front of the transformers.

b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.

c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.

d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).

- f. Pad must have a minimum clearance of six (6) feet on each side, 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.

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 to begin this process. - **Noted**
- 2. Pole and pylon signs are prohibited in the Sign Ordinance. - **Noted**

Standard Conditions:

- 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. **Added**
- 2. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. - **Noted**
- 3. All existing and future driveways must feature curb cuts that are constructed to UG standards. - **Noted**
- 4. 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. - **Noted**
- 5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. - **Noted**
- 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. - **Noted**
- 7. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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. - **Noted**
- 8. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks



or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting. - **Noted**

9. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. - **Noted**

Planning Engineering Comments:

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

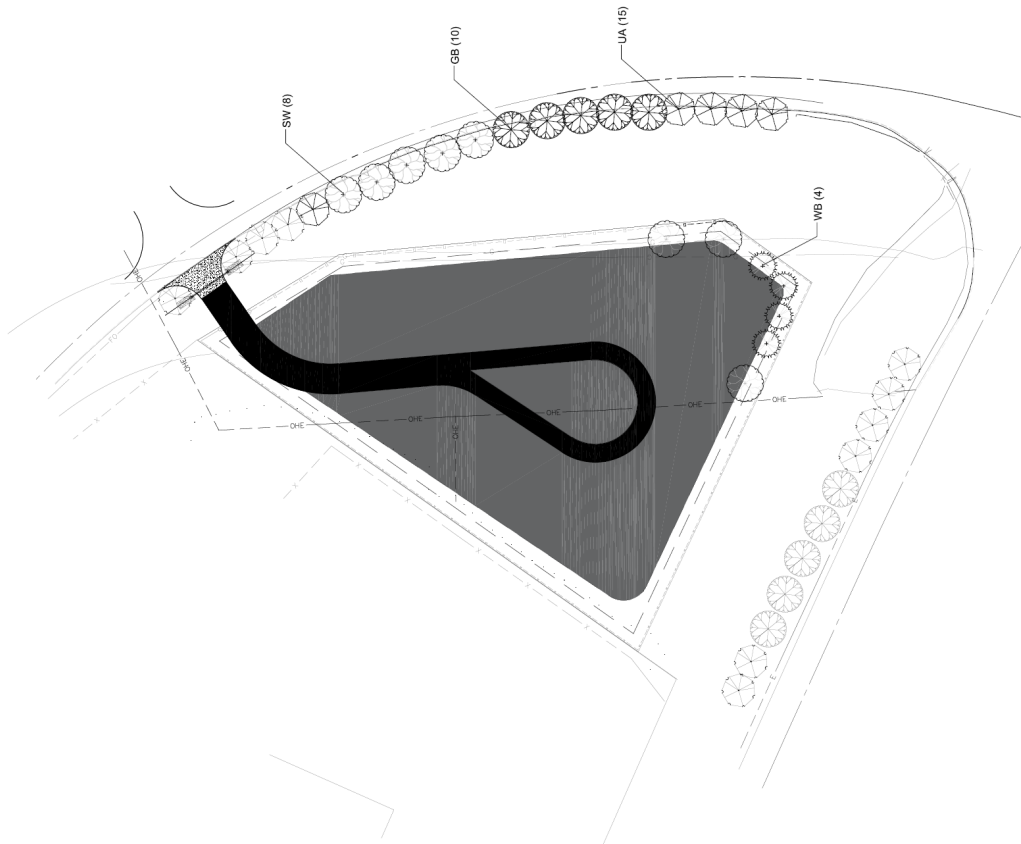
1) None

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. - **Received on 9/25, responded directly to Engineering**

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

1) None





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13 2025

Re: Special Use Permit SP2025-041

GENERAL INFORMATION

Applicant Information:

Bhavesh Patel
1805 North 110th Street
Kansas City, Kansas 66111

Subject Property:

1805 North 110th Street
Kansas City, Kansas 66111

Requested Action and Purpose:

Approval of Special Use Permit for the Temporary Use of Land for Commercial Purposes to keep a shipping container on the property.

Commission Districts:

At-Large District #2 Commissioner:
Tom Burroughs

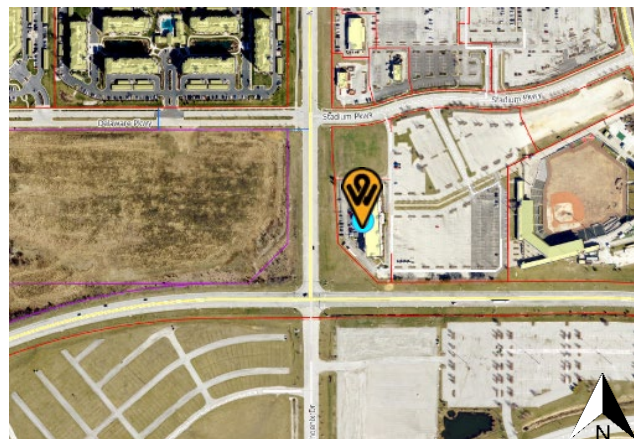
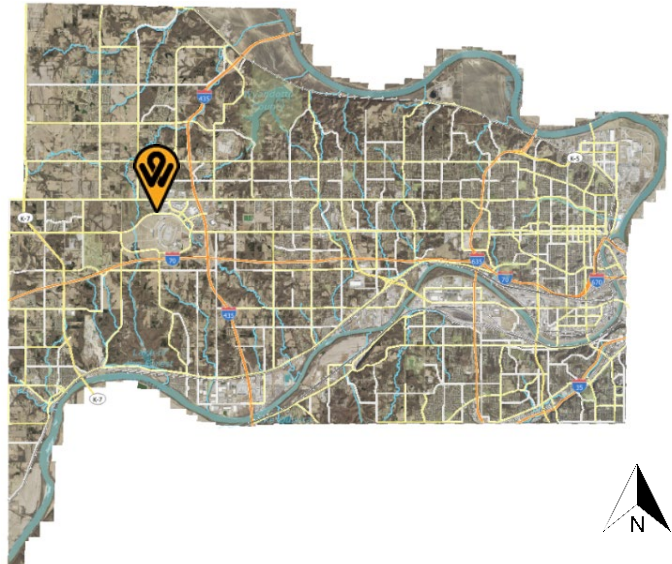
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):

CP-2 Planned General Business District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Undeveloped lot
South	A-G Agriculture District	Kansas Speedway parking lot
East	CP-2 Planned General Business District	KC Monarch's Stadium parking lot
West	A-G Agriculture District	Farm land

Total Tract Size: 2.22 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Regional Commercial land, which allows for major retail uses, including restaurants and hotels.

Major Street Plan: The goDotte County-Wide Mobility Strategy designates Stadium Parkway as a Local Street type.

Parking Requirement: Section 27-466(e) states that the uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building.

Landscaping Requirement: Section 27-466(g) states that trees are required to be provided at not less than one per 7,000 square feet of site area. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

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

Public Hearing(s): September 9, 2025 and October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Bhavesh Patel, is requesting a Special Use Permit for Temporary Use of Land for Commercial Purposes to keep a storage container at 1805 North 110th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-0750 – Code-Environment – March 28, 2025 – Having a storage container on site.
2. ABT24-2064 – Abatement – September 6, 2024 – Closed.
3. CMP24-2657 – Enforcement Complaint – September 5, 2024 – Closed – Overgrown grass.
4. CMP22—1089 – Enforcement Complaint – June 8, 2022 – Closed – Fire report.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 14430-00049 – Sign Permit – March 26, 2014 – Issued.
2. 14430-00051 – Sign Permit – March 26, 2014 – Issued.
3. 06405-00000-00049 – Plan Review – October 2, 2006 – Complete.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the statistical neighborhood group I-435 West, and block group 0447031. The neighborhood consists of CP-2 Planned General Business District to the north and east. State Avenue is located to the south and North 110th Street to the west.

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. 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. The removal of restrictions will detrimentally affect nearby property because a storage container is zoned for industrial zones.

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

The property is not vacant.

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

Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan which designates the subject property as Regional Commercial, which allows for major retail uses, including restaurants and hotels. The proposed use conforms to the Prairie Delaware Piper 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 does not possess the potential to increase vehicular traffic, and should not exceed the capacity of Stadium Parkway, a local street type to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public. The only person gaining from this is the owner of the subject property. The proposed use will not affect the use, quality, or marketability of nearby property since it is only benefiting the owner of the subject property.

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

It is not expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property, however if it does, this permit is only for two (2) years, and it is non-renewable.

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 structure.

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 in the Planned General Business District.

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

There is no relative gain to the public health, safety and welfare, this would only benefit the owner of the subject property. If denied, the property owner may not use the property for temporary use of land for commercial purposes for a storage container.

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

The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1805 North 110th Street on August 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Section 27-593(a)(28) Temporary use of land for commercial or industrial uses; provided, however, that any building or structure constructed thereon which is not

otherwise permitted in the district in which such land is situated shall be temporary and any stored equipment or material shall be removed upon the date of expiration of the special use permit, which permit shall not be approved for more than two (2) years.

As a result, upon expiration of SP2025-041, the shipping container must be removed or relocated on a parcel of land that allows the continued presence of shipping containers (i.e. industrial zoned parcels).

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-041** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The Special Use Permit SP2025-041 is only valid for two (2) years and cannot be renewed.**
 - a) **The storage container will have to be removed from the premises or relocated to an industrial zoning district upon expiration of SP2025-041;**
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. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
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 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. A Special Permit for the Temporary Use of Land for Commercial or Industrial Purposes may not be renewed;
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.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Storage Container Map
Neighborhood Meeting Affidavit

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 8, 2025 Held over October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas, City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-041** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

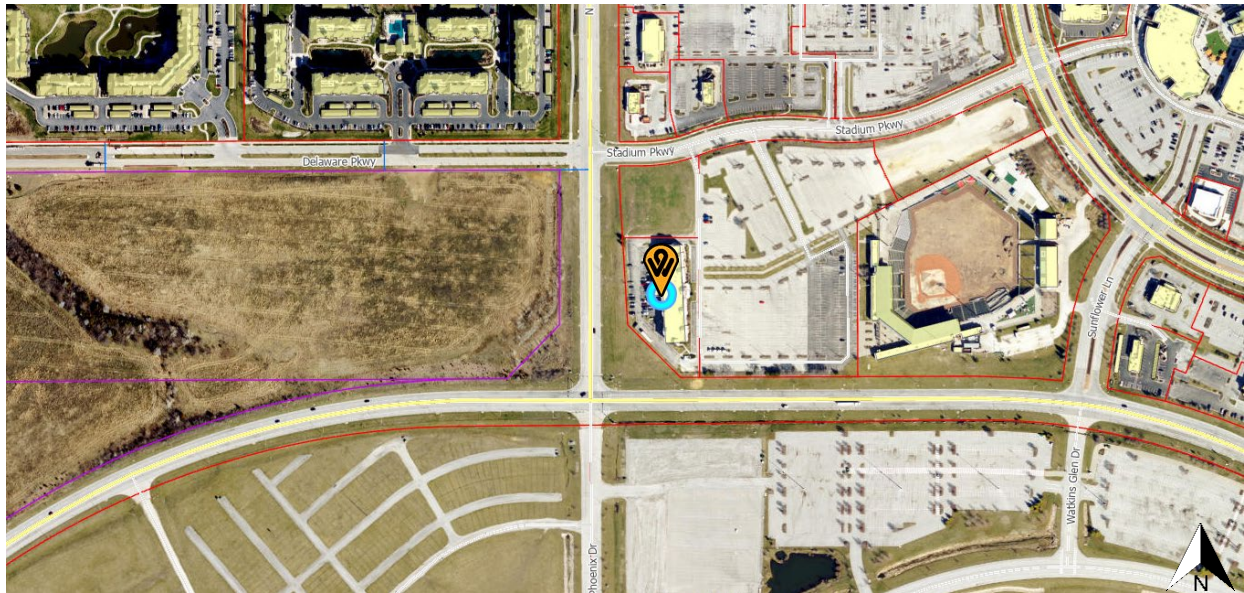
1. _____;
2. _____; And
3. _____.

OR

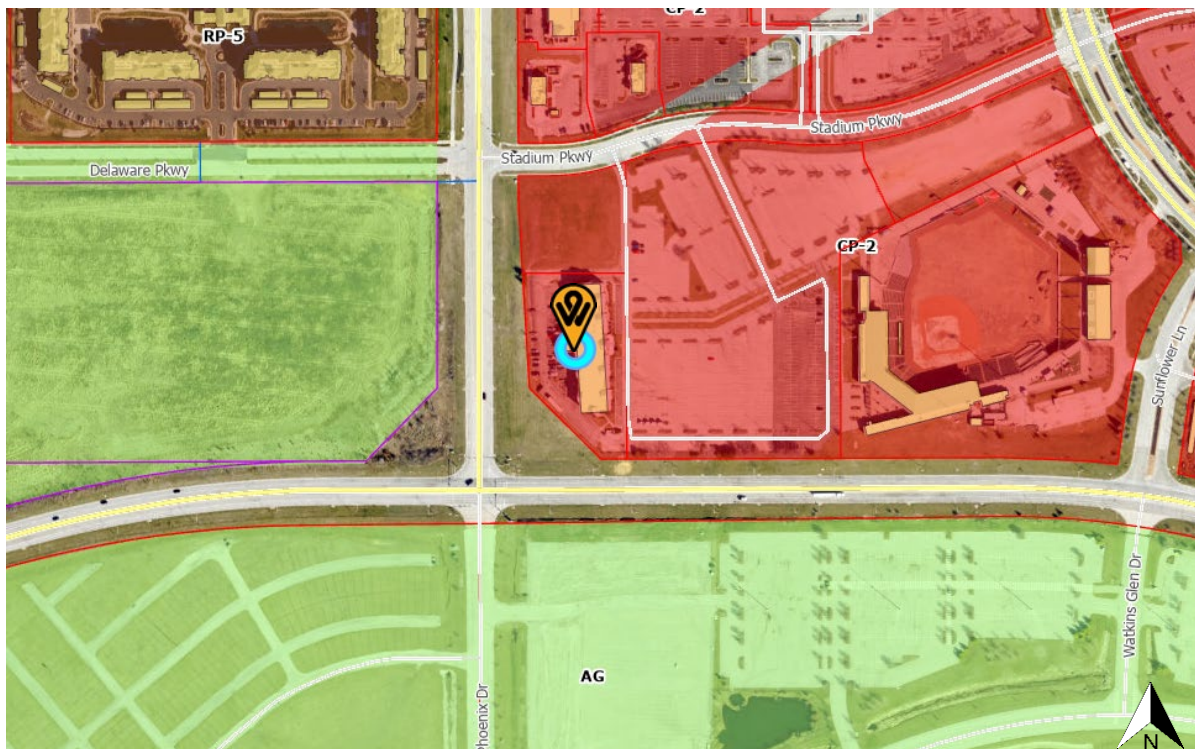
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-041**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



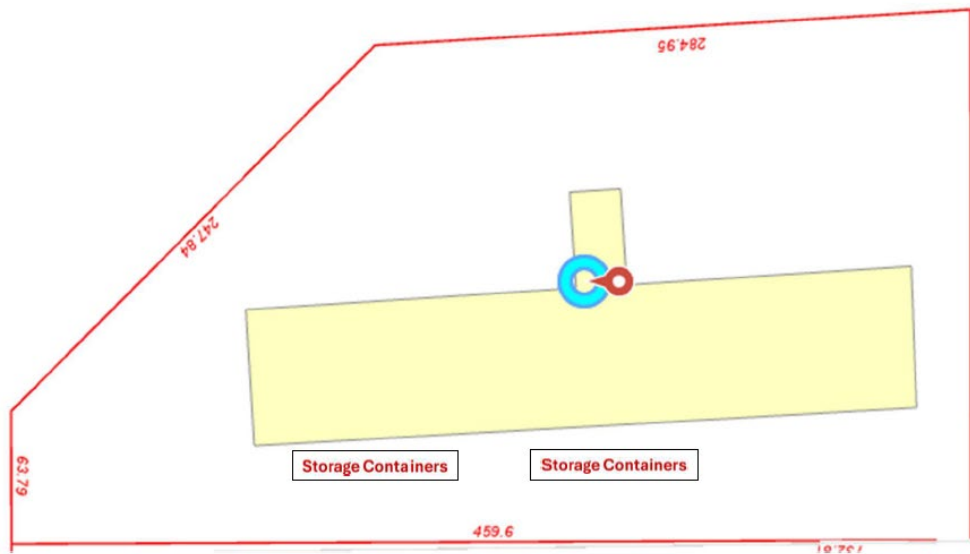
ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS



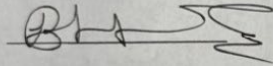
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025041.
2. That I conducted a neighborhood meeting on 08/14/2025.
3. The notice to nearby property owners was sent on 07/28/2025.
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.

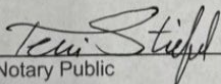


Bhavesh Patel
Affiant

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

My commission expires 14th of March, 2029.

TERRI STIEFEL
Notary Public-State of Kansas
My Appt. Expires 03/14/29


Notary Public



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Special Use Permit Petition SP2025-062

GENERAL INFORMATION

Applicant Information:

Tamara McConnell
Applicant
2000 North 67th Street
Kansas City, Kansas 66104

Subject Property:

1130 Quindaro Boulevard
Kansas City, Kansas 66104

Requested Action and Purpose:

Approval of Special Use Permit for
a liquor store (In conjunction with
BOZA2025-025).

Commission Districts:

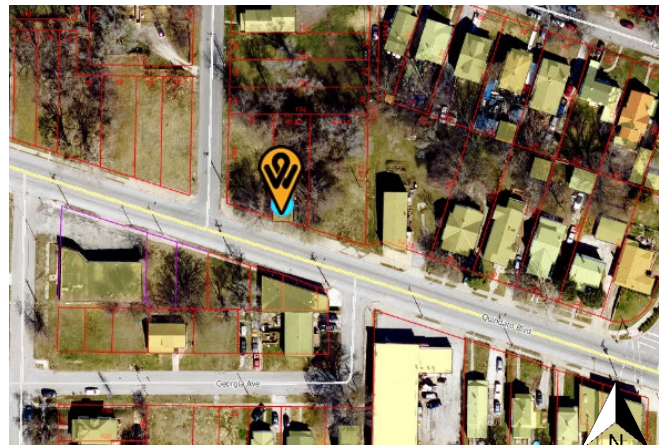
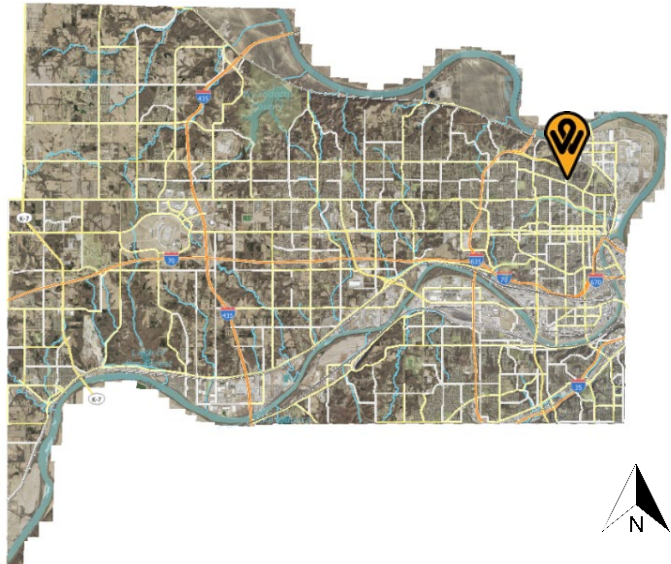
At-Large District #1 Commissioner:
Melissa Bynum
District #1 Commissioner:
Gayle E. Townsend

Existing Zoning District(s):

C-3 Commercial District

Plan Area:

Northeast Area Master Plan



	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Vacant lot
South	C-3 Commercial District	Commercial building
East	C-3 Commercial District	Vacant lot
West	C-3 Commercial District	Vacant lot

Total Tract Size: 0.11 Acre

Comprehensive Plan Designation: The Northeast Area Plan designates this property as Single Family, which allows single-family homes.

Major Street Plan: The goDotte Countywide Strategic Mobility designates Quindaro Boulevard as a Major Collector.

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. Four (4) parking spaces are required. The applicant is not providing off-street parking spaces.

The Unified Government passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings with up to six (6) residential units east of Interstate 635.

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. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing(s): October 13, 2025.

Public Support: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tamara McConnell, is requesting a Special Use Permit to operate a liquor store at 1130 Quindaro Boulevard.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. CAC24-2547 – Code Admin Citation – October 9, 2024. Failure to Register Vacant Structure – Complete – Previous Property Owner.
2. 18220-00622 – Graffiti – September 18, 2025. Graffiti on the Rear of Building – Complete – Previous Owner.

Outstanding or Related Permit and Cases:

1. BOZA2025-025 – Variance – August 29, 2025 – Variance to Operate a Liquor Store.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Northeast Statistical neighborhood, neighborhood block group 0402002. The neighborhood consists of undeveloped and parcels to the north, east, and west. To the south, a vacant lot is located. Quindaro Boulevard is located to the south of the property.

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

The zoning and uses are set out above. Staff realizes this property was formerly a liquor store in the early 2000's. The subject property is surrounded by vacant and undeveloped parcels.

- 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, as the building was previously a liquor store, which at the time did not require a Special Use Permit. Removal of restrictions will not detrimentally affect nearby property provided the property is properly maintained and the applicant complies with the conditions of approval.

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

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

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

Special Use Permits are not addressed in the Northeast Area Plan. The Northeast Area Plan designates this property as Single Family, allows single-family homes. While the use is not compatible with the Northeast Area Plan land use designation, this building is the only commercial structure on the north side of Quindaro Boulevard between North 10th and North 13th Streets.

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

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

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

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

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

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

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

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

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

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

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

The relative gain to public health, safety and welfare is minimal. The proposed use of the subject property is approximately 1,145 feet from Bertram Caruthers Elementary School, a violation of 155 feet and approximately 707 feet from Antioch Baptist Church, a violation of 593 feet. If denied, the property owner may not use the property as a liquor store, however, they can still use it as a commercial retail uses allowed in the C-3 District.

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

The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the parcels to the north, east, south, and west are vacant and undeveloped lots. The subject property would bring more individuals in the property, but it would not be likely to overcrowd the property nor nearby properties.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2624 North 13th Street on September 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Distance between the liquor store, a school, and a home of worship.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What are the days and hours of operation?

Applicant's Response: Monday – Saturday from 9:00 AM – 11:00 PM and Sunday 11:00 AM – 8:00 PM.

2. Provide a site plan with dimensions of the entire property.

Applicant's Response: Acknowledged.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-062** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-025. 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 BOZA2025-025 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
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 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;

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 Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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. Subject to approval, 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.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Floor Plans
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025	October 30, 2025

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-062** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

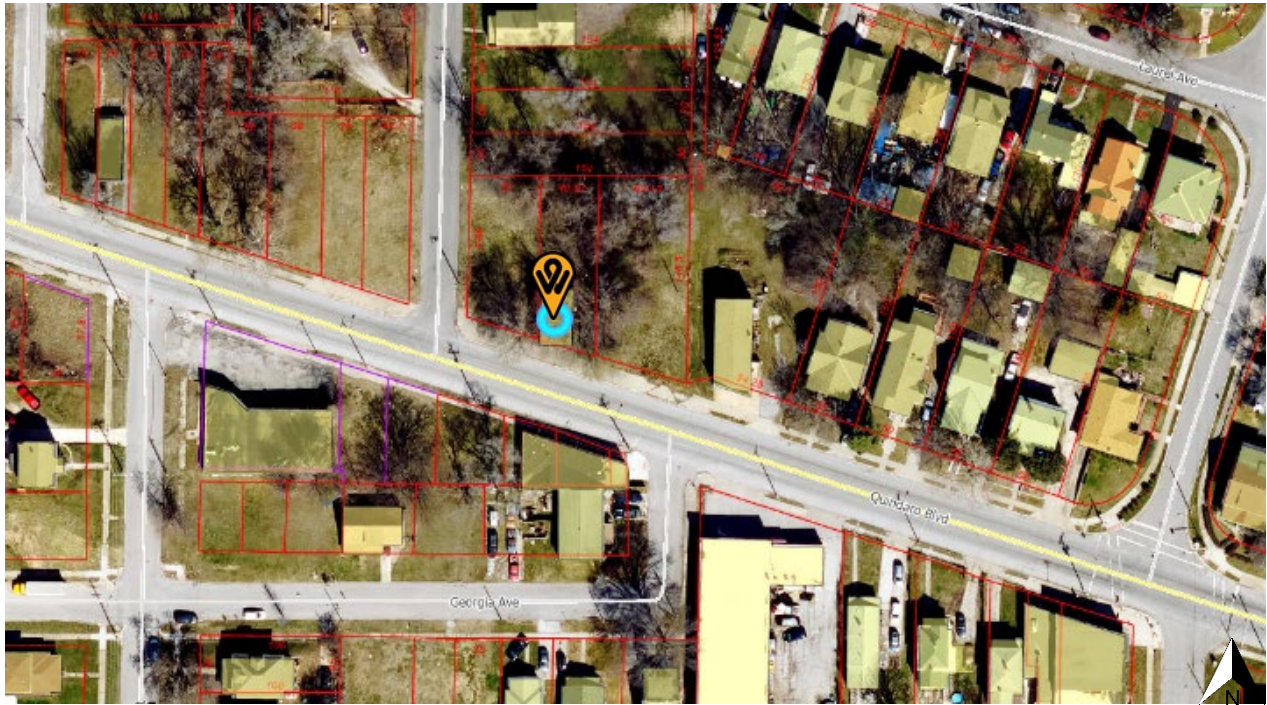
1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-062**, to the Unified Government Board of Commissioners 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.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

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

1. That I am the petitioner for Petition # SP2025-062.
2. That I conducted a neighborhood meeting on 9/29/25.
3. The notice to nearby property owners was sent on 9/14/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

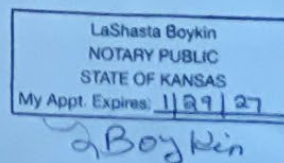
Further affiant saith not.

Tamara McCrell
Affiant

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

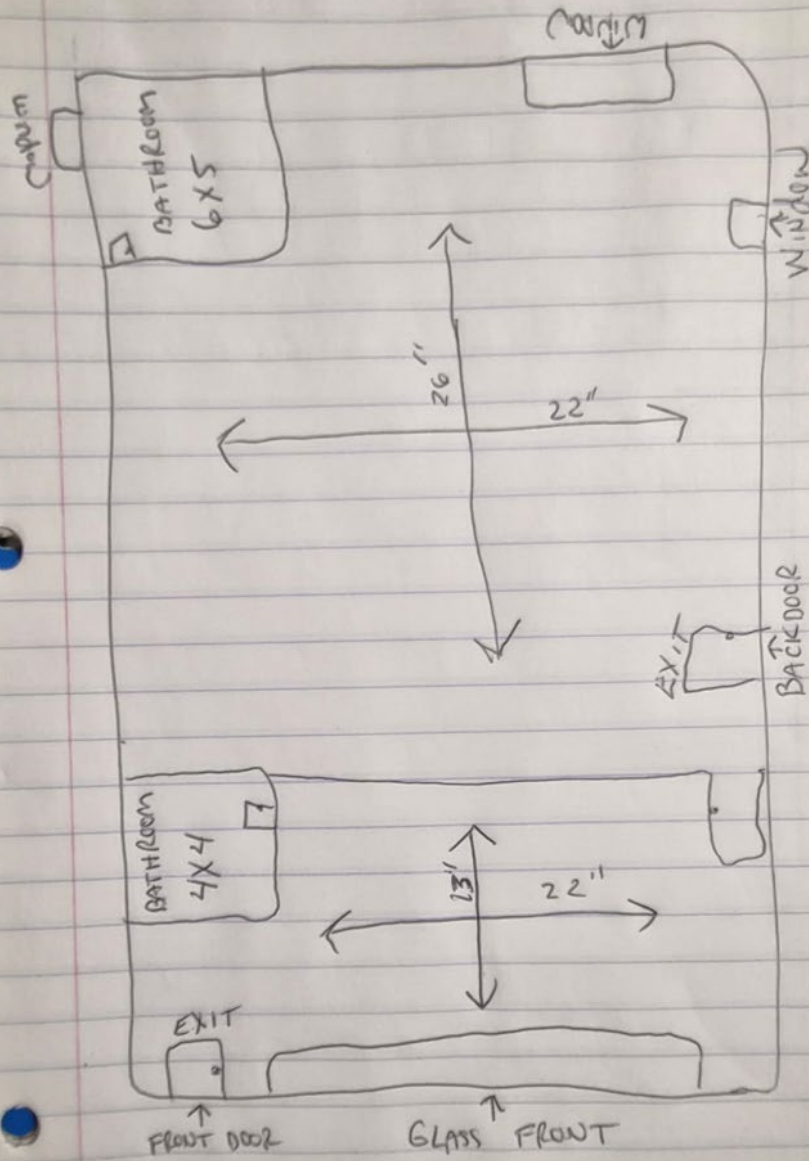
My commission expires 3rd of January, 2027.

LaShasta Boykin
Notary Public

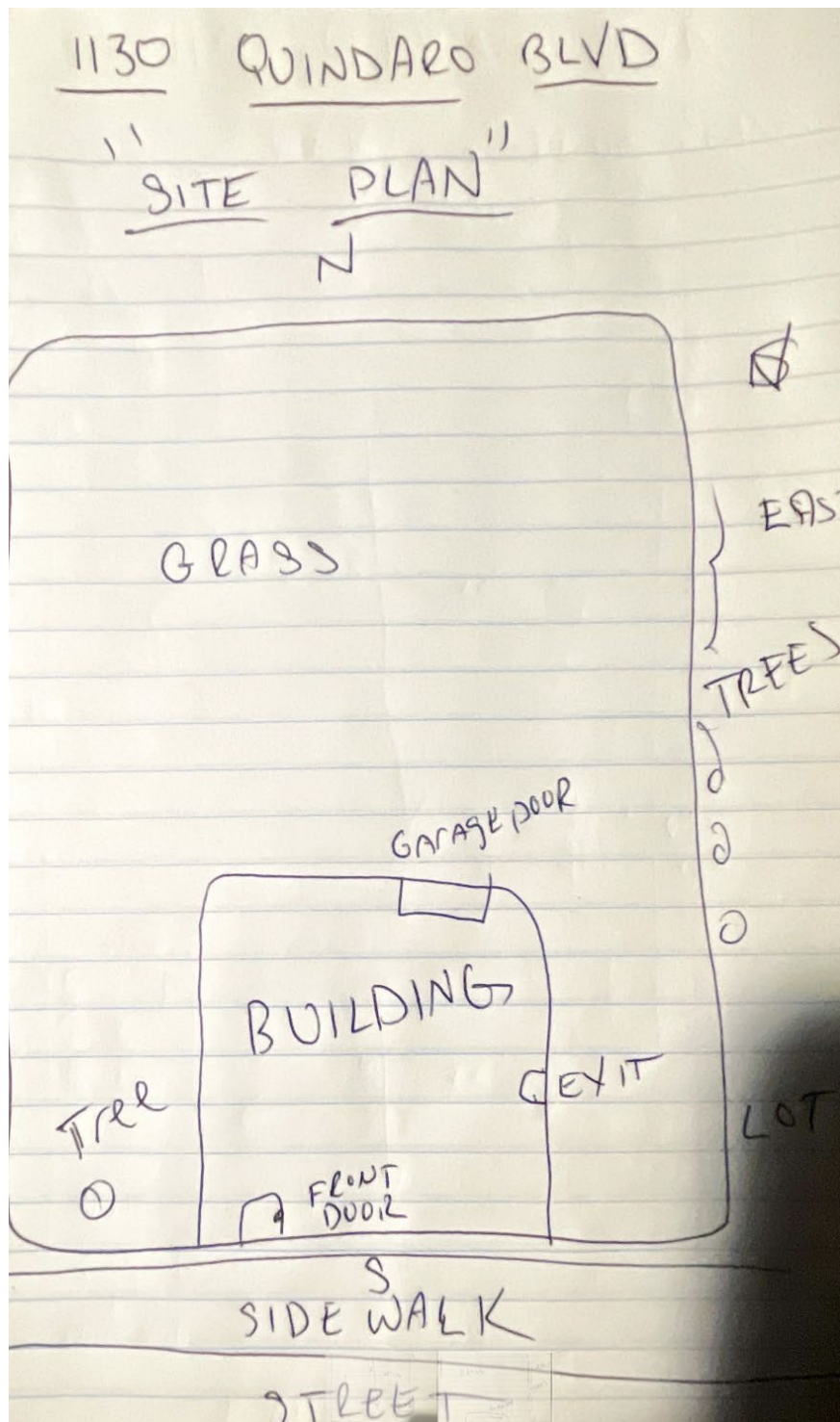


1130 QUINDARO BLVD.

BACK FLOOR PLANS



FRONT









Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Preliminary and Final Plat – Seven Birch Acres (PLAT2025-028)

GENERAL INFORMATION

Applicant Information:

John Witzgall with Seven Birch
Metropolitan Avenue
Representative
Wil Anderson with BHC, Inc.
712 State Avenue
Kansas City, Missouri 66212

Subject Property:

4801 Metropolitan Avenue
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Preliminary and Final
Plat to subdivide one (1) lot into three
(3) single-family residential lots.

Commission Districts:

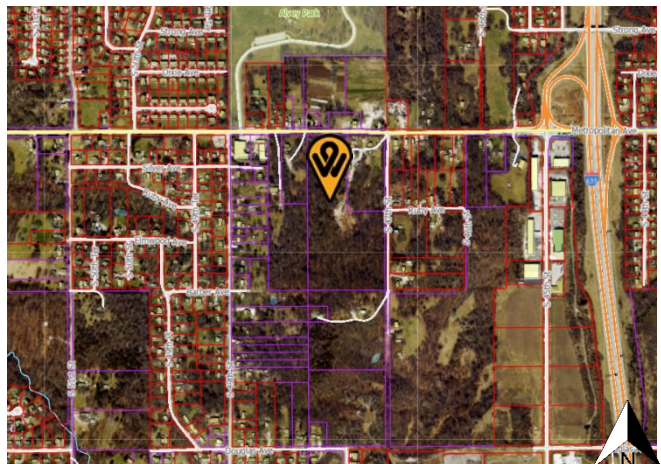
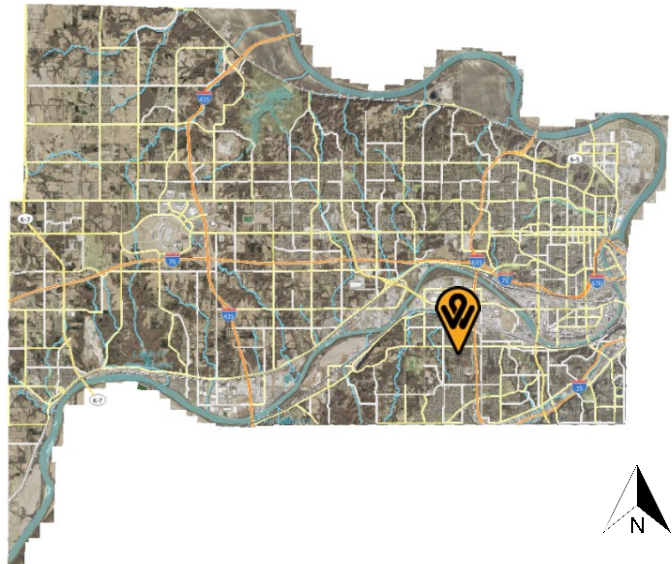
At-Large Commissioner District #2:
Tom Burroughs
District #6 Commissioner:
Phillip Lopez

Existing Zoning District(s):

R-1 Single Family District

Plan Area:

PlanKCK Comprehensive Plan



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

Total Tract Size: 15.14 Acres

Neighborhood Characteristics: The subject property is located within the Turner Statistical Neighborhood and Census Block Group 0437002. The neighborhood consists of single-family residences on the north and south sides of Metropolitan Avenue and the east side of South 47th Street.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows single-family detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Metropolitan Avenue as a Major Collector and South 47th Street as a Local Street.

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

When each residence is built, covered parking will be constructed to accommodate at least one (1) vehicle.

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing: October 13, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, John Witzgall, Tim Atkins with Engineering Solutions, is requesting a Preliminary and Final Plat to plat three (3) lot single-family lots (Seven Birch Acres) on 15.14 acres at 4801 Metropolitan Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates this property as Low Density Residential, which allows single-family detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. The proposed plat is consistent with the Comprehensive Plan, as the proposal is to subdivide one (1) lot into three (3) lots.

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

a. Electric and Water Service

BPU provides water and electric service.

b. Sanitary Sewer Service

The UG does not provide sanitary sewer service. The property is served by septic service.

c. Storm Water Control

Storm water control is provided with culverts along Metropolitan Avenue and South 47th Street.

d. Police

Police service is provided by South Patrol, District #334.

e. Fire

Fire service is provided by Station #16, which is 1.42 miles away from the subject property.

f. Transit

There is no public transit provided to the subject property.

g. Schools

Public Education is provided by Turner Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

The subject property is accessed off of Metropolitan Avenue and South 47th Street, a Major Collector and Local Street, respectively.

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

The proposed final plat will conform to all zoning ordinance and subdivision regulations currently.

- 4. *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 proposed lot is comparable and compatible with lot-size and lot-to-structure proportion with nearby properties.

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

It is not expected that there will be any adverse or negative impacts on the natural or social environment for these single-family residential lots.

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

It is not expected that there will be any undue burden on the Unified Government for additional maintenance of land and/or facilities for the three (3) single-family lots.

- 7. *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 proposed use does not encourage the premature extension of public services, piece-meal or premature development. There are three (3) proposed lots, which will be three (3) additional single-family residences, which would serve as infill housing.

- 8. *The submitted final plat does not contain any significant changes from the previously approved Preliminary Plat.***

The Final Plat does not contain any significant changes from the previously approved Preliminary Plat.

KEY ISSUES

Lot Area for Lot 1

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. These lots have not been previously platted, therefore a Preliminary Plat needs to be submitted in conjunction with the filed Final Plat.

Applicant Response: Created and added to submittals.

2. In order to comply with Section 27-280(f), the depth of Lot 1 needs to be extended to be a total of five (5) acres, which will reduce Lots 2 and 3 to be 4.75 acres.

Applicant Response: Corrected.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer.
4. 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.

Applicant Response: Utility easements are provided on all exterior and interior parcel lines.

5. Utility easements shall connect with easements established in adjoining properties.

Applicant Response: Utility easements are not currently in existence on adjoining parcel, full 10-foot utility easement lies within the final plat.

6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.
7. Any development on the newly created lots must abide by all R-1 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.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and **APPROVE Seven Brich Acres Preliminary and Final Plat (PLAT2025-028)**, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer.
2. 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;
3. Utility easements shall connect with easements established in adjoining properties;
4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
5. Any development on the newly created lots must abide by all R-1 standards; and,
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.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Preliminary Plat
Final Plat

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary and Final Plat	October 13, 2025	Not Required

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-028** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

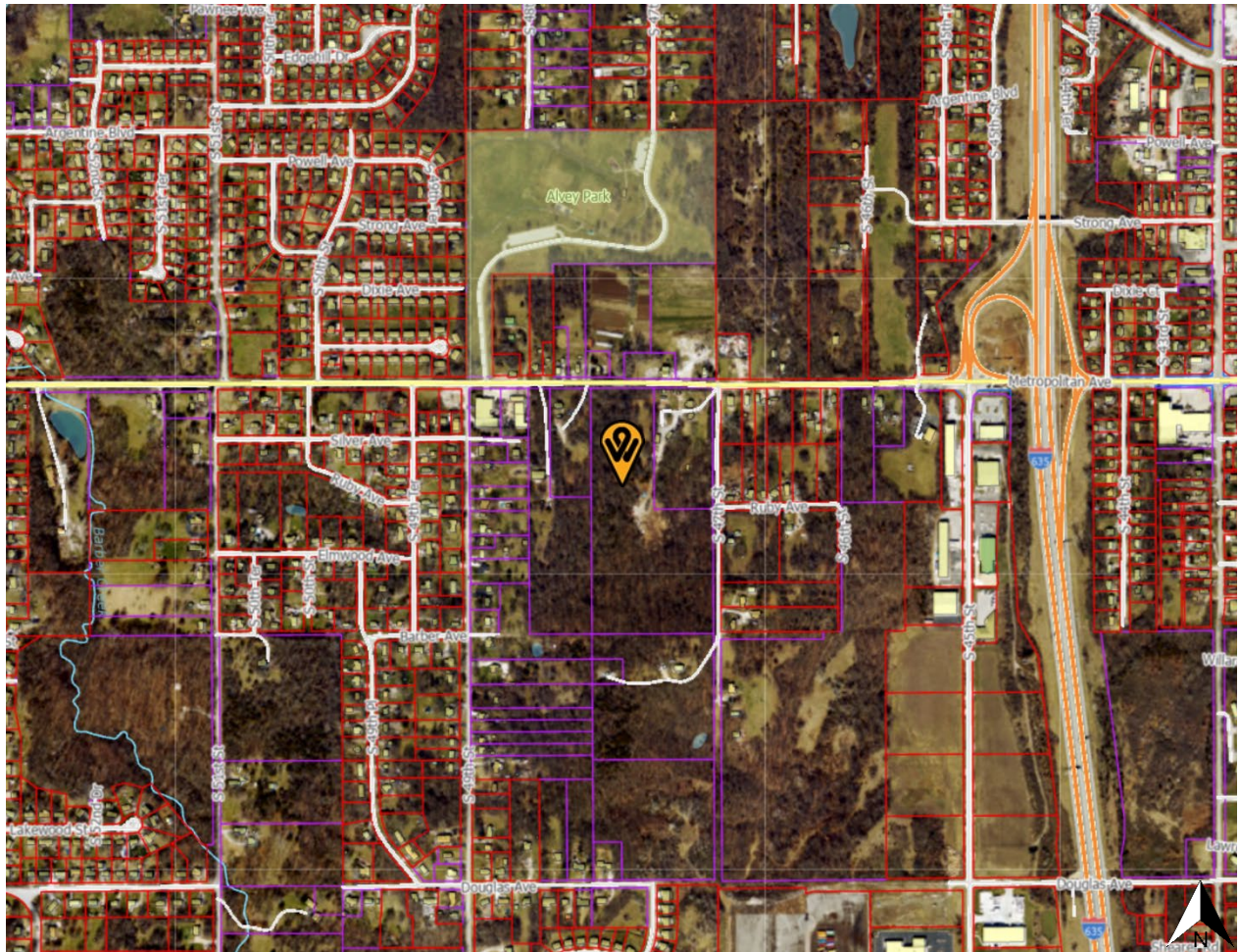
1. _____;
2. _____; And
3. _____.

OR

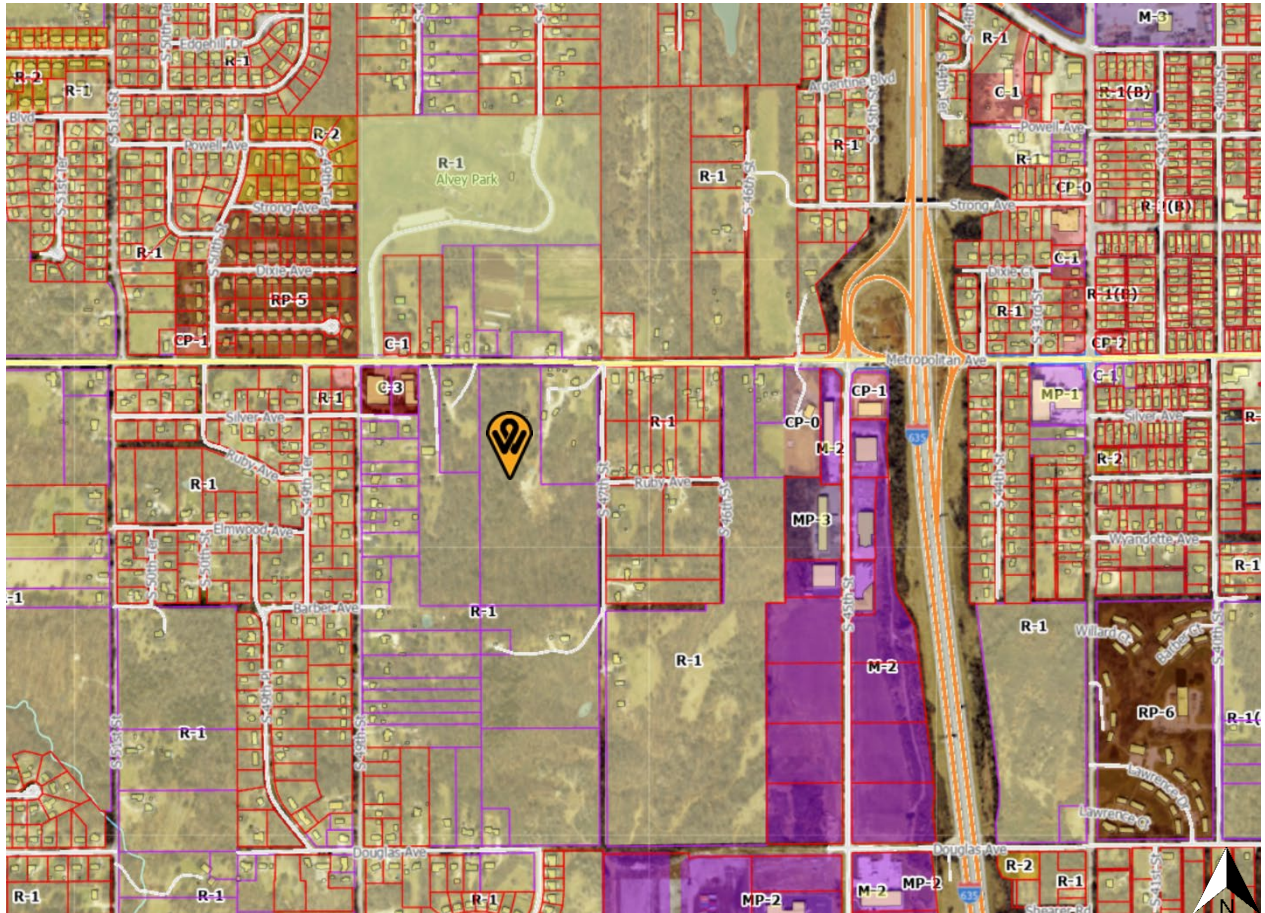
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-028**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

1. These lots have not been previously platted, therefore a Preliminary Plat needs to be submitted in conjunction with the filed Final Plat. *Created and added to submittals*
2. In order to comply with Section 27-280(f), the depth of Lot 1 needs to be extended to be a total of five (5) acres, which will reduce Lots 2 and 3 to be 4.75 acres. *Corrected*
3. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer.
4. 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. *Utility easements are provided on all exterior and interior parcel lines.*
5. Utility easements shall connect with easements established in adjoining properties. *Utility easements are not currently in existence on adjoining parcel, full 10' U/E lies within final plat.*
6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.
7. Any development on the newly created lots must abide by all R-1 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.

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

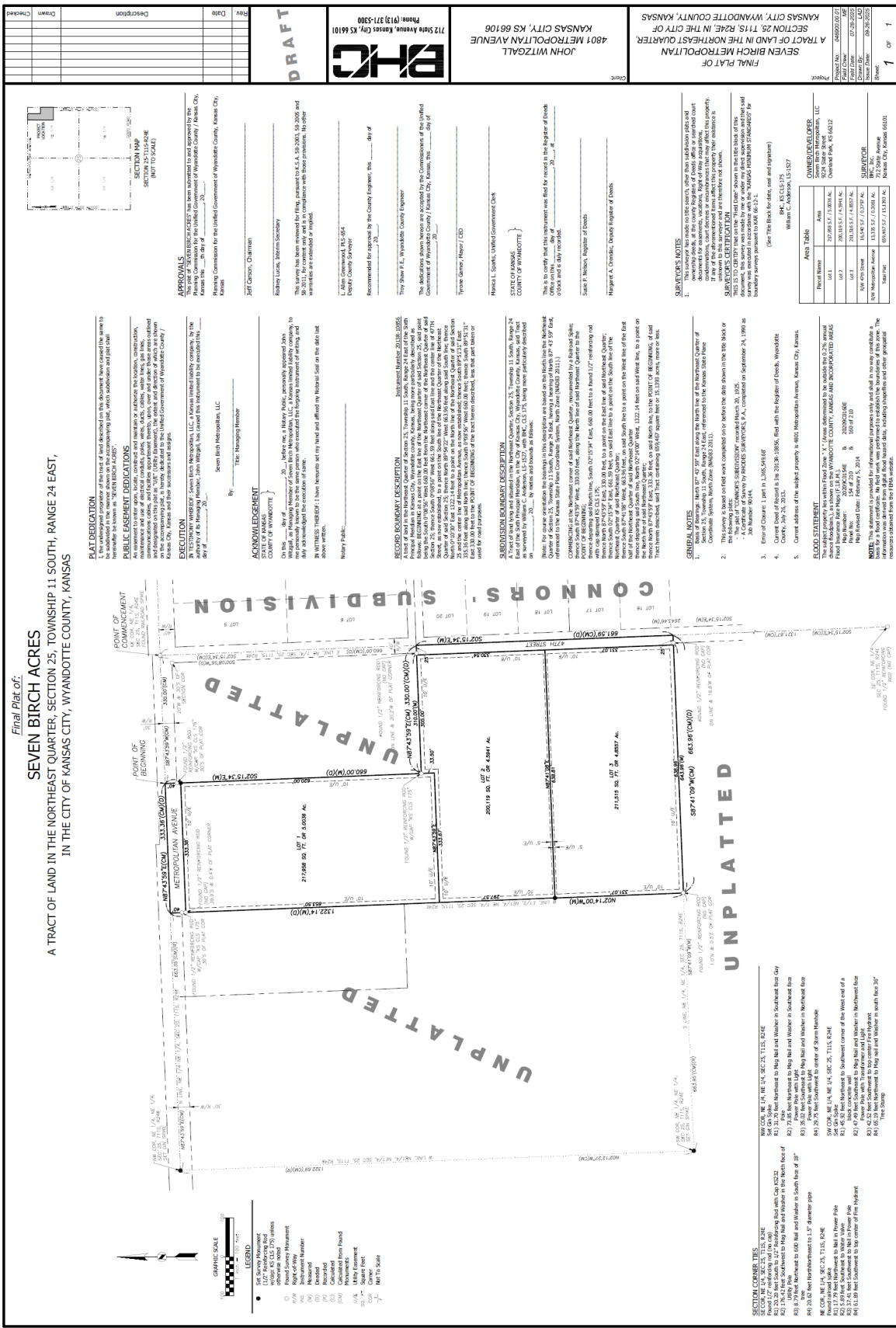
STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and **Seven Brich Acres Preliminary and Final Plat (PLAT2025-028)**, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. No recommendation is provided in the draft staff report.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Change of Zone Petition COZ2025-021, PLAT2025-026
(Preliminary and Final Plat) Hawkins Laydown Storage Lot and
PR2025-031**

GENERAL INFORMATION

Applicant Information:

Richard Hawkins
Applicant's Representative
Lance Scott, CFS Engineers, PA
1421 East 104th Street, #100
Kansas City, Missouri 64131

Subject Property:

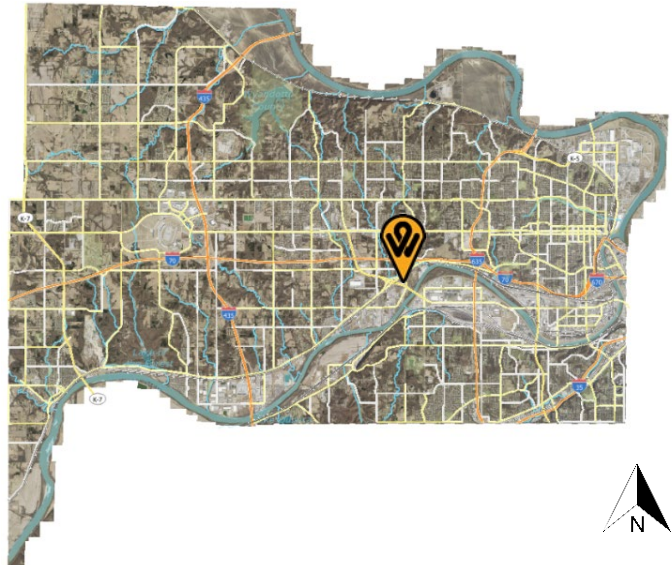
14 South 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat one (1) industrial lot, and Final Development Plan to build an open laydown storage yard.

Commission Districts:

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



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



Existing Zoning District(s): None (Unzoned)

Proposed Zoning District(s): MP-3 Planned Heavy Industrial District

	Adjacent Zoning	Adjacent Uses
North	MP-3 Planned Heavy Industrial District	Laydown storage yard
South	M-3 Heavy Industrial District	Mobile home court (across Turner Diagonal)
East	MP-3 Planned Heavy Industrial District	Laydown storage yard
West	M-3 Heavy Industrial District	Warehousing business

Total Tract Size: 2.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 59th Lane as a Minor Arterial.

Parking Requirement: Section 27-470(f) no less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Zero (0) spaces are provided for customers.

Landscaping Requirement: Section 27-470(g) All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped.

Section 27-700(b)(4) Trees may be required

depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area. 7 trees are required to be planted. This total does not include street trees along South 59th Lane.

Advertisement:

The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing:

October 13, 2025

Public Support:

None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat to create one (1) industrial lot, and Final Development Plan to build an open storage laydown yard at 14 South 59th Lane.

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.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There are no 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:

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Neighborhood and Census Block Group 0439052. The site is set within an industrial area bordered by South 59th Lane to the north and east and Turner Diagonal to the south.

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 abutting industrial zoning districts and the associated businesses.

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 not suitable for the uses to which it has been restricted because the parcel is unzoned as it is former right-of-way of Turner Diagonal. So, removing the restrictions will not detrimentally affect nearby property provided the site is raised out of the FEMA floodplain Zone AE.

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 has been vacant since 2001 when the roadway was removed.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property provided the property owner complies with the conditions of approval.

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. The impact will largely be determined by the nature and intensity of the development. Truck traffic will come from two (2) directions, Turner Diagonal and Kaw Drive.

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

The proposed use conforms to the PlanKCK Comprehensive Plan, Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

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 will be significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from the adjacent roadway.

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 221.

e. *Fire*

Fire service is provided by Station #20, located at North 78th Street and Kansas Avenue, which is two and one-half (2½) 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 Turner Elementary Schools, Robert E Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community.

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

The project, which requires some revisions, can 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.

The relative gain to public health, safety, and welfare as compared to the hardship imposed on the landowner is minimal.

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

The preliminary plat is consistent with PlanKCK Comprehensive Plan and the goDotte Countywide Strategic Mobility Plan.

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 parcel is compatible in lot size and lot-to-structure proportion with existing and proposed development on adjacent properties.

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

The proposed one (1) industrial lot will not cause adverse or negative impacts on the natural environment if the property owner adheres to the floodplain

development ordinance and properly manages the site in a manner that complies with zoning ordinance.

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 and storm sewers on the property.

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 along South 59th Lane.

Final Plan Review:

1. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

The site is capable of accommodating the parking areas and drives with appropriate open space. Additional landscaping will need to be planted within the interior of the property to comply with the Section 27-700(b)(4).

2. The plan provides for safe and easy ingress, egress and internal traffic circulation.

The site plan provides safe and easy ingress, egress, and internal traffic circulation. The parcel will have one (1) cub cut on South 59th Lane.

3. The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.

The plan is consistent with good land planning and site engineering design principles. The site is partially within the FEMA Floodplain Zone AE, so open storage cannot be kept within that portion of the property unless a floodplain development permit is applied for to raise that area to Zone X or 18 inches above the base flood elevation (BFE).

4. The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall

character of the neighborhood.

There is no proposed building on site for the lay down yard, therefore there are no UG policies and regulations or compatibility issues with the surrounding neighborhood.

5. The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.

The proposed use conforms to the PlanKCK Comprehensive Plan and goDotte Countywide Strategic Mobility Plan and adopted planning policies provided the applicant complies with the floodplain development and landscaping ordinance.

6. Right-of-way, as determined by the public works department, has been identified for dedication.

There is additional no right-of-way dedication needed by Public Works.

7. Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.

This is not applicable.

8. Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.

The rezoning to a planned district is not being used as a refuge from the requirements of these regulations as an intensity of land, amount of open space or other establish development criteria.

9. The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.

The Change of Zone functions as the Preliminary Plan, and the Final Plan has been submitted to run concurrently. There are no changes between these two (2) plans.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on September 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025

□

KEY ISSUES

Floodplain
Landscaping and Screening
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Submit a Preliminary Plat.

Applicant Response: Submitted with this resubmittal.

2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit.

Applicant Response: Noted.

3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the property lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer.

Applicant Response: Noted.

4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

Applicant Response: Noted.

- 5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).

Applicant Response: Noted.

- 6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Applicant Response: A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites.

- 7. What are the proposed hours of operation?

Applicant Response: 6:00 AM to 10:00 PM.

- 8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.
- 9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings.

Applicant Response: We show an asphalt loop road on the initial and new submittal, the storage will be off the proposed asphalt drive.

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted.

Applicant Response: Provided.

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal.

Applicant Response: Provided.

3. 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).

Applicant Response: Provided.

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running.

Applicant Response: A fence was added.

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height.

Applicant Response: Noted.

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district.

Applicant Response: Noted.

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures.

Applicant Response: Noted.

8. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
 - c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, 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.

Applicant Response: Noted.

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 to begin this process.

Applicant Response: Noted.

2. Pole and pylon signs are prohibited in the Sign Ordinance.

Applicant Response: Noted.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend of **APPROVAL** Petitions **COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;**
2. **The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:**
 - a. **A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;**

3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);
5. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted;
6. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal;
7. 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);
8. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running;
9. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;
10. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures;

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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
- c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front
- d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
- e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
- f. Pad must have a minimum clearance of six (6) feet on each side, 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. 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;

14. Pole and pylon signs are prohibited in the Sign Ordinance;

15. 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;

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

17. All existing and future driveways must feature curb cuts that are constructed to UG standards;

18. 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;
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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;
22. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
23. 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,
24. Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent

phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
County Surveyor Comments
Site Plan
Landscape Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025	October 30, 2025
Preliminary and Final Plat	October 13, 2025	Not Required
Final Development Plan	October 13, 2025	

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-024** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-024**, to the Unified Government Board of Commissioners 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.

PRELIMINARY AND FINAL PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PLAT2025-030** 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-030**, 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.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

FINAL PLAN REVIEW

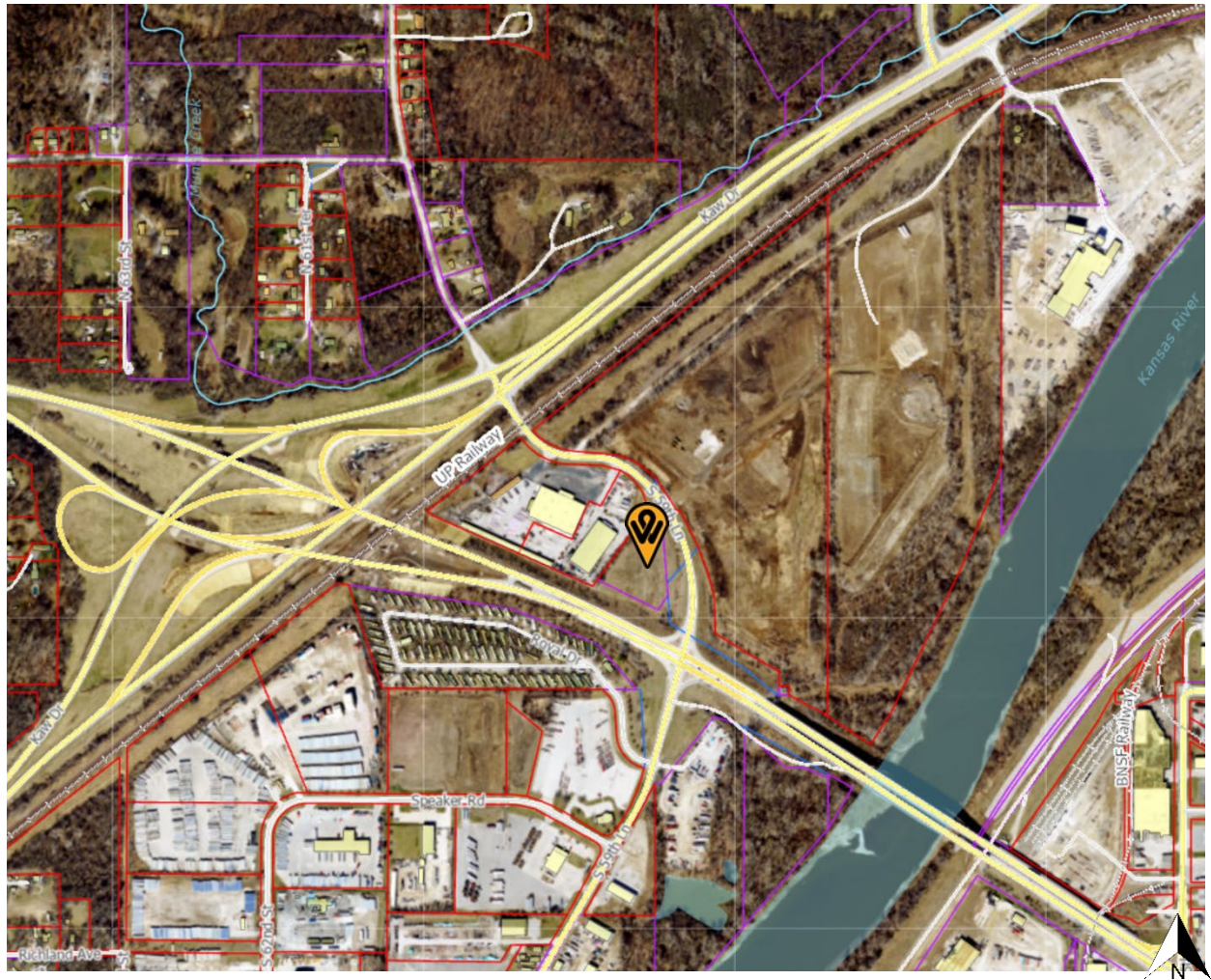
I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2025-031** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-031**, 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.

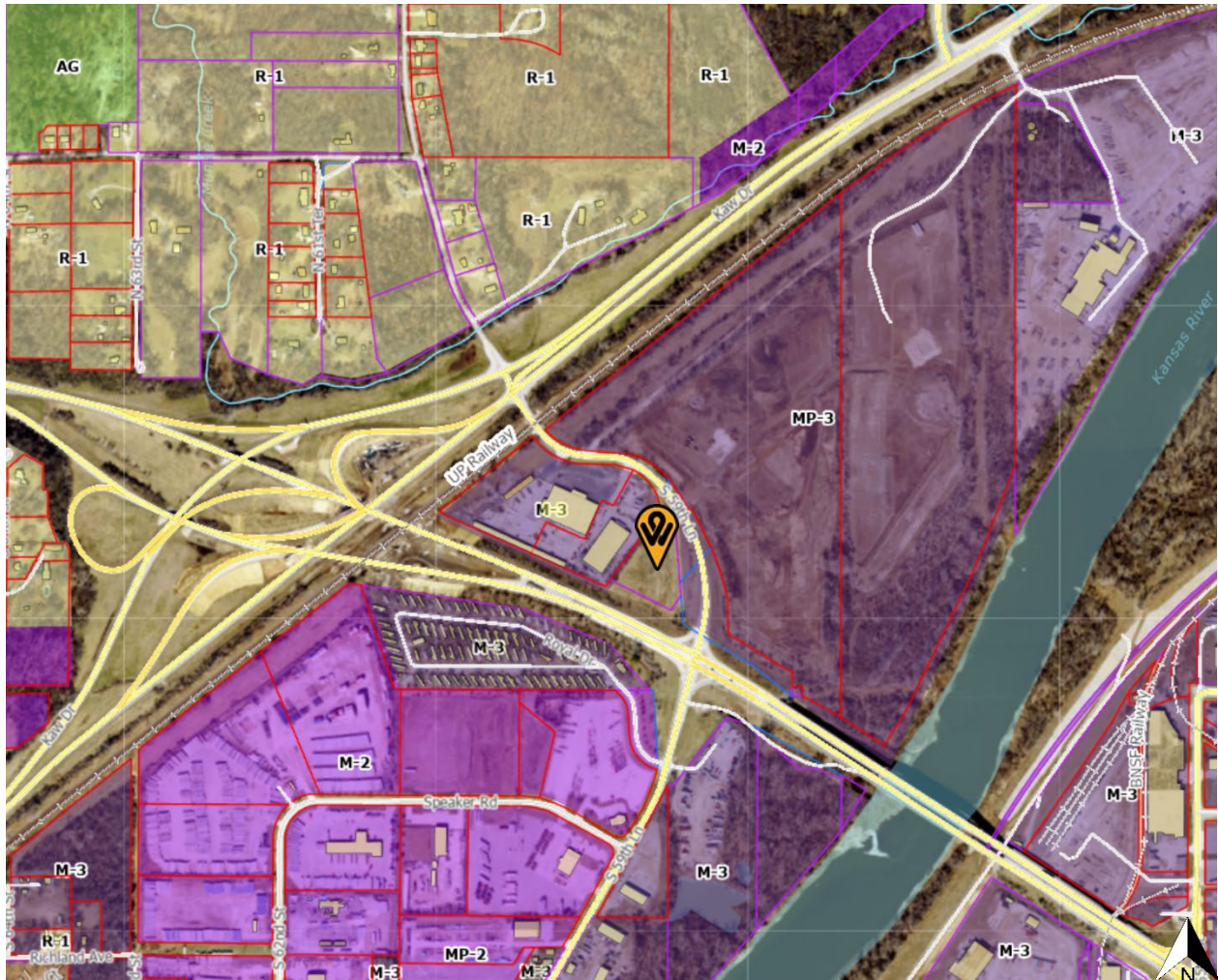
AERIAL IMAGERY



October 13, 2025



ZONING MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



LAND USE MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



ADDITIONAL ATTACHMENTS



GeoSpatial Services Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design

From: Robert Ringel, GIS Analyst, Unified Government GSS

Date: September 15, 2025

RE: **HAWKINS LAYDOWN STORAGE LOT**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
CFS

And we have determined the following:

Takes all of CIC-TAS Parcel:

921913

Owner-of-Record:

American Truck Sales, Inc.

Jurat Signature:

Lynn Holcomb, manager – Reclaimed Material Yard, LLC

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Ownership

The ownership on the plat is incorrect.

2) Lot Label

Add Lot 1 to the lot.

3) Vicinity Map

Show the vicinity map within the Section.

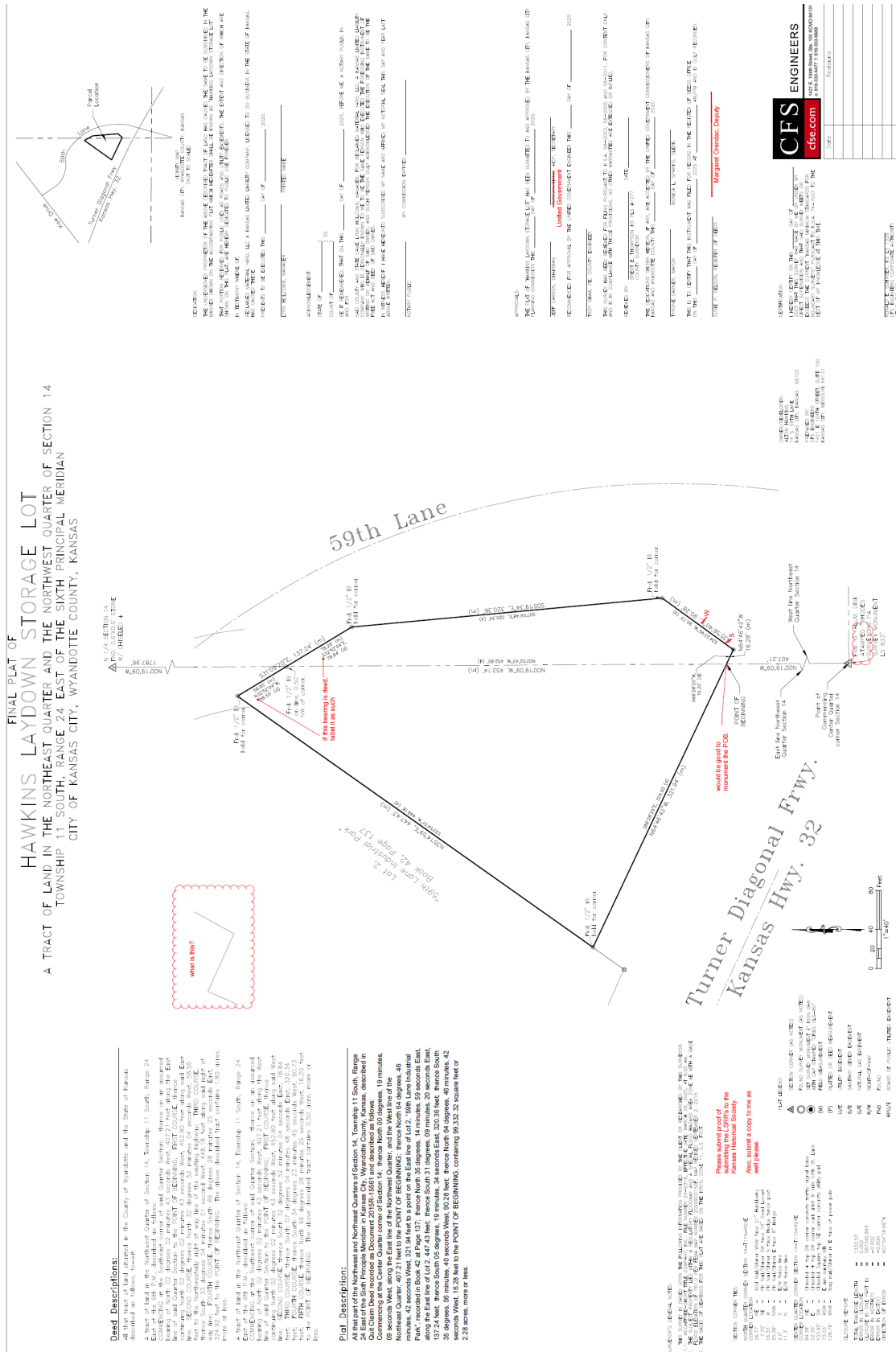
4) Approvals

The Planning Secretary needs updated to Rodney Lucas, interim secretary. Add Margaret A. Orendac, Deputy Register of Deeds

5) Taxes

Real estate taxes due will need to be paid.

October 13, 2025





One Vision. One Team. One Call.

September 25, 2025

Cook, Flatt & Strobel Engineers
1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Springfield, Missouri
Jefferson City, Missouri

Re: Neighborhood Meeting Minutes for Hawkins Laydown Storage Lot
14 S 59th, Kansas City, KS 66102
COZ2025-024, PR2025-031, PLAT2025-030

Date and Location: September 25, 2025, Virtual

Meeting called to order at: 5 p.m.

Names of people in attendance: 0 Neighbors, 2 Owner Representatives

Meeting adjourned at: 5:22 p.m.

Minutes taken by: Lance Scott

Respectfully,
Cook Flatt & Strobel Engineers, P.A.

Lance W. Scott
Executive Vice President
lscott@cfse.com
816.333.4477

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

Senior Associates:
Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Todd R. Polk, P.E.
Lucas W. Williams, P.E.

Associates:
Jimmy L. Adams, CWI
Adam M. McEachron, P.E.
Casey Moore, I.E.
Gene E. Petersen, P.E.

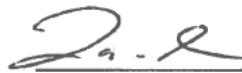
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Shawnee) SS:

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

1. That I am the petitioner for Petition # COZ 2025-021.
2. That I conducted a neighborhood meeting on 9/24/25.
3. The notice to nearby property owners was sent on 9/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.


Affiant LANCE W. SCOTT

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of September 20 25.

My commission expires 17th of February 20 26.




Notary Public

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 40 NORTH, 10TH EAST, 6TH RANGE, 1ST MERIDIAN, TARRANT COUNTY, TEXAS, COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 02 MINUTES 45 SECONDS WEST, 407.21 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; FIRST 80 FEET ALONG SAID EAST LINE; SECOND COURSE, THENCE NORTH 32 DEGREES 52 MINUTES 04 SECONDS WEST, 58.55 FEET TO THE NORTHEASTLY 1/4 WAY LINE OF THE EXISTING HIGHWAY; THIRD COURSE, THENCE SOUTH 33 DEGREES 34 MINUTES WEST, 448.18 FEET TO THE POINT OF BEGINNING; OR, SECOND COURSE, THENCE NORTH 28 DEGREES 25 SECONDS EAST, 164.97 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 1 ACRES, MORE OR LESS.

[illegible]

SURVEYOR'S GENERAL NOTES:

1. THE SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THE SURVEYOR:
 - 1.1. MCOFFEE-STONE TITLE COMPANY INC., FILE NUMBER 25-0316, EFFECTIVE DATE, MARCH 2025, AT 8:00 AM
2. THE SUBJECT PROPERTY LIES WITHIN A REGULATORY FLOODWAY AND A SPECIAL FLOOD HAZARD ZONE. THE FLOOD ELEVATION OF 751.0 PER FEMA MAP NUMBER 22000C01.
3. THE SURVEY IS EFFECTIVE FROM FEBRUARY 2025.
4. THE BASIS OF BEARINGS FOR THIS PLAT ARE BASED ON THE KRIGS, ZONE 11, U.S. FOOT.
5. THE PARCEL CONTAINS AN EXISTING OVERHEAD ELECTRICAL LINE WITHIN 10' OF AN EASEMENT.

SECTION CORNER TIES:

NORTH QUARTER CORNER SECTION 14-T11S-R24E	
CORNER	LOCATION
NE	600 NAL/SHINER INN FACE 2" HICKBERRY
NW	26.77' W
E	PK NAL/SHINER S FACE 2" HICKBERRY
W	PK NAL/SHINER S FACE 2" HICKBERRY
NW	25.39' S
E	PK NAL/SHINER E FACE 8" HEDGE
S	E/W FENCE LINE
N	E/W FENCE LINE
CENTER QUARTER CORNER SECTION 14-T11S-R24E	

CORNER LOCATION					
	84.39'	N	-	CHIELED + TOP SW CORNER CONCRETE TRAFFIC SIGNAL BASE	
	52.35'	E	-	CHIELED + TOP SW CORNER CURB INLET W SIDE 59TH ST. LANE	
	103.95'	SW	-	CHIELED SQUARE TOP SE CORNER CONCRETE UTILITY PAD	
	73.03'	WSW	-	E RIM SANITARY UH	
	128.76'	WNW	-	MAG NAIL/SHIVER IN E FACE OF POWER POLE	

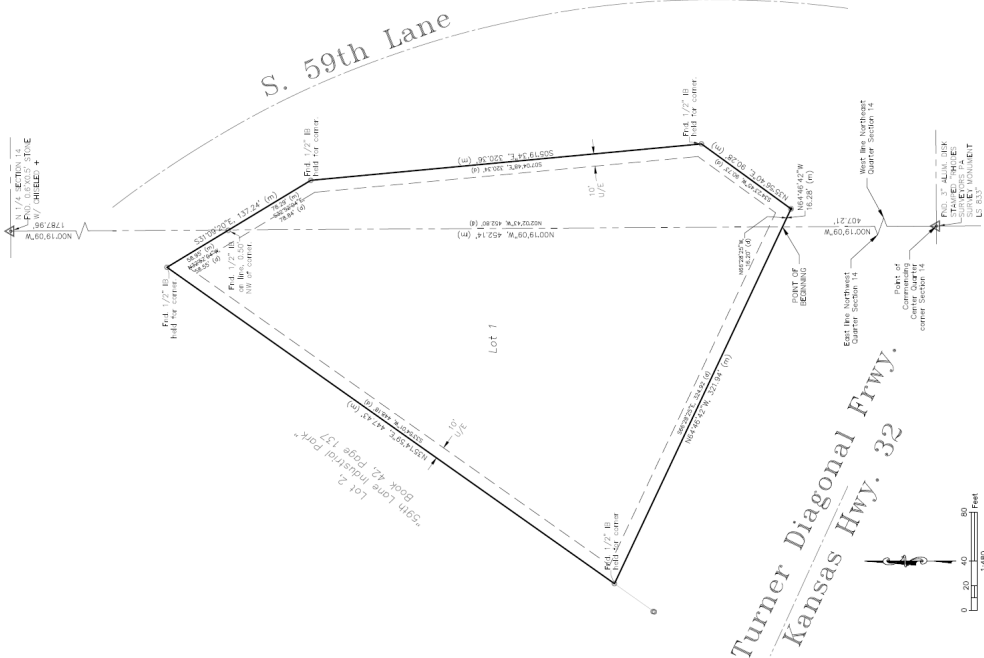
CLOSURE REPORT:	
■ TOTAL TRAVERSE LENGTH	1333.53
■ ERROR IN CLOSURE	0.0024
■ ERROR IN DISTANCE	0.0024 849
■ ERROR IN NORTH	-0.000
■ ERROR IN EAST(X)	-0.000
■ DIRECTION OF ERROR	N07°54'18.56"W

OWNER/DEVELOPER:
AMERICAN TRUCK SALES, INC.
14 S. 59TH LANE
KANSAS CITY, KANSAS 66102

CFS ENGINEERS
1421 E 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131

PLAT LEGEND:

A	SECTION CORNER (AS NOTED)
○	FOUND SURVEY MONUMENT (AS NOTED)
●	SET SURVEY MONUMENT (1" X 10" BAR)
●	SET SURVEY MONUMENT (1" X 10" BAR) WITH PLATE
●	FIELD MONUMENT
○	PLATTED OR DEED MEASUREMENT
U	UTILITY EASEMENT
S	SANITARY SEWER EASEMENT
N	NATURAL GAS EASEMENT
W	WATER EASEMENT
P	POLE EASEMENT
BO	BOARD OF PUBLIC UTILITIES EASEMENT



DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CALLED THE SAME TO BE SUBMITTED IN THE MANNER SHOWN ON THE ACCOMPANYING MAP WHICH HERETOBY SHALL BE KNOWN AS "HARRIS LADSON STORAGE TRACT".

SAY FURTHER, SIGNED FOR PUBLIC USES AS ROADS AND UTILITY EASEMENTS, THE EXTENT AND DIRECTION OF WHICH ARE SHOWN ON THIS PLAT, ARE HEREBY DEVOTED TO PUBLIC USE FOREVER.

IN TESTIMONY WHERE OF,

AMERICAN TRUCK SALES, INC. A MINNESOTA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ 2025.

ALTON HAWKINS, MANAGING MEMBER
AMERICAN TRUCK SALES, INC.

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF _____ COUNTY OF _____

BE FORWARDED, THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC

SS _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

APPROVALS:

THE PLAY OF "HAWKINS LAYDOWN STORAGE LOT" HAS BEEN SUBMITTED TO AND APPROVED BY THE KANSAS CITY, KANSAS PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

EFF CARSON, CHAIRMAN

ROONEY LUCAS, INTERIM SECRETARY

RECOMMENDED FOR APPROVAL BY THE UNITED GOVERNMENT ENGINEER THIS _____ DAY OF _____, 2025 _____

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 58-2003, 58-2005 AND 58-2011. FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: BRENT E. THOMPSON KS PLS #1277
COUNTY SURVEYOR

DATE: _____

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE UNITED GOVERNMENT COMMISSIONERS OF KANSAS CITY, KANSAS AND WYANDOTTE COUNTY THIS _____ DAY OF _____ 2025.

FRONE GARNER, MAYOR MONICA L. SPARKS, CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE
ON THIS _____ DAY OF _____, 2025 AT _____ AM/PM AND DAILY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. CHENOMAC, DEPUTY REGISTER OF DEEDS

CERTIFICATION: I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2025 THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS" PURSUANT TO K.S.A. 74-7037 TO THE BEST OF MY KNOWLEDGE AT THIS TIME.

Date	Revisions
09/17/2025	DATE: 09/17/2025 COMMENTS:

[illegible]

Staff Comments and Suggestions

1. Submit a Preliminary Plat.- **Submitted with this resubmittal**
2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit. - **Noted**
3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer. - **Noted**
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited. - **Noted**
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning. - **Noted**
5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction: - **Noted**
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).
6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? **A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites** Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.
7. What are the proposed hours of operation? - **6 a.m to 10 p.m**
8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.

9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings. - **We show an asphalt loop road on the initial and new submittal, the storage will be off of the proposed asphalt drive.**

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted. **Provided**

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal. **Provided**

3. 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). **Provided**

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running. **A fence was added.**

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height. - **Noted**

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district. - **Noted**

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures. - **Noted**

8. Regarding BPU transformer screening, the following applies: - **Noted**

a. Gate doors are required for all types of screening that are placed in front of the transformers.

b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.

c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.

d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).

- f. Pad must have a minimum clearance of six (6) feet on each side, 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.

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 to begin this process. - **Noted**
- 2. Pole and pylon signs are prohibited in the Sign Ordinance. - **Noted**

Standard Conditions:

- 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. **Added**
- 2. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. - **Noted**
- 3. All existing and future driveways must feature curb cuts that are constructed to UG standards. - **Noted**
- 4. 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. - **Noted**
- 5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. - **Noted**
- 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. - **Noted**
- 7. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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. - **Noted**
- 8. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks



or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting. - **Noted**

9. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. - **Noted**

Planning Engineering Comments:

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

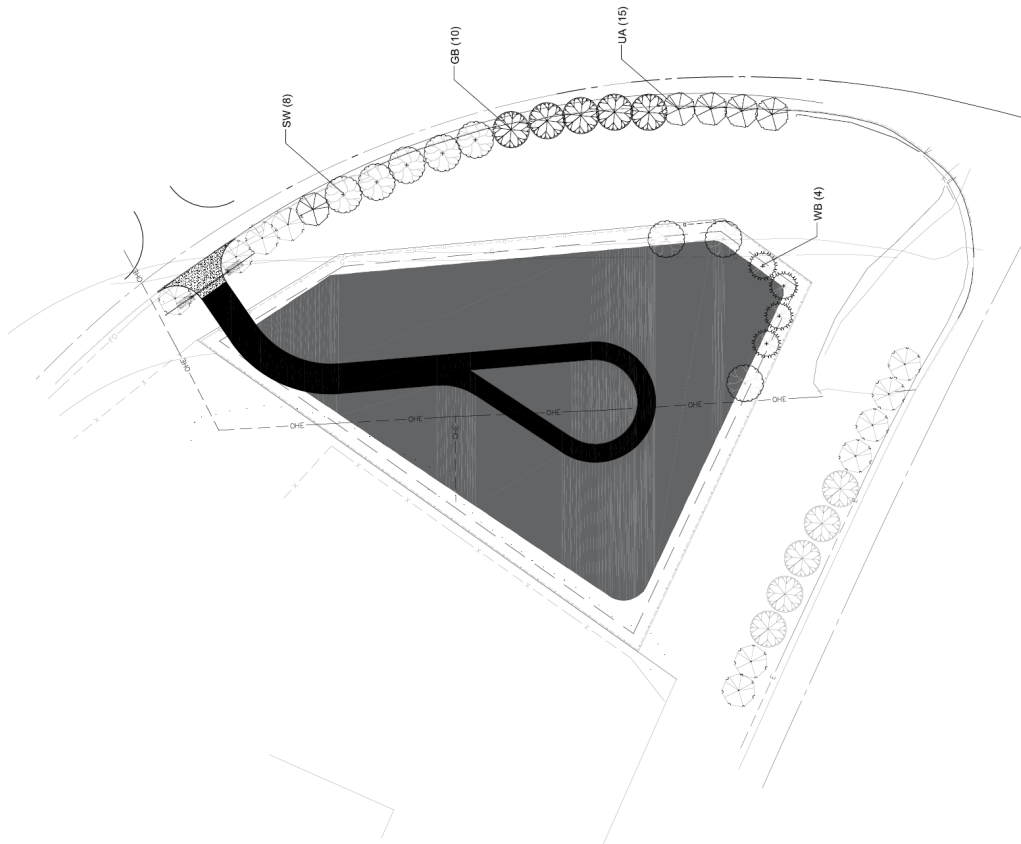
1) None

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. - **Received on 9/25, responded directly to Engineering**

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

1) None





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: Preliminary Plan Petition PR2025-028

GENERAL INFORMATION

Applicant Information:

Michael Rhodes
Representative
Alex Elliott, P.E. with Atlas Land
Consulting
14500 Parallel Parkway, Suite R
Basehor, Kansas 66007

Subject Property:

10702 Donahoo Road
Kansas City, Kansas 66109

Request Action and Purpose:

Approval of a Preliminary
Development Plan to build a 15,625
square foot grocery store and fueling
station (three (3) gas pumps).

Commission Districts:

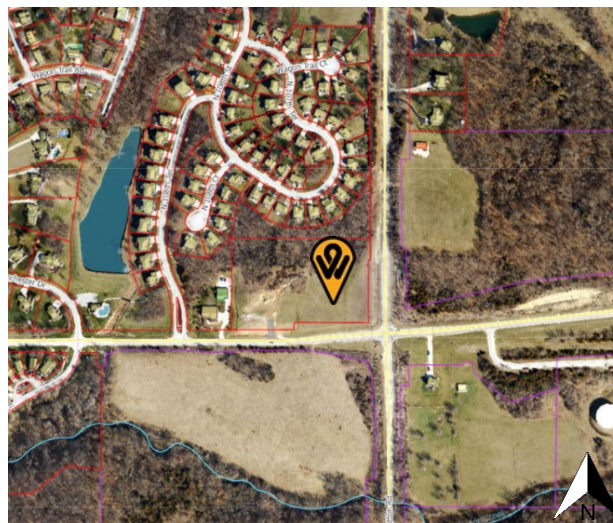
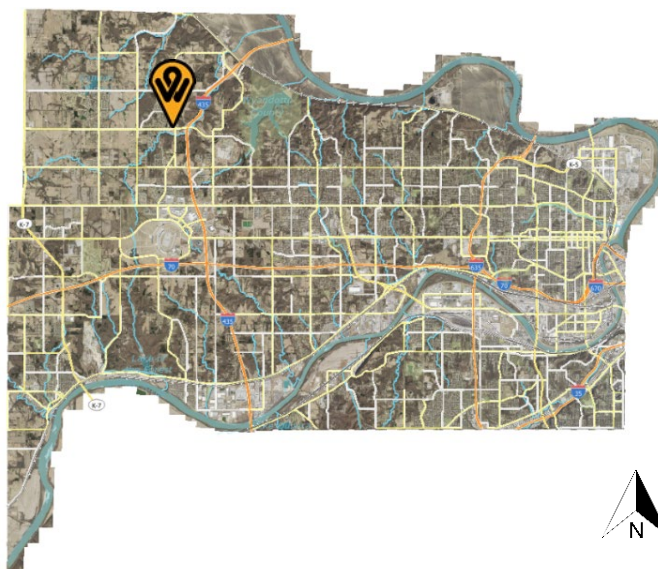
Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner:
Michael (Mike) Kane

Existing Zoning District(s):

CP-1 Planned Limited Business
District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family homes
South	A-G Agriculture District	Large wooded lot
East	A-G Agriculture District	Large wooded lot
West	CP-1 Planned Limited Business District	Single-family home

Total Tract Size: 5.28 Acres

Neighborhood Characteristics: The subject property is located within the I-435 West Statistical Neighborhood, Census Block Group #0448041. The neighborhood is residential in nature, consisting mostly of large lot single-family residences, as well as large agricultural lots. The property is at the intersection of two (2) major throughfares in the Piper area.

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Small Commercial District, which allows for Commercial retail and limited commercial services at major arterials near low density residential areas of the community.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 107th Street and Donahoo Road as Major Collectors.

Parking Requirement: Section 27-464(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. 63 parking spaces are required. The Applicant is providing 63 parking spaces.

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

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 57 trees are required to be planted. (This does not include the street tree and parking lot islands requirement). The Applicant is proposing to plant 73 new trees.

Advertisement:

The Wyandotte Echo – Not Required
Letters to Property Owners – September 19, 2025

Public Hearing(s):

October 13, 2025

Public Support:

None to date.

Public Opposition:

Staff received a letter in opposition from Ms. Dixie Harrison, property owner at 4000 North 108th Street, who expressed concerns about increased traffic, noise and light pollution, safety, and loss of wildlife.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Rhodes, is requesting a Preliminary Plan Review for a 25,625 square foot grocery store, fueling station and three (3) gas pumps at 10702 Donahoo Road.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. GRD23-0003 – 2023 – Grading Permit – Soil removal and grading for fill dirt sales from vacant lot.

Previous Planning Actions:

1. COZ2005-018 – 2025 – Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District to build a grocery store and gas station. Denied by the Unified Government Board of Commissioners on July 31, 2025.
2. SP2024-118 – 2024 – Special Use Permit for dirt removal site. Approved by the Unified Government Board of Commissioners on April 10, 2025.
3. BOZA2023-001 – 2023 – Variance for temporary signage. Denied by the Board of Zoning Appeals on April 10, 2023.
4. SP2022-119 – 2022 – Special Use Permit for dirt removal site. Approved by the Unified Government Board of Commissioners on March 2, 2023.
5. SP-2019-58 – 2019 – Special Use Permit for a liquor store. Withdrawn by the applicant.
6. COZ 3192 – 2019 – Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a gas station and liquor store. Withdrawn by the applicant.
7. Final Plat – 2016 – Piper Commons Final Plat for two (2) lots. Approved by the City Planning Commission.
8. COZ 2680 – 2003 – Change of Zone from A-G Agriculture District to CP-1 Planned Limited Business District. Approved by the Board of Commissioners.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

The site is 5.28 acres, which affords enough space for the proposed development to provide adequate parking, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

Additional street trees shall be planted along Hutton Road and Donahoo Road to comply with Section 27-577(b)(3)a-b., which can be accomplished through a revised landscape plan.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

The proposed use provides adequate site access, directly from Hutton Road and Donahoo Road. The proposed site plan does depict pedestrian access to Hutton Road and Donahoo Road via a sidewalk, and through this Plan Review and future building permit, a sidewalk will be constructed along both street segments.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely. The parking is in the front yard, which must seek deviation in the Commercial Design Guidelines from the Planning Commission and the side yard, which is in compliance with the site design standards of the Commercial Design Guidelines.

4. *The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.*

The proposed plan is consistent with Unified Government regulations for new commercial development. The plan addresses and conforms with the Commercial Design Guidelines with respect to materiality of the exterior building using cementitious siding, brick, stucco, and standing seam metal roofing.

5. *The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.*

The proposed use conforms to the Prairie Delaware Piper Area Plan, which designates the property as Community Commercial, which allows for commercial and retail uses.

6. *Right-of-way, as determined by the public works department, has been identified for dedication.*

The proposed use accesses the existing Hutton Road and Donahoo Road rights-of-way. The curb cut and drive approach shall comply with Public Works Department technical standards.

7. *Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.*

This is not applicable, as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

8. *Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.*

This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at Microsoft Teams on September 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Sidewalk and Pedestrian Connectivity
Landscaping and Screening
Lighting
Hours of Operation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. What are the proposed hours of operation for the grocery store and gas station?

Applicant Response: 6:00 AM to 10:00 PM.

2. Install a crosswalk and pedestrian path from the sidewalk along North 107th Street to the entrance on the east side of the building.

Applicant Response: Crosswalk and pedestrian path shown south of gas canopy.

3. 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.

Applicant Response: Acknowledged.

Building Architecture:

1. Provide elevations of the trash enclosure.

Applicant Response: Elevations shown on building elevations (A300).

2. Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building. The same level of detail on the south and east facades needs to be incorporated into the west and north facades. Faux

glass can be installed on the elevations that are not accessible entrances, similar to Aldi's at 1945 North 110th Street.

Applicant Response: Acknowledged.

3. Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.

Applicant Response: Acknowledged.

4. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized.

Applicant Response: Acknowledged, there are no scuppers on this building.

5. Gas canopy columns shall be wrapped in masonry to match the building – either brick or stone veneer.

Applicant Response: Acknowledged, stone matches the canopy.

Landscaping and Screening:

1. 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.

Applicant Response: Acknowledged.

2. 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.

This landscape berm and/or continuous row of shrubs are to be planted along the east and south property line.

Applicant Response: Acknowledged.

3. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians.

- a. Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental evergreen trees must be at least six (6) feet tall when planted) provided for every 30 feet of street easement or frontage.
- b. 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.

Plant street trees on the property along North 107th Street and Donahoo Road, as they are classified as Major Collectors in the goDotte Countywide Strategic Mobility Plan.

Applicant Response: Acknowledged.

4. Section 27-577(d)(1) At least 75 percent of the length of 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.

Applicant Response: Acknowledged.

5. Section 27-577(e)(4) Parking areas that cannot be grouped must include one (1) landscape island the size of one (1) stall separating each 20 spaces. The southern parking row must install one (1) landscape island.

Applicant Response: Acknowledged.

6. Maintain the existing tree stand around the rear of the property, primarily along the north property lines as a buffer from the single-family homes to the north.

Applicant Response: Acknowledged.

7. 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.

Applicant Response: Acknowledged.

8. 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.

Applicant Response: Acknowledged.

9. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.
- c. Posts for gate door must be installed a minimum distance of 10 feet apart in the front.
- d. For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.
- e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are 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.

Applicant Response: Acknowledged.

- 10. 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.

Applicant 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 to begin this process.

Applicant Response: 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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **PR2025-028** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval, a Final Development Plan is required to be submitted and approved by the City Planning Commission;**
2. **Install a crosswalk and pedestrian path from the sidewalk along North 107th Street to the entrance on the east side of the building;**
3. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building. The same level of detail on the south and east facades needs to be incorporated into the west and north facades. Faux glass can be installed on the elevations that are not accessible entrances, similar to Aldi's at 1945 North 110th Street;**
4. **Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials;**
5. **All downspouts shall be internalized;**
6. **Gas canopy columns shall be wrapped in masonry to match the building – either brick or stone veneer;**
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;**
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. This landscape berm and/or continuous row of shrubs are to be planted along the east and south property line;**
9. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians.**
 - a. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental evergreen trees must be at least six (6)**

feet tall when planted) provided for every 30 feet of street easement or frontage.

- b. 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.

Plant street trees on the property along North 107th Street and Donahoo Road, as they are classified as Major Collectors in the goDotte Countywide Strategic Mobility Plan;

- 10. Section 27-577(d)(1) At least 75 percent of the length of 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;
- 11. Section 27-577(e)(4) Parking areas that cannot be grouped must include one (1) landscape island the size of one (1) stall separating each 20 spaces. The southern parking row must install one (1) landscape island;
- 12. Maintain the existing tree stand around the rear of the property, primarily along the north property lines as a buffer from the single-family homes to the north;
- 13. 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;
- 14. 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;
- 15. Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate door must be installed a minimum distance of 10 feet apart in the front.
 - d. For slat (picket) fences, customers shall install a minimum of four (4) inch slats (pickets) and have four (4) inches of space between each slat.
 - e. Customers must take into account the majority size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen greens, customer shall plant each tree so that there is two (2) feet or more than 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) on the front allowing for 10 feet on the front when gate door are open.

- 12

66102. Their contact information is (913) 573-8780 or buisnesslicense@wycokck.org;

- 27. 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;**
- 28. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 29. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) Permit. Any improvements to, construction or alteration of sanitary systems, stormwater systems, public or private streets, sidewalks, or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site and Grading Plan
Utility Plan
Landscape Plan
Building Elevations
Letter of Opposition

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	October 13, 2025	October 30, 2025

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

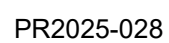
I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PR2025-028** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PR2025-028**, to the Unified Government Board of Commissioners 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.

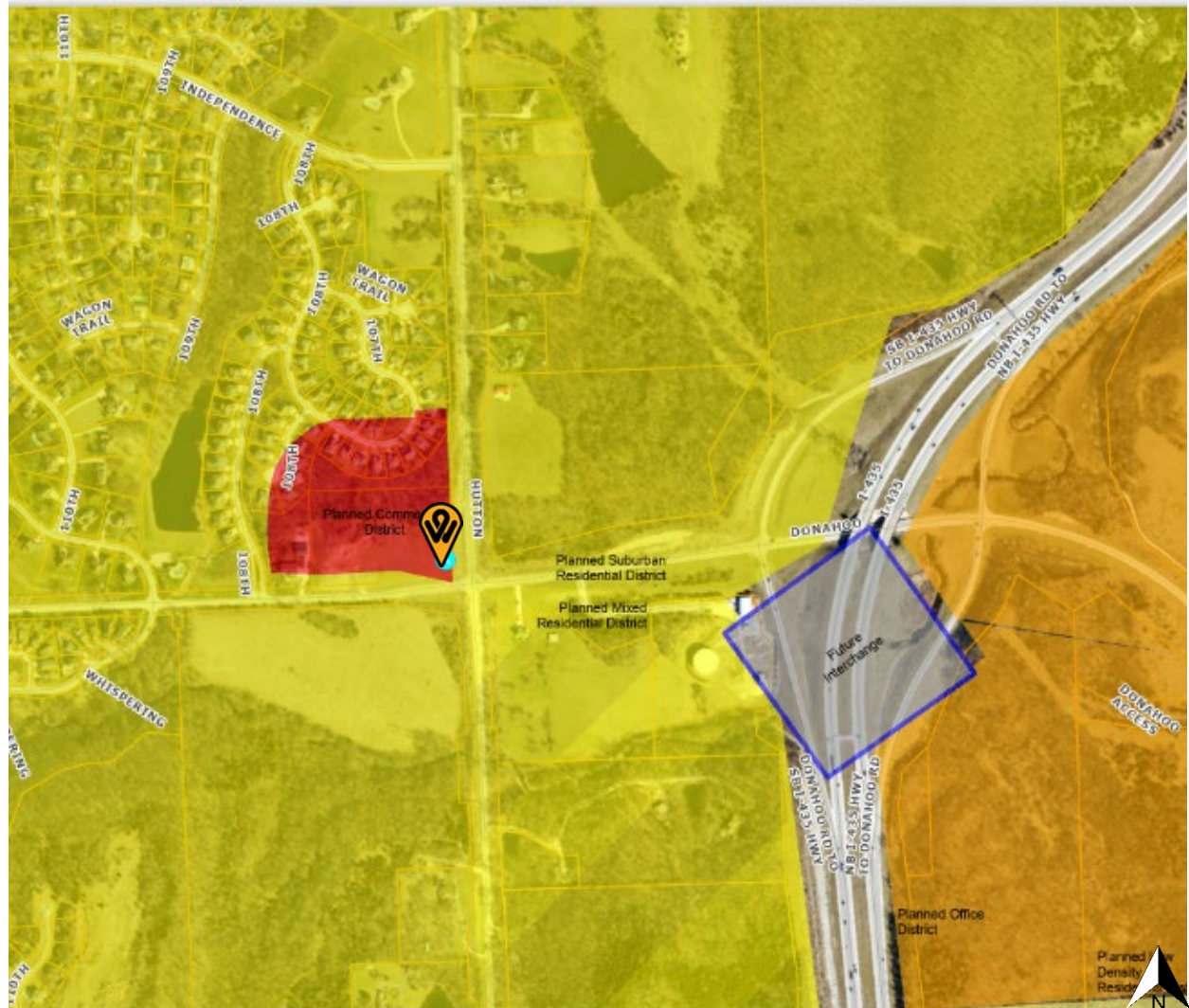
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS



Comment Response Letter

To: Byron Toy, UG Planning & Urban Design
Address: 701 N 7th Street
Kansas City, KS 66101
Phone: 913-573-5757
Email: btoy@wycokck.org
Date: September 26th, 2025
Project: Rhodes Commercial KCK

General Planning Comments:

- 1) What are the proposed hours of operation for the grocery store and gas station?

6AM – 10PM

- 2) Install a crosswalk and pedestrian path from the sidewalk along North 107th Street to the entrance on the east side of the building.

Crosswalk and pedestrian path shown south of gas canopy.

- 3) 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

14500 Parallel Road, Suite R, Basehor, Kansas 66007

Building Architecture Comments:

- 1) Provide elevations of the trash enclosure.

Elevations shown on building elevations (A300).

- 2) Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building. The same level of detail on the south and east facades needs to be incorporated into the west and north facades. Faux glass can be installed on the elevations that are not accessible entrances, similar to Aldi's at 1945 North 110th Street.

Acknowledged

- 3) Section 27-576(e)(1) Building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementitious siding (hardy board), or glass. The director may approve other high-quality materials.

Acknowledged

- 4) All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized.

Acknowledged, there are no scuppers on this building.

- 5) Gas canopy columns shall be wrapped in masonry to match the building – either brick or stone veneer.

Acknowledged, stone matches the canopy.

Landscaping and Screening Comments:

- 1) 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.

Acknowledged

- 2) 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.

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This landscape berm and/or continuous row of shrubs are to be planted along the east and south property line.

Acknowledged

- 3) Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be
 - a) planted in landscape zones along major streets and medians.
Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental evergreen trees must be at least six (6) feet tall when planted) provided for every 30 feet of street easement or frontage.
 - b) 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.

Plant street trees on the property along North 107th Street and Donahoo Road, as they are classified as Major Collectors in the goDotte Countywide Strategic Mobility Plan.

Acknowledged

- 4) Section 27-577(d)(1) At least 75 percent of the length of 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.

Acknowledged

- 5) Section 27-577(e)(4) Parking areas that cannot be grouped must include one (1) landscape island the size of one (1) stall separating each 20 spaces. The southern parking row must install one (1) landscape island.

Acknowledged

- 6) Maintain the existing tree stand around the rear of the property, primarily along the north property lines as a buffer from the single-family homes to the north.

Acknowledged

- 7) 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

- 8) 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

14500 Parallel Road, Suite R, Basehor, Kansas 66007

- 9) Regarding the 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 group and have adequate clearance to open gate doors 180 degrees and have 10 feet of clearance from pad when gate doors open.
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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) on the front allowing for 10 feet on the front when gate door are open.
 - g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalized, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

Acknowledged

- 10) 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 Comments:

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

Acknowledged

Standard Conditions Comments:

- 1) 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

14500 Parallel Road, Suite R, Basehor, Kansas 66007

- 2) All new landscaping shall be irrigated with an in-ground irrigation system.

Acknowledged

- 3) All trash and recycling receptacles shall be enclosed on all sides with an opaque 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. When possible, the enclosure's gate shall face away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Acknowledged

- 4) All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building. Rooftop mechanical equipment shall be screened from public view by an architectural screen.

Acknowledged

- 5) Mechanical equipment or other utilities whether on the ground or mounted on the building shall be screened from public view. The screening shall either be dense landscaping with a minimum of six-foot (6') evergreens or an architectural wall constructed from the same materials as the main building.

Acknowledged

- 6) Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Acknowledged

- 7) All existing and future driveways must feature curb cuts that are constructed to UG standards. Existing paved areas are in rough shape.

Acknowledged

- 8) A Right-of-Way Permit is Required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

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

14500 Parallel Road, Suite R, Basehor, Kansas 66007

or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Acknowledged

- 10) Subject to approval, the applicant must file and maintain a current business occupation tax application. Renew annually 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 buisnesslicense@wycokck.org.

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 1,000square 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.

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 prior to construction to arrange this meeting.

Acknowledged

T. Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

14500 Parallel Road, Suite R, Basehor, Kansas 66007

Sprout & Vine Development

Neighborhood Meeting Minutes

****Date:**** September 24, 2025

****Time:**** 6:00 p.m. (Teams Virtual Meeting)

****Attendees:**** Angie Cunningham, Phil Wizer, Jeff Hall, Greg Kindle, Will Gonzales, Pam Porter, Lourens Fourie, Monica Brede, Devonie Wall, Tony Burkes, Cynthia Shepherd, Melissa Wiber, and others.

****Facilitator:**** Mike Rhodes

Meeting Overview

The meeting was convened by Mike Rhodes to discuss the Sprout & Vine grocery and fuel development project under CP-1 zoning, following a prior zoning request that was not approved. The project now proposes three fuel dispensers (instead of eight) and a neighborhood grocery store.

Key Discussion Points

- **Technical Issues:** The meeting experienced initial challenges with incorrect links and Teams access. Once resolved, the presentation and discussion proceeded.
- **Project Update:** Development will comply with CP-1 zoning (three fuel dispensers). City staff provided a draft report noting minor sewer and road work; the final Staff Report will be available near the October 13, 2025, Planning Commission Hearing. Anticipated construction timeline: 18–24 months pending approvals and utility coordination.

Community Feedback:

Concerns Raised:

- **Property values:** Some residents (notably realtors) expressed fear that the project would lower values. Mike requested supporting data; residents agreed to provide sources.
- **Traffic & construction:** Concerns about increased traffic, congestion, and disruption. Mike referenced an engineering traffic study projecting no significant increases until 2045.
- **Crime and safety:** Several residents worried the store might attract crime or panhandling. Mike stated there is no statistical evidence linking community grocery/convenience stores with increased crime.
- **Tree removal & screening:** Questions about the tree line. Mike committed to minimizing removal and adding evergreens for year-round screening.

- Longevity of business: Concerns were raised about business viability, referencing a failed co-op store in downtown KCK. Mike emphasized that this project differs, offering a broader grocery selection, local ownership, and alignment with community growth.

Supportive Comments:

- Several attendees voiced support, citing convenience, reduced travel to Legends, fresh food availability, and confidence in local ownership.
- Positive feedback noted from residents north of Donahoo Road and closer to Piper schools.

Project Features Discussed:

Grocery store with whole departments (produce, meats with an onsite butcher, seafood, bakery). Limited convenience items and grab-and-go options. A branded fuel partnership is likely to be established with Phillips 66. Possible Sun Fresh (AWG) grocery brand affiliation. Commitment to competitive pricing, though some specialty items may carry modest premiums for quality. Sidewalks are planned along Donahoo and Hutton up to the property lines. Proposed hours of operation: 6:00 a.m. – 10:00 p.m.

Community giveback:

Proposal to donate 5¢ per gallon of fuel sold to Piper Schools (estimated \$50,000–\$75,000 annually).

Broader Context:

Mike emphasized the importance of strategic growth for Piper’s long-term vitality, citing national data on rural decline, declining school enrollment, and economic stagnation. He underscored his personal stake, as both resident and investor, in ensuring the development strengthens rather than harms the community.

Next Steps

- Final Staff Report expected by October 13, 2025.
- Planning Commission Hearing: October 13, 2025.
- Board of Commissioners Hearing: October 30, 2025.
- Residents invited to email Mike Rhodes (mrhodes9559@gmail.com) for Project documents or further discussion.

The meeting concluded with thanks from Mike Rhodes to all participants for their input, acknowledging both concerns and support, and reiterating his intent to develop a project that benefits the Piper community.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Michael A Rhodes, of lawful age, sound mind, and upon his/her oath states as follows:

1. That I am the petitioner for Petition # PR2025-028.
2. That I conducted a neighborhood meeting on September 24, 2025.
3. The notice to nearby property owners was sent on September 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.

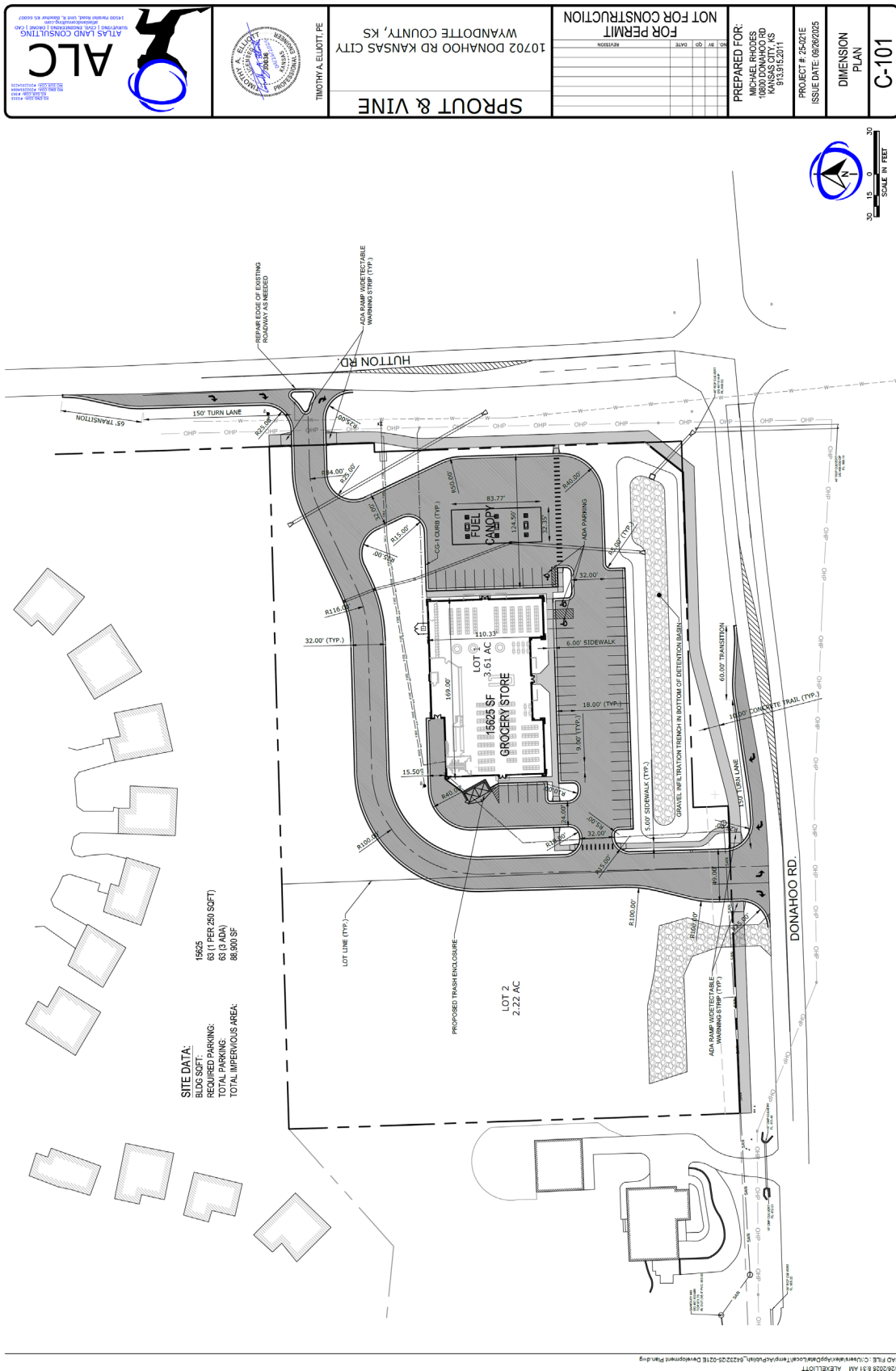
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of September, 2025.

My commission expires 14th of March, 20 29.

TERRI STIEFEL
Notary Public-State of Kansas
My Appt. Expires 03/14/2029

Notary Public





ATLAS LAND CONSULTING
 1000 DONAHOO RD
 KANSAS CITY, MO 64111
 TEL: 816.225.2211
 FAX: 816.225.2212
 WWW.ATLASLANDCONSULTING.COM



TIMOTHY A. ELLIOTT, P.E.
 10702 DONAHOO RD KANSAS CITY
 WYANDOTTE COUNTY, KS

SPROUT & VINE

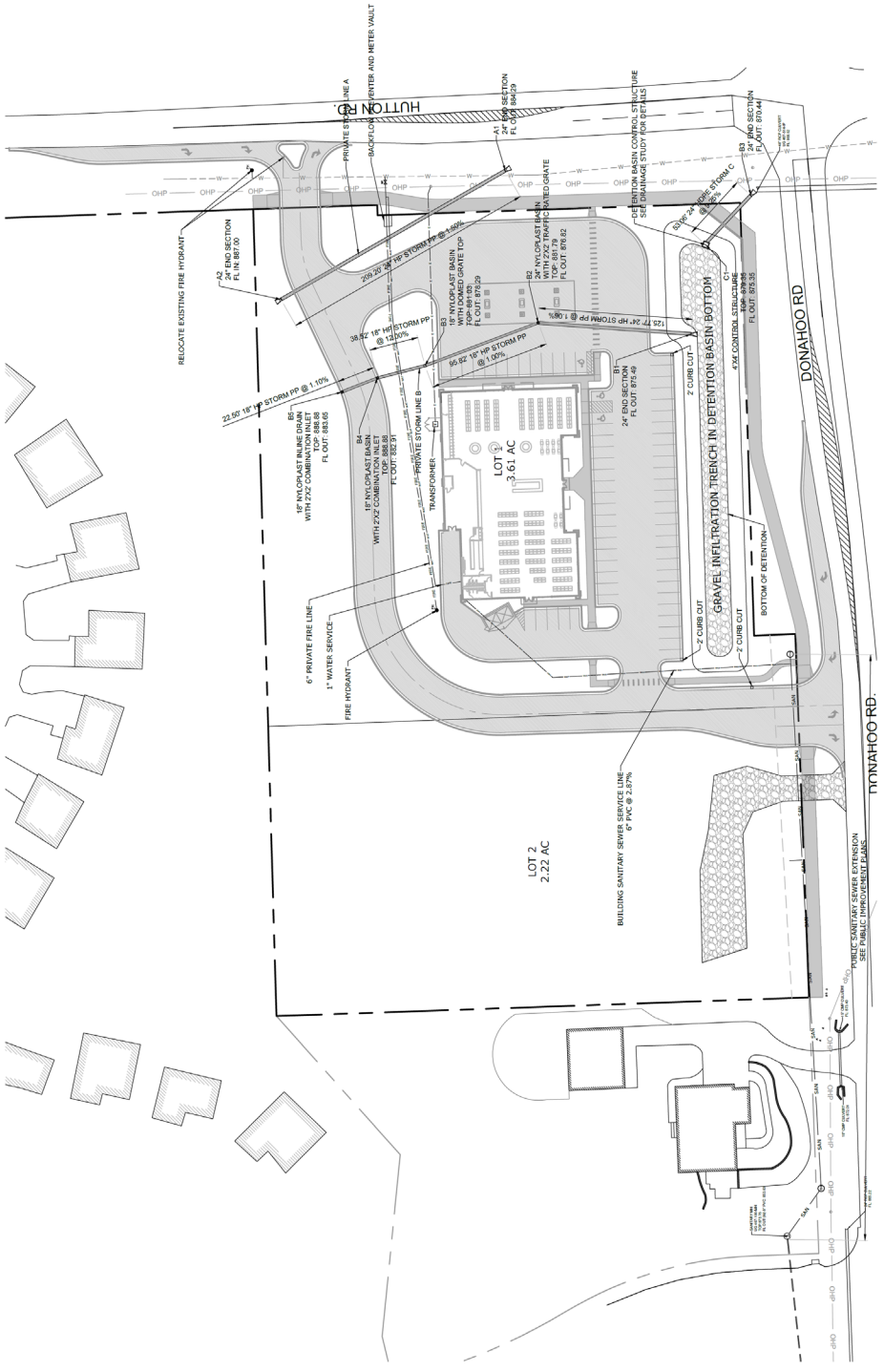
FOR PERMIT
 NOT FOR CONSTRUCTION

PREPARED FOR:
 MICHAEL RHODES
 10000 DONAHOO RD
 KANSAS CITY, MO 64114
 816.225.2211

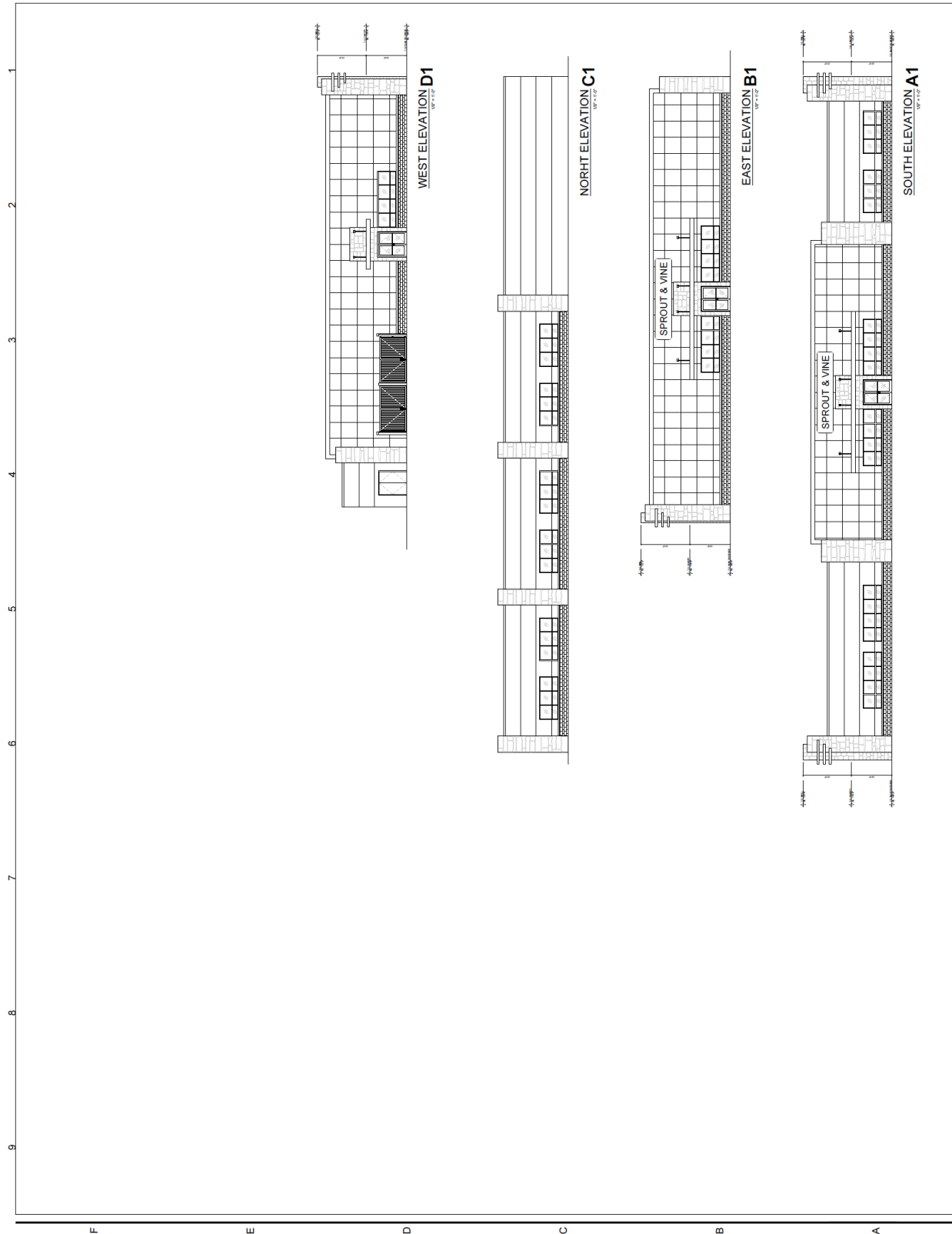
PROJECT # 25-021E
 ISSUE DATE: 06/26/2025

UTILITY
 PLAN

C-401



INTEGRATED INFILTRATION TRENCH NOTES:
 INFILTRATION TRENCH TO BE FILLED USING CLEAN WASHED STONE AGGREGATE (Diameter 1/2" to 2 1/2" max). THE TRENCH SHALL BE PLANTED WITH 1" DIA. ASPEN TREES AND 1" DIA. HYDRANGEA PLANTS IN THE TOP 1 FOOT OF THE TRENCH. INFILTRATION TRENCHES TO BE PLANTED WITH VEGETATION THAT CAN WITHSTAND PERIODS OF SATURATION AND DROUGHT. THE SEEDS AND NONWOVEN FILTER FABRIC IS TO BE PLACED 6-12 INCHES BELOW THE GROUND SURFACE. THE TRENCH SHALL BE COVERED WITH A 6" DIA. MANHOLE AND MAY BE USED IN PLACE OF FILTER FABRIC OVER THE BOTTOM OF THE TRENCH.

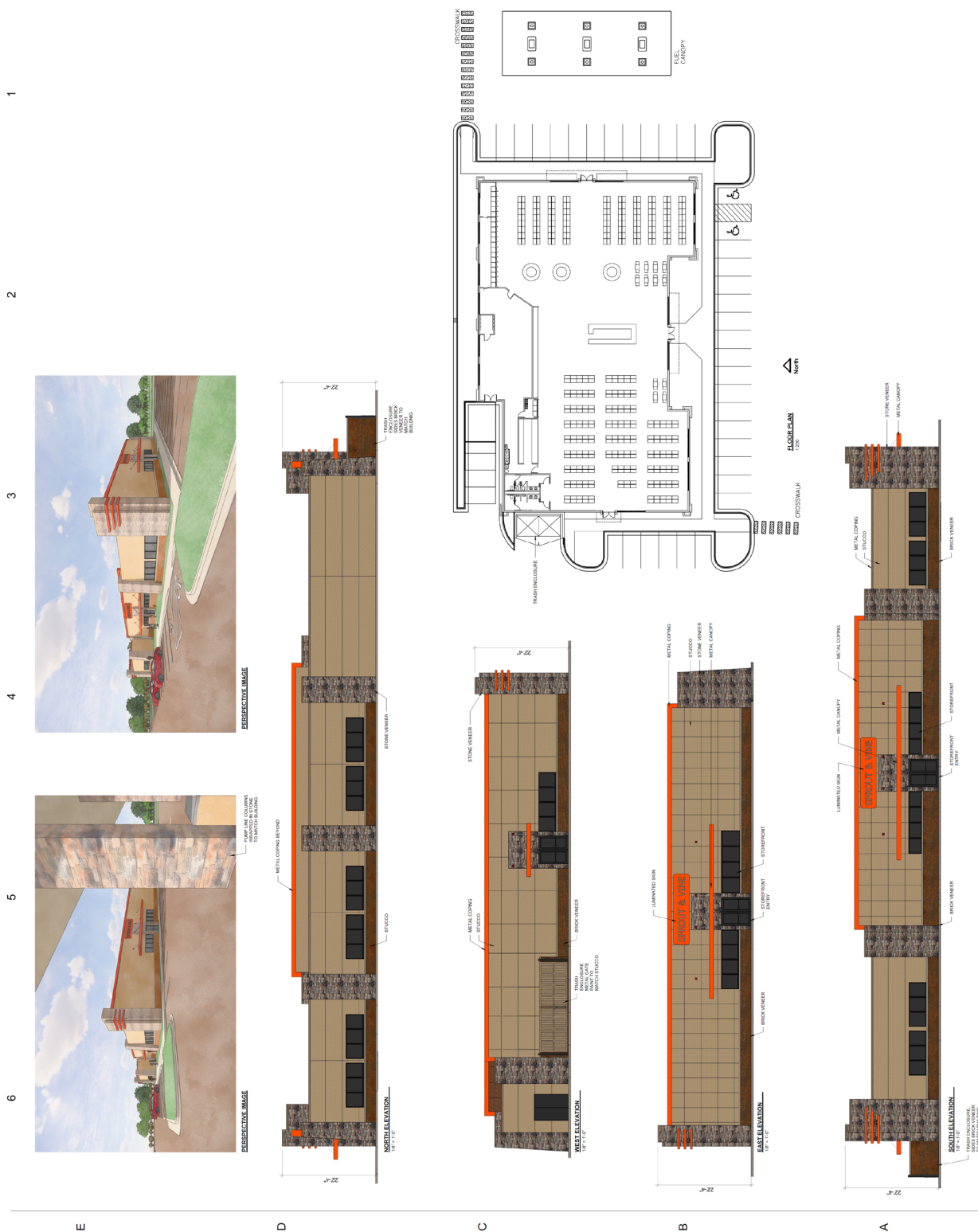




H2B architects, inc.
209 W 18th St.
Kansas City, MO 64108
816.979.1800
www.h2barch.com

[illegible]

DATE: 05.28.2025
PROJECT NUMBER: 1352
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A300



SITE PHOTOGRAPHS







OCTOBER 3, 2025

TO: Wyandotte County County Planning Commission Members

FROM: Dr. Dixie Harrison, 4000 N. 108th Street, Kansas City, KS 66109

RE: PR2025-028, by Michael Rhodes

SYNOPSIS: Development Plan for a grocery store and fuel dispensers at 10702 Donahoo Road.

Commissioners:

I am writing to register my opposition to the proposed commercial development at the northwest corner of Hutton and Donahoo Road from Michael Rhodes.

My property is located at 4000 N. 108th Street which is within 200 feet of the planned development and directly adjacent to the proposed site. Only a narrow strip of subdivision common ground separates the two properties. (See attached plat map.)

My reasons for opposing the proposed grocery store and fuel pumps include, but are not limited to, the following:

1. Traffic congestion: Because of its close proximity and direct access to an I-435 on-ramp, this corner location is already extremely congested during peak rush-hour traffic. Donahoo Road is used as an east-west thruway for many Lansing and Leavenworth commuters who access 435 from Highway 7 North. I can clearly observe (and hear) the traffic at the intersection from the living room windows of my home. Even though there is a four-way stoplight at the intersection, there are mornings and afternoons when the wait-line is twenty (or more) cars long. The intersection already has a congestion problem.
2. Light and Noise Pollution: Because the rear edge of my property is directly next to the proposed development, I am extremely concerned about the potential light and noise originating from the site.
 - a. The commissioners may already be aware of this, but Donahoo Road is often used as a late night "racetrack" for very loud cars and motorbikes. On weekends, the noise is sometimes incessant and it is VERY intrusive to nearby homeowners. Vehicle sound carries right up the hillside and it is amplified by the time it reaches our homes. (Even with doors and windows closed, it is LOUD!) The traffic sounds are already quite troublesome and problematic at the current levels. One can only imagine that sound levels will grow if traffic flow increases at this corner. The sound pollution could also become more continual as fuel deliveries, food deliveries, and "dumpster emptying" occurs throughout the workday.
 - b. Mr. Rhodes plans for the fuel pumps and grocery store to be open 24/7. Lighting annoyances after dark could be significant. Extensive light baffling would be required to

bring the light pollution to an acceptable level for all homes that sit above and behind the corner. I am not even sure it could be done effectively?

- c. Our HOA covenant document forbids creation of both noise and light pollution by any member household. I believe it is logical and reasonable to expect those same guidelines would be respected by other entities located within proximity of our homes.
3. The Original Plat: The *2003 Heritage at Piper Estates* subdivision plat shows the NW corner lot at Hutton and Donahoo Road to be zoned “residential.” It is an important detail that I checked carefully when I purchased my home. Since then, Mr. Rhodes has obtained a new zoning designation for the lot. I was in fact, quite disappointed when the Planning Commission approved his rezoning petition. I do not believe the parcel is well-suited for commercial development of any kind.
4. Wildlife Harm: I have owned a home in the same location for over twenty years. In that span of time, I have observed that local wildlife has been greatly affected by the encroaching developments and traffic. There has been new construction in every direction. There has been an increase in vehicles and more human “trespassing” into wildlife habitats. Our animal friends and the local plant ecosystem are definitely suffering from these effects and sadly, numbers are dwindling.
5. Future Site Monitoring and Regulation Enforcement: If this proposal is approved and the project is completed, I am concerned about whether or not conditions at the site will be appropriately monitored and if city/state regulations will be enforced. Has the Commission considered the additional burden(s) that will be placed upon WYCO management entities— including South Patrol (KCKSPD) — to ensure neighborhood security and safety?

In summary, my request is this.

I urge each of you to carefully consider Mr. Rhode’s proposal. Think about the plan’s potential interference with the current environmental situation and with the quality-of-life experience for nearby homeowners. We simply do not want this kind of development located in our “backyards.” (Literally)

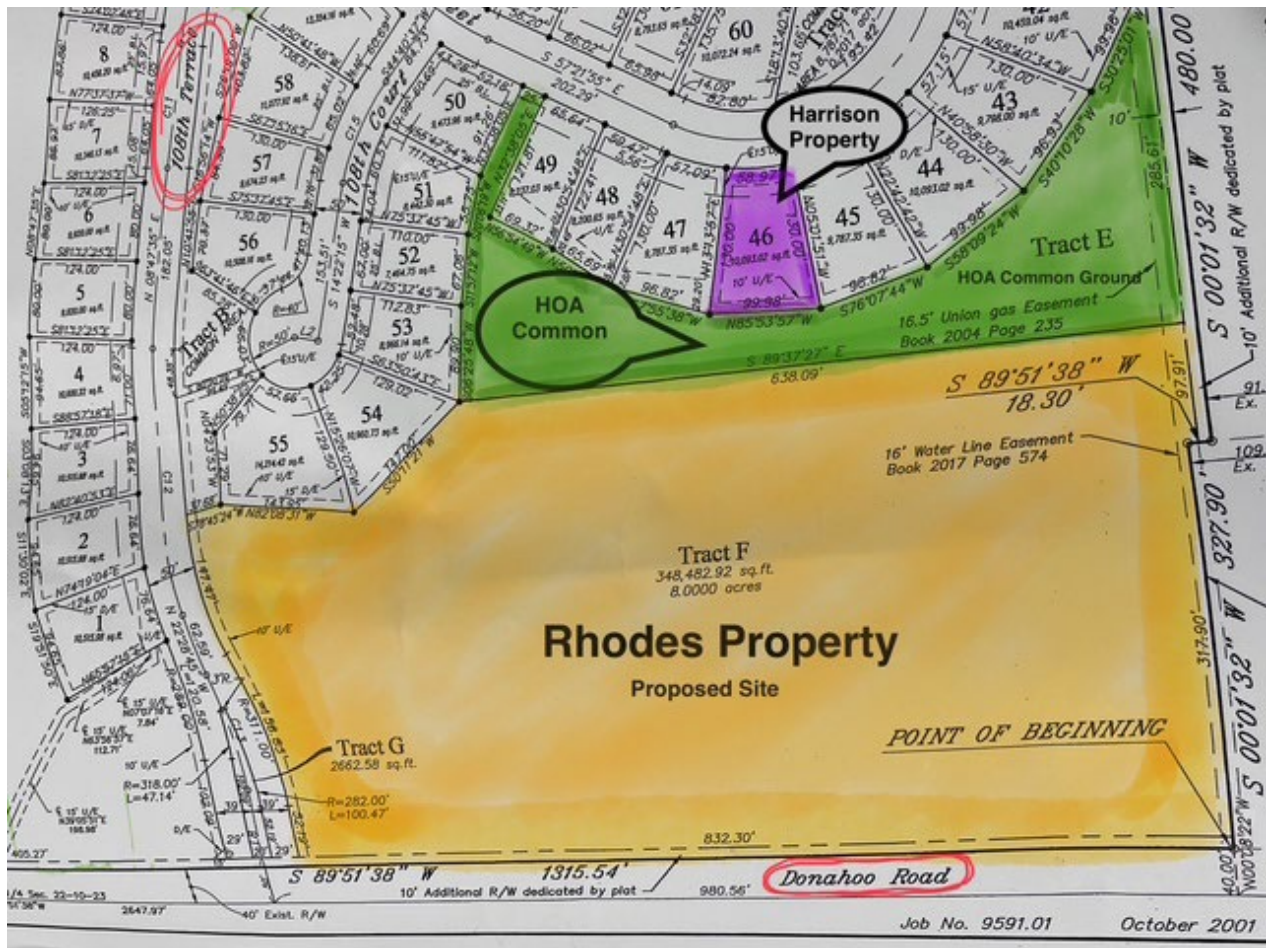
Personally, I don’t like imagining that I might have to forego future summer evenings socializing with friends on the deck, or watching the wildlife in my backyard. Would you? It’s a bleak vision, indeed.

Thank you for your consideration.

Sincerely,

Dr. Dixie Harrison

(attachment)





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: October 13, 2025

Re: **Change of Zone Petition COZ2025-021, PLAT2025-026
(Preliminary and Final Plat) Hawkins Laydown Storage Lot and
PR2025-031**

GENERAL INFORMATION

Applicant Information:

Richard Hawkins
Applicant's Representative
Lance Scott, CFS Engineers, PA
1421 East 104th Street, #100
Kansas City, Missouri 64131

Subject Property:

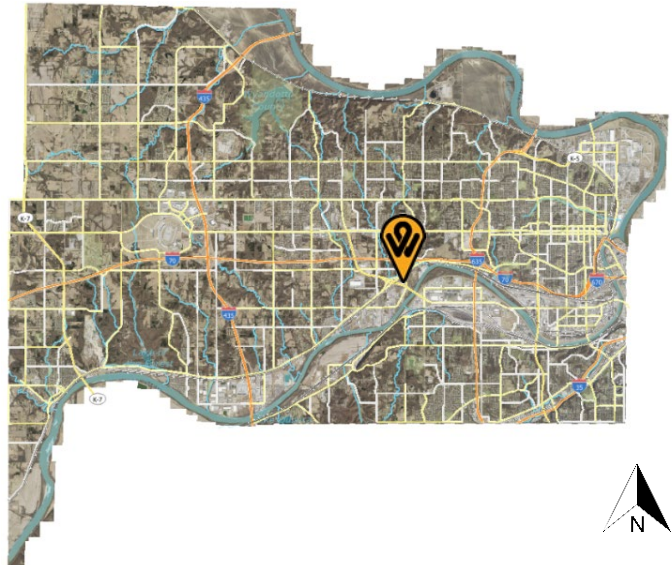
14 South 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat one (1) industrial lot, and Final Development Plan to build an open laydown storage yard.

Commission Districts:

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



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



Existing Zoning District(s): None (Unzoned)

Proposed Zoning District(s): MP-3 Planned Heavy Industrial District

	Adjacent Zoning	Adjacent Uses
North	MP-3 Planned Heavy Industrial District	Laydown storage yard
South	M-3 Heavy Industrial District	Mobile home court (across Turner Diagonal)
East	MP-3 Planned Heavy Industrial District	Laydown storage yard
West	M-3 Heavy Industrial District	Warehousing business

Total Tract Size: 2.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 59th Lane as a Minor Arterial.

Parking Requirement: Section 27-470(f) no less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Zero (0) spaces are provided for customers.

Landscaping Requirement: Section 27-470(g) All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped.

Section 27-700(b)(4) Trees may be required

depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area. 7 trees are required to be planted. This total does not include street trees along South 59th Lane.

Advertisement:

The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025

Public Hearing:

October 13, 2025

Public Support:

None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, Preliminary and Final Plat to create one (1) industrial lot, and Final Development Plan to build an open storage laydown yard at 14 South 59th Lane.

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.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There are no 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:

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Neighborhood and Census Block Group 0439052. The site is set within an industrial area bordered by South 59th Lane to the north and east and Turner Diagonal to the south.

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 abutting industrial zoning districts and the associated businesses.

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 not suitable for the uses to which it has been restricted because the parcel is unzoned as it is former right-of-way of Turner Diagonal. So, removing the restrictions will not detrimentally affect nearby property provided the site is raised out of the FEMA floodplain Zone AE.

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 has been vacant since 2001 when the roadway was removed.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property provided the property owner complies with the conditions of approval.

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. The impact will largely be determined by the nature and intensity of the development. Truck traffic will come from two (2) directions, Turner Diagonal and Kaw Drive.

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

The proposed use conforms to the PlanKCK Comprehensive Plan, Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage.

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 will be significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from the adjacent roadway.

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 221.

e. *Fire*

Fire service is provided by Station #20, located at North 78th Street and Kansas Avenue, which is two and one-half (2½) 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 Turner Elementary Schools, Robert E Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community.

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

The project, which requires some revisions, can 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.

The relative gain to public health, safety, and welfare as compared to the hardship imposed on the landowner is minimal.

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

The preliminary plat is consistent with PlanKCK Comprehensive Plan and the goDotte Countywide Strategic Mobility Plan.

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 parcel is compatible in lot size and lot-to-structure proportion with existing and proposed development on adjacent properties.

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

The proposed one (1) industrial lot will not cause adverse or negative impacts on the natural environment if the property owner adheres to the floodplain

development ordinance and properly manages the site in a manner that complies with zoning ordinance.

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 and storm sewers on the property.

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 along South 59th Lane.

Final Plan Review:

1. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

The site is capable of accommodating the parking areas and drives with appropriate open space. Additional landscaping will need to be planted within the interior of the property to comply with the Section 27-700(b)(4).

2. The plan provides for safe and easy ingress, egress and internal traffic circulation.

The site plan provides safe and easy ingress, egress, and internal traffic circulation. The parcel will have one (1) cub cut on South 59th Lane.

3. The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.

The plan is consistent with good land planning and site engineering design principles. The site is partially within the FEMA Floodplain Zone AE, so open storage cannot be kept within that portion of the property unless a floodplain development permit is applied for to raise that area to Zone X or 18 inches above the base flood elevation (BFE).

4. The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall

character of the neighborhood.

There is no proposed building on site for the lay down yard, therefore there are no UG policies and regulations or compatibility issues with the surrounding neighborhood.

5. The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.

The proposed use conforms to the PlanKCK Comprehensive Plan and goDotte Countywide Strategic Mobility Plan and adopted planning policies provided the applicant complies with the floodplain development and landscaping ordinance.

6. Right-of-way, as determined by the public works department, has been identified for dedication.

There is additional no right-of-way dedication needed by Public Works.

7. Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.

This is not applicable.

8. Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.

The rezoning to a planned district is not being used as a refuge from the requirements of these regulations as an intensity of land, amount of open space or other establish development criteria.

9. The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.

The Change of Zone functions as the Preliminary Plan, and the Final Plan has been submitted to run concurrently. There are no changes between these two (2) plans.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on September 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025

□

KEY ISSUES

Floodplain
Landscaping and Screening
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Submit a Preliminary Plat.

Applicant Response: Submitted with this resubmittal.

2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit.

Applicant Response: Noted.

3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the property lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer.

Applicant Response: Noted.

4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

- b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

Applicant Response: Noted.

- 5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).

Applicant Response: Noted.

- 6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

Applicant Response: A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites.

- 7. What are the proposed hours of operation?

Applicant Response: 6:00 AM to 10:00 PM.

- 8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.
- 9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings.

Applicant Response: We show an asphalt loop road on the initial and new submittal, the storage will be off the proposed asphalt drive.

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted.

Applicant Response: Provided.

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal.

Applicant Response: Provided.

3. 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).

Applicant Response: Provided.

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running.

Applicant Response: A fence was added.

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height.

Applicant Response: Noted.

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district.

Applicant Response: Noted.

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures.

Applicant Response: Noted.

8. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
 - c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each side, 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.

Applicant Response: Noted.

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 to begin this process.

Applicant Response: Noted.

2. Pole and pylon signs are prohibited in the Sign Ordinance.

Applicant Response: Noted.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend of **APPROVAL** Petitions **COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;**
2. **The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:**
 - a. **A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;**

3. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);
5. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted;
6. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal;
7. 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);
8. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running;
9. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;
10. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;
11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures;

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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
- c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front
- d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
- e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
- f. Pad must have a minimum clearance of six (6) feet on each side, 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. 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;

14. Pole and pylon signs are prohibited in the Sign Ordinance;

15. 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;

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

17. All existing and future driveways must feature curb cuts that are constructed to UG standards;

18. 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;
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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;
22. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
23. 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,
24. Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent

phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
County Surveyor Comments
Site Plan
Landscape Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025	October 30, 2025
Preliminary and Final Plat	October 13, 2025	Not Required
Final Development Plan	October 13, 2025	

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-024** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-024**, to the Unified Government Board of Commissioners 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.

PRELIMINARY AND FINAL PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PLAT2025-030** 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 of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PLAT2025-030**, 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.

COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

FINAL PLAN REVIEW

I move the Kansas City, Kansas City Planning Commission **APPROVE** of Petition **PR2025-031** 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 of the Kansas City, Kansas City Planning Commission:

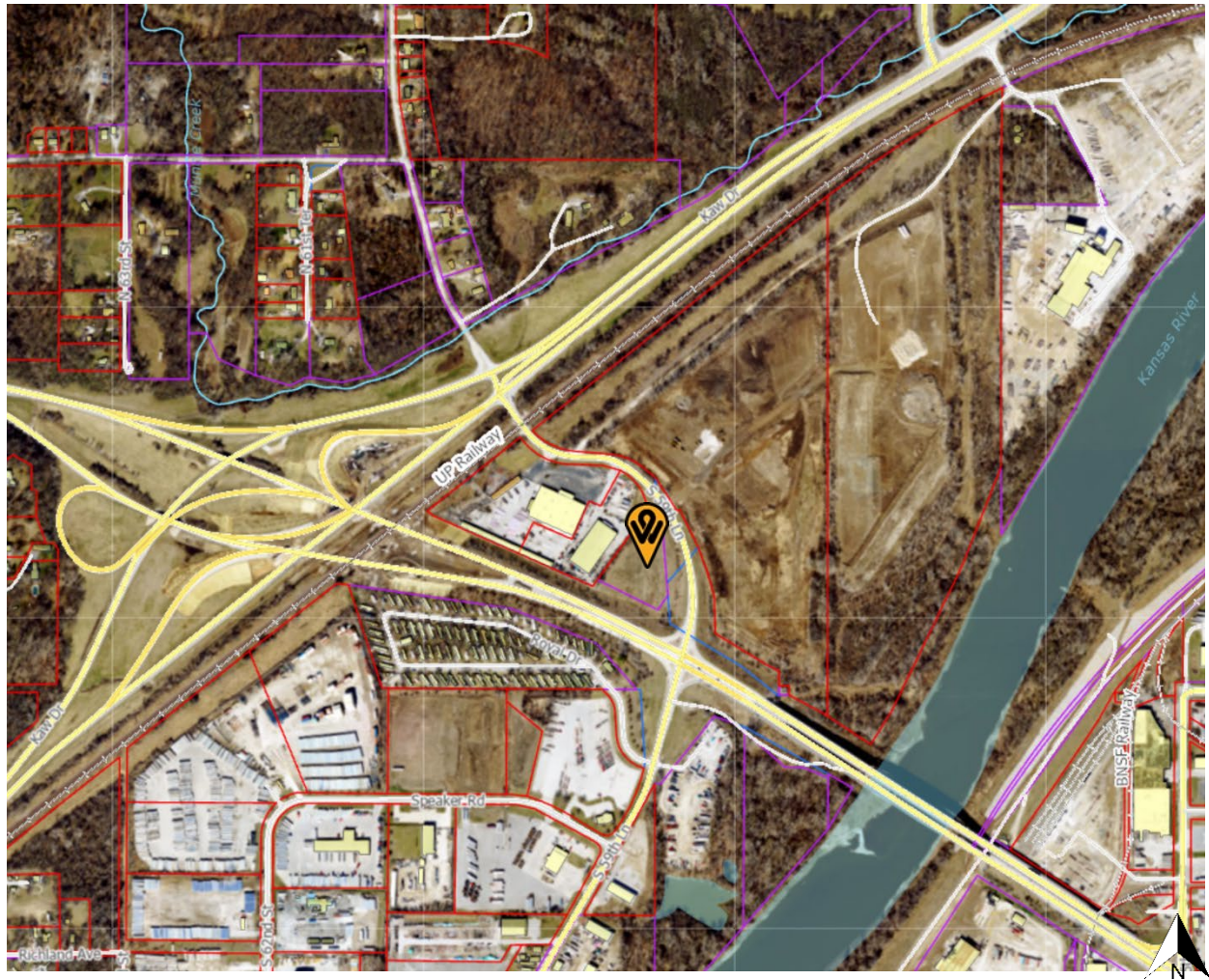
1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-031**, 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.

ATTACHMENTS

AERIAL IMAGERY

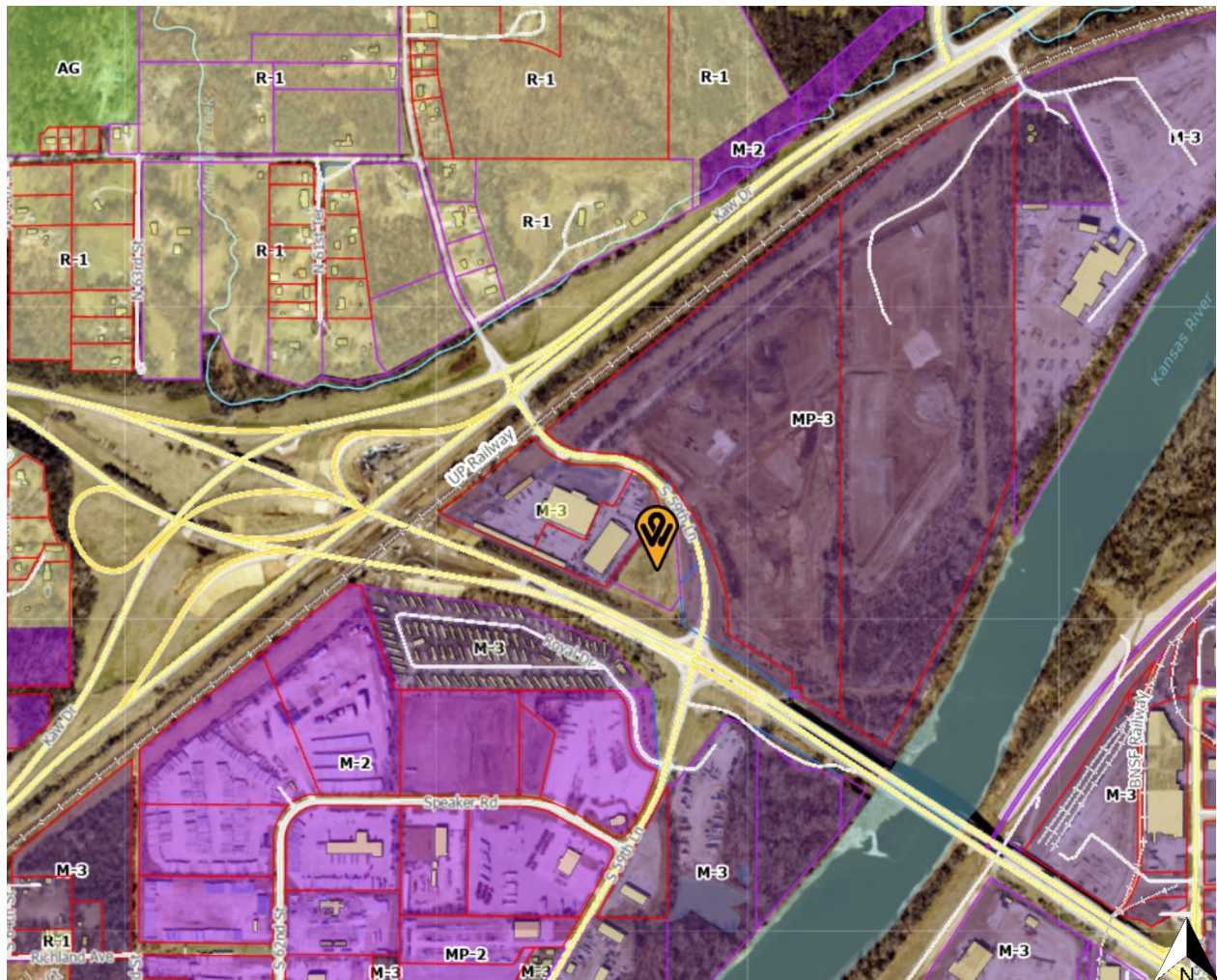


COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



ZONING MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



LAND USE MAP



COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



ADDITIONAL ATTACHMENTS



GeoSpatial Services Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design

From: Robert Ringel, GIS Analyst, Unified Government GSS

Date: September 15, 2025

RE: **HAWKINS LAYDOWN STORAGE LOT**

We have researched the official county records for the above plat as submitted to
Planning and Urban Design by:
CFS

And we have determined the following:

Takes all of CIC-TAS Parcel:

921913

Owner-of-Record:

American Truck Sales, Inc.

Jurat Signature:

Lynn Holcomb, manager – Reclaimed Material Yard, LLC

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Ownership

The ownership on the plat is incorrect.

2) Lot Label

Add Lot 1 to the lot.

3) Vicinity Map

Show the vicinity map within the Section.

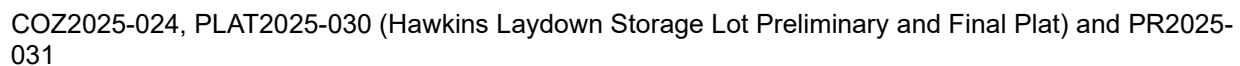
4) Approvals

The Planning Secretary needs updated to Rodney Lucas, interim secretary. Add
Margaret A. Orendac, Deputy Register of Deeds

5) Taxes

Real estate taxes due will need to be paid.

October 13, 2025





One Vision. One Team. One Call.

September 25, 2025

Cook, Flatt & Strobel Engineers
1421 E. 104th Street
Suite 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

Other Offices:
Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Springfield, Missouri
Jefferson City, Missouri

Re: Neighborhood Meeting Minutes for Hawkins Laydown Storage Lot
14 S 59th, Kansas City, KS 66102
COZ2025-024, PR2025-031, PLAT2025-030

Date and Location: September 25, 2025, Virtual

Meeting called to order at: 5 p.m.

Names of people in attendance: 0 Neighbors, 2 Owner Representatives

Meeting adjourned at: 5:22 p.m.

Minutes taken by: Lance Scott

Respectfully,
Cook Flatt & Strobel Engineers, P.A.

Lance W. Scott
Executive Vice President
lscott@cfse.com
816.333.4477

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

Senior Associates:
Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Todd R. Polk, P.E.
Lucas W. Williams, P.E.

Associates:
Jimmy L. Adams, CWI
Adam M. McEachron, P.E.
Casey Moore, I.E.
Gene E. Petersen, P.E.

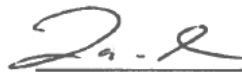
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Shawnee) SS:

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

1. That I am the petitioner for Petition # COZ 2025-021.
2. That I conducted a neighborhood meeting on 9/24/25.
3. The notice to nearby property owners was sent on 9/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.


Affiant LANCE W. SCOTT

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of September 20 25.

My commission expires 17th of February 20 26.




Notary Public

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEARING OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 02 MINUTES 43 SECONDS WEST 407.21 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 02 MINUTES 00 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 02 MINUTES 00 SECONDS WEST 100.00 FEET ALONG SAID EAST LINE, SECOND COURSE, THENCE NORTH 32 DEGREES 52 MINUTES 40 SECONDS WEST 58.55 FEET TO THE NORTHEASTLY RIGHT OF WAY OF THE EXISTING HIGHWAY, THIRD COURSE, THENCE SOUTH 33 DEGREES 54 MINUTES 01 SECOND WEST 448.18 FEET TO THE POINT OF BEGINNING, BEARING AND DISTANCE AS ABOVE.

THENCE S 25 DEGREES 02 MINUTES 32.94 SECONDS WEST 324.97 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 1 ACRES, MORE OR LESS.

[illegible]

SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THE SURVEYOR:
 1.1. MCRAFTIE—SHORT TITLE INC.'S FILE NUMBER 25-0316, EFFECTIVE DATE MARCH 2025, AT 8:00 AM.
2. THE AREA ZONE AS WITHIN A REGULATORY DOCKWAY AND A SPECIAL FLOOD HAZARD MAP REDEFINED SEPTEMBER 2, 2015.
3. THE BASIS OF BEARINGS FOR THIS FLAT ARE BASED ON THE MGRS. ZONE 11N. FOOT OF THE PANEL CONTAINS AN EXISTING OVERHEAD ELECTRICAL LINE WITHOUT A RENT OF AN

SECTION CORNER TIES:

NORTH QUARTER CORNER SECTION 14-T11S-42E	
26.27'	NE 600' NAIL/SHINER NW 1/4 21" HACKBERRY
26.27'	SE PK NAIL/SHINER SW 1/4 15" DEAD LOCUST
17.63'	W PK NAIL/SHINER N 1/4 10" DEAD HEDGE POST
25.39'	NW PK NAIL/SHINER E 1/4 8" HEDGE
2.0'	S E/W FENCE LINE
11.3'	N E/W FENCE LINE

EAST QUARTER CORNER SECTION 14-T11S-42E

CORNER	
86.39°	NE = CHIEFLD + TOP SW CORNER CONCRETE TRAPPIE SIGNAL BASE
52.35°	SE = CHIEFLD + TOP SW CORNER CUBO INLET W/ SIDE 30TH ST. LAKE
73.03°	SW = CHIEFLD + TOP SW CORNER CONCRETE TRAPPIE SIGNAL BASE
73.03°	WSW = E RM SHEDDER IN E PALE OF POWER POLE
128.75°	WNW = MAG NAL SHINER IN E PALE OF POWER POLE

CLOSURE REPORT:	
TOTAL TRANSFER LENGTH	= 1333.53
ERROR IN CLOSURE	= 0.002
CLOSURE IS ONE PART IN	= 567345.849

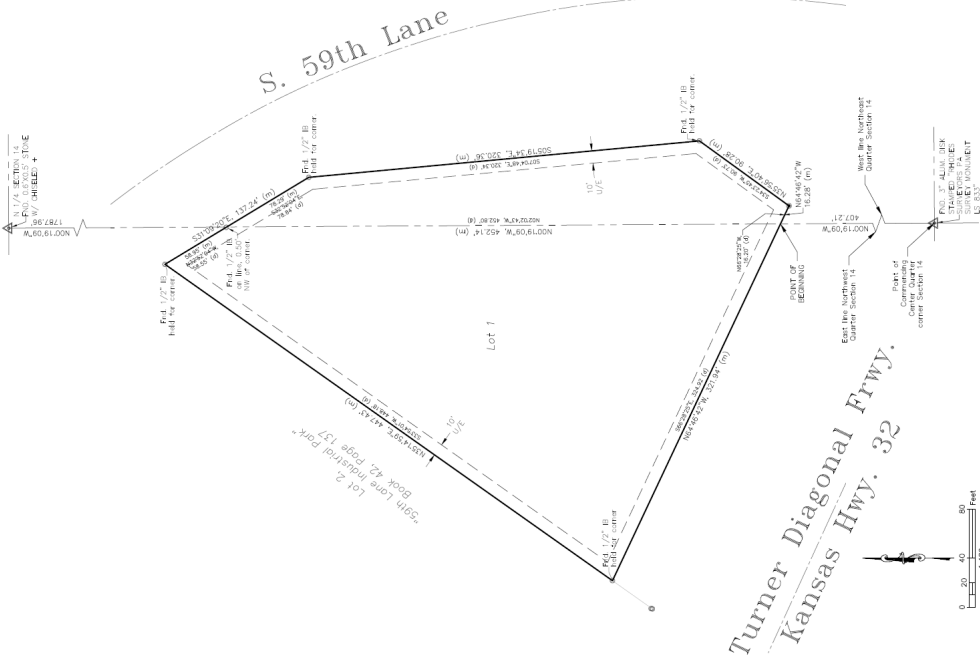
ERROR IN NORTH(Y)
 = -0.002
 = 0.000
 = 0.000
 SKEWED
 DIRECTION OF ERROR
 = 180.5418.56°W

OWNER/DEVELOPER:
 AMERICAN TRUCK SALES, INC.
 427 E. 39TH LANE
 KANSAS CITY, MISSOURI 66102

PREPARED BY:
 CFS ENGINEERS
 1425 E. 104TH STREET SUITE 100
 KANSAS CITY, MISSOURI 64131

PLAT LEGEND:

[illegible]



DEDICATION: THE UNDERSIGNED OF THE ABOVE RECORDED TRACT OF LAND HAS CAUSED THE SAME TO BE SURMISED IN THE MANNER SHOWN ON THE ACCOMPANYING "PLAT WHICH HEREFTER SHALL BE KNOWN AS "HARRIS COTTON STORAGE LOT 1"

THAT PORTION RESERVED FOR PUBLIC USES AS ROADS AND DRAIN EASEMENTS, THE EXTENT AND DIRECTION OF WHICH ARE SHOWN ON THAT PLAT, ARE HEREBY DEDICATED TO PUBLIC USE (FORCED).

IN WITNESS WHERE OF,

AMERICAN TRUCK SALES, INC. A KANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE COUNTERSIGNED

THIS _____ DAY OF _____ 2025.

[illegible]

SAKE TO BE THE FIRST ACT AND GIFT OF SAID CHAIRMAN.
IN WITNESS WHEREOF, I HAVE HEREUNTO SIGNED MY NAME AND AFFIRMED BY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

BY COMMISSION EXPIRES: _____

APPROVALS:

THE PLAT OF "HAWKINS LAYDOWN STRUCK LOT" HAS BEEN SUBMITTED TO AND APPROVED BY THE KANSAS CITY, KANSAS
PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

JEFF CARSON, CHAIRMAN

ROBERT LUGG, INTERIM SECRETARY

RECOMMENDED FOR APPROVAL BY THE UNITED CONVENTION BUILDERS THIS _____ DAY OF _____ 2025

PROXY SHALL THE COUNTY ENJOINED

THE SUNDAY HAS BEEN REVISED FOR RAINFALL PURSUANT TO K.S.A. 56-2023, 56-2025 AND 56-2021. FOR CONSENT ONLY AND IS IN COMPLIANCE WITH THESE PROVISIONS, NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REMOVED BY: _____ DATE: _____

ERIC E. THOMPSON K.S.A. #1777
COUNTY SINCEROR

THE DEPOSITION SHALL BE HELD IF ANY, ARE ACCEPTED BY THE UNITED CONVENTION COMMERCEBROKERS OF KANSAS CITY,

FRANK GAMER, MAJOR _____ 2014 THIS SURVEY WAS MADE FOR ME ON BEHALF OF
 DONALD L. GAMER, CLERK _____
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE
 ON THIS _____ DAY OF _____, 2014 AT _____ A.M./P.M. AND IS FULLY RECORDED.
 SUEAN P. NELSON, CLERK OF DEEDS _____ MARSHALL A. DECKARD, CLERK REGISTER OF DEEDS _____
 CERTIFICATION:

BOUNDARY SURVEYS PURSUANT TO A.S.A. 74-1037 TO THE BEST OF MY KNOWLEDGE AT THIS TIME.

Date	Comments
10/17/2025	

RECEIVED & EXEMPTED TO THE 12345
COUNTY BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
OFFICE OF THE CLERK

[illegible]

Staff Comments and Suggestions

1. Submit a Preliminary Plat.- **Submitted with this resubmittal**
2. The Subject Property has been identified as being within a regulatory floodway and floodplain (Zone AE). The Applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit. - **Noted**
3. The Subject Property is within a 100-year Special Flood Hazard Area (SFHA). A SFHA is defined as the area that would be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. Before the alteration to or construction of any new structure on the subject property, the applicant shall submit the following required information for review:
 - a. A survey shall be provided showing the properly lines, setbacks, proposed and existing building elevations, 100-year floodplain and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer. - **Noted**
4. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:
 - a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited. - **Noted**
 - b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning. - **Noted**
5. The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction: - **Noted**
 - a. Certificate of elevation shall be provided when the top of the first floor has been constructed.
 - b. Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO).
6. What is the anticipated timeline for the laydown area to be used before the individual buildings are constructed? **A building is not anticipated on this site unless a tenant requires it. The site is smaller than other recent laydown sites** Sec. 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within eighteen (18) months after final approval has been granted or in the case of subsequent phases each shall be initiated within twenty-four (24) months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.
7. What are the proposed hours of operation? - **6 a.m to 10 p.m**
8. The laydown area needs to be further defined with drive aisles spurs leading to the storage pads, as the total storage area utilized for the outside laydown storage area is approximately 2.28 acres. The site plan does not accurately reflect how materials will likely be stored within the laydown yard.

9. The laydown area may be asphalt millings, however the drive aisles to get to the storage pads must be paved with concrete or asphalt. The entire parcel, not including a circular internal road, ground cover and storm water detention cannot be wholly covered with asphalt millings. - **We show an asphalt loop road on the initial and new submittal, the storage will be off of the proposed asphalt drive.**

Landscaping and Screening:

1. Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted. **Provided**

2. One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal. **Provided**

3. 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). **Provided**

4. Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running. **A fence was added.**

5. Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height. - **Noted**

6. Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district. - **Noted**

7. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged 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. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures. - **Noted**

8. Regarding BPU transformer screening, the following applies: - **Noted**

a. Gate doors are required for all types of screening that are placed in front of the transformers.

b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.

c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.

d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).

- f. Pad must have a minimum clearance of six (6) feet on each side, 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.

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 to begin this process. - **Noted**
- 2. Pole and pylon signs are prohibited in the Sign Ordinance. - **Noted**

Standard Conditions:

- 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. **Added**
- 2. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided. - **Noted**
- 3. All existing and future driveways must feature curb cuts that are constructed to UG standards. - **Noted**
- 4. 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. - **Noted**
- 5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. - **Noted**
- 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. - **Noted**
- 7. Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land 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. - **Noted**
- 8. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks



or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting. - **Noted**

9. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. - **Noted**

Planning Engineering Comments:

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

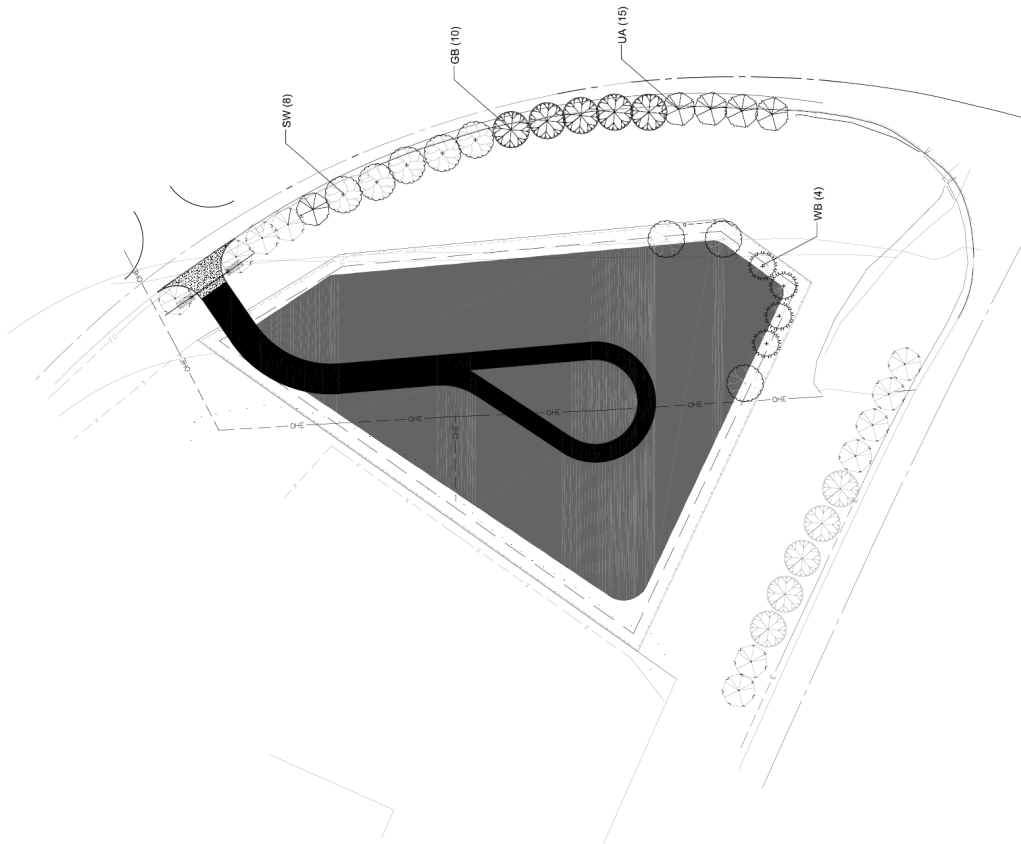
1) None

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. - **Received on 9/25, responded directly to Engineering**

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

1) None





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025





COZ2025-024, PLAT2025-030 (Hawkins Laydown Storage Lot Preliminary and Final Plat) and PR2025-031

October 13, 2025



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS SAFE STREETS FOR ALL VISION ZERO ACTION PLAN.

WHEREAS, Unified Government of Wyandotte County and Kansas City, Kansas (UG), in collaboration with the Cities of Bonner Springs and Edwardsville, applied for and received a Safe Streets for All (“SS4A”) grant to eliminate traffic fatalities and severe injuries while ensuring equitable investment in our most underserved communities; and

WHEREAS, a Vision Zero Action Plan, builds upon and addresses the first action item of the goDotte Countywide Strategic Mobility Plan, adopted by the Board of Commissioners on August 25, 2022, using innovative strategies, such as Collision and Equity Emphasis areas, to support larger countywide goals such as equity, sustainability, and economic development; and

WHEREAS, the Vision Zero Action Plan is funded by an SS4A grant and the adoption of vision, mission, and goals are not binding to any capital investment schedule or funding expenditures; and

WHEREAS, the adoption of the Vision, Mission, and Goals of the Vision Zero Action Plan will allow the UG to be eligible for funding opportunities.

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

Section 1. The Unified Government Board of Commissioners hereby approves the Vision, Mission, and Goals of the Vision Zero Action Plan.

Section 2. Further Action. That the Mayor/CEO of the Unified Government of Wyandotte County/ Kansas City, Kansas is hereby authorized to execute said Memorandum on behalf of the Unified Government, and the County Administrator is hereby authorized to take any action required and necessary to implement and satisfy the intent 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/KANSAS CITY, KANSAS,
THIS ____ DAY OF _____, 2025.**

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

**Angela Lawson
Acting Chief Counsel**

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending the Unified Government Sign Code to allow for expanded use of signage for commercial purposes, amending **Section 27-212** of Chapter 27, Article VI, and amending **Sections 27-722, -723, 726, -728, -729, and -731** to Chapter 27, Article VIII, Division 11 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, the use of signs and signage has protections under the First Amendment of the United States Constitution and Section 11 of the Kansas State Constitution Bill of Rights;

WHEREAS, the primary purpose of signs and signage is to communicate a message with the public, signs and signage are inherently a facet of the public realm, and may be regulated by the government through the legitimate use of police powers;

WHEREAS, the expansion of the Sign Code provides business owners with an increased ability to provide signage that best fits the context of the business's use and physical space;

WHEREAS, the consideration of the rights of the individual, of the property owner, and the promotion of economic growth and development must be all accommodated and balanced;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

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

Section 1. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-212. - Development plan.

- (a) Purpose. A development plan may be required as part of another application or approval process to ensure that the proposed development conforms to these regulations and incorporates a compatible arrangement of buildings, parking, lighting, signage, landscaping, circulation, drainage, and open spaces.

- (b) Applicant. Where no rezoning is required, a development plan is submitted by the applicant to the director. Where other applications or permits are sought, a development plan is submitted in conjunction with those development application processes.
- (c) Applicability.
 - (1) A development plan shall be required for all new nonresidential or multifamily construction, exterior additions/changes that expand the building footprint or envelope for nonresidential or multifamily construction, or changes in use to any structure used for multifamily, commercial, industrial, or public use.
 - (2) A development plan is submitted in two phases: preliminary plan and final plan. A preliminary development plan may be used as a preliminary plat where all of the information required of preliminary plat has been included on the preliminary development plan.
- (d) Submission requirements for a preliminary development plan. The size, scale and number of copies (paper and digital) submitted shall be established by the department of urban planning and land use. The department of urban planning and land use shall establish a list of preliminary development plan requirements, which shall include at least the following:
 - (1) Name, address, phone number, cell phone number, and e-mail address of record of landowner and architect, engineer, surveyor, planner, and/or contractor, and an affidavit from the property owner acknowledging and approving of the application;
 - (2) Date, north arrow, scale, existing zoning classification and proposed classification;
 - (3) Vicinity map at a scale of not less than 1 inch = 2,000 feet;
 - (4) Location and size by survey of existing and proposed rights-of-way, easements, and infrastructure-sewer, water mains, gas mains, culverts, or other underground installations, with pipe size, grade, and location shown;
 - (5) Size, use and location of existing and proposed structures and drives on the subject property, and existing zoning, structures, and drives within 200 feet of the property;
 - (6) A legal description of the property, showing the location and type of boundary evidenced and including a statement of the total area of the property;
 - (7) Existing topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one-foot contours or spot elevations shall be provided;
 - (8) Location of floodplain areas subject to flooding, centerlines of drainage courses, and finished floor elevations of proposed buildings;
 - (9) The height, number of floors, proposed square footage of buildings, both above and below or partially below the finished grade;
 - (10) The yard dimensions from the development boundaries and adjacent streets and alleys;
 - (11) The traffic and pedestrian circulations system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, walkways and bicycle paths;
 - (12) Off-street parking and loading areas, including dimensions or proposed drives and parking spaces, and structures and landscaping for parking areas;

- (13) Green belt and other active recreation space areas, together with proposed private recreation areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreation facilities;
- (14) When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units and approximate completion date for the construction of each stage or unit. In any case, subsequent phases shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase;
- (15) Preliminary architectural elevations of proposed structures and an initial list of proposed building materials, a material palette (actual exterior material and color samples), and for nonresidential projects written design guidelines;
- (16) A master sign plan, detailing all proposed signage for the site, *unless provided as part of the final development under subsection (g)(7) herein*;
- (17) A conceptual landscape and screening plan that includes basic sizes and quantities;
- (18) Preliminary drainage and erosion control information sufficient to meet unified government requirements;
- (19) A chart describing the following, as applicable:
 - a. Total number of dwelling units;
 - b. Residential density and units per acre;
 - c. Total floor area (in square feet) and floor area ratio for each structure;
 - d. Total area in open space;
 - e. Total number of off-street parking spaces required and number provided.
- (e) Application and review procedures.
 - (1) Determination of completeness. Applications shall be submitted to the director for a determination of completeness pursuant to section 27-198.
 - (2) Neighborhood meeting.
 - (3) Notice.
- (f) Preliminary development plan review; no additional applications.
 - (1) Director review. If the preliminary development plan is submitted as a single application in a conventional (nonplanned) district, the director or his designee shall review the application. If the director determines that the application meets the terms of these regulations, he shall approve the application through the development review committee.
 - (2) Additional applications. If the preliminary development plan is submitted in conjunction with any supplemental or additional applications (e.g., rezoning) or as a requirement of a planned district, the preliminary development plan shall be reviewed by the planning commission.
 - (3) Appeal. Determinations made by the director or his designee may be appealed to the planning commission.
- (g) Submission requirements for a final development plan. The final development plan shall include the following information, with separate sheets for each of the following categories:
 - (1) A site plan showing the following:
 - a. Dimensions of all elements;
 - b. Outline of buildings;

- c. All drives, streets and parking spaces;
 - d. Curb and pavement details; and
 - e. Location and width of sidewalks.
- (2) A grading plan showing the following:
- a. Natural contours and finish contours; and
 - b. Floor grades.
- (3) A landscape plan showing the following:
- a. Turf areas with approximate dimensions;
 - b. Shrubs, ornamental trees and shade trees;
 - c. Botanical names, sizes when planted, quantities;
 - d. Trash bin enclosures;
 - e. Details of screening;
 - f. Lighting and sign locations, elevations, dimensions and descriptions; and
 - g. Irrigation, with a note specifying that final irrigation plans may be submitted by the contractor at the time of installation.
- (4) Architectural plans showing the following:
- a. Floor plans with gross square footage and total number of floors;
 - b. All four elevations with dimensions;
 - c. Location of mechanical equipment, screening details if on roof, building materials, and if pertinent, colors, signs and other details;
 - d. Trash enclosures and grease traps; and
 - e. Other information as deemed appropriate by the director of planning.
- (5) Final engineering plans:
- a. Sanitary sewer;
 - b. Streets;
 - c. Stormwater control; and
 - d. Any necessary revisions to a previously submitted traffic study.
- (6) Final utility plans:
- a. Water;
 - b. Electric;
 - c. Phone;
 - d. CATV; and
 - e. Gas.
- (7) *A master sign plan, if not provided as part of the preliminary development plan under subsection (d)(16) herein.*
- (h) Final development plan review; no additional applications.
- (1) Director review. If the final development plan is submitted as a single application in a conventional (nonplanned) district, the director or his designee shall review the application. If the director determines that the application meets the terms of these regulations and conforms to the approved preliminary development plan, the director or his designee shall approve the application.
- (2) Additional applications. If the final development plan is submitted in conjunction with any supplemental or additional applications (e.g., rezoning) or as a requirement of a

planned district, the final development plan shall be reviewed by the planning commission.

- (3) Appeal. Determinations made by the director or his designee may be appealed to the planning commission.

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. - Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-722. - Prohibited signs.

The following types of signs are prohibited, except where specifically permitted by this division:

- (a) Any sign that is not included under the sign types permitted in this division.
- (b) Any attention-getting device such as a wind or banner sign (except as permitted in subsections 27-729(c) and (d)), ~~portable sign, pennant, or search light, twirling sign, or balloon or other gas or air filled object.~~
- (c) Pole signs, except for legally nonconforming pole signs, as follows:
 - (1) The sign shall be maintained as provided in section 27-725; and
 - (2) Legally nonconforming pole signs may expand up to the maximum area allowed for detached (monument) signs; and
 - (3) The sign owner may reface or install a pole cover on a legally nonconforming pole sign. If the pole sign is refaced and the poles are not already covered, the sign owner shall install a pole cover over any existing pole.
- (d) Any sign mounted on a platform, trailer, or motor vehicle, whether operable or inoperable, that is placed on or near the premises of the business being advertised unless the sign is hidden from public view as provided in subsection 27-721(b)(1). This prohibition does not apply to trucks or other legitimate carriers and delivery vehicles that are parked on the premises in the course of their normal operations.
- (e) Any sign located in a public or private right-of-way, railroad right-of-way, or public and private utility easement, except those signs required by governmental authority. This subsection does not apply to:
 - (1) A portable sign of no greater than 32 square feet in surface area is permitted during the 45 days prior to, and the two days following any public election, or
 - (2) Awning/canopy/marquee signs, to the extent provided by subsection 27-728(b)(4),
 - (3) Projecting signs, to the extent provided by subsection 27-728(b)(6), and
 - (4) Sandwich/A-frame signs, to the extent provided by subsection 27-728(c)(4).
- (f) Any sign which, by reason of its size, location, movement, content, coloring, or manner of illumination:
 - (1) May be confused with or construed as a traffic control sign, signal or device, or the light of an emergency vehicle, or
 - (2) Hides from view any traffic or street sign, signal or device.
- (g) Any sign placed within a regulatory sight triangle, 25 feet of the edge of pavement, or any clear zone as defined by the American Association of State Highway and Transportation Officials.

(h) Off-premises signs, except where specifically allowed in section 27-734.

Section 3. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. - Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-723. - Sign permits, inspections and bonds.

(i) Applicability

(1) Generally.

- 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.
- b. Only those signs permitted in this division shall be granted a sign permit.
- c. Permits shall be issued only to licensed and bonded sign hangers for all signs except wall signs and monument signs. Any owner or authorized person may be issued a permit for wall signs and monument signs.

(2) Exemptions.

a. Maintenance.

1. No sign permit is required for maintenance.
2. Maintenance includes all care and minor repair needed to maintain a safe, attractive and finished structure, frame pole, brackets or surface and which does not enlarge or materially alter any face or display portion of the sign. Replacing a damaged or structurally unsound frame pole with another frame pole of the same size and height is considered maintenance.
3. This Section does not prevent the maintenance, repainting, or posting of a legally established nonconforming billboard.
4. With respect to on-premises signs, changing the copy on a sign without changing the sign dimensions is considered maintenance if the copy remains the same, if the graphic design is not substantially altered, and if the sign serves the same business establishment after the change as before.

b. Temporary signs in residential districts. A sign permit is not required for temporary signs in the A-G, R, R-1, R-1(B), R-2, R-2(B), R-3, R-4, R-5, R-6, or R-M districts if:

1. The principle use of the property is residential, and
2. The sign does not exceed 8 square feet in sign area or 4 feet in height.

c. Repainting/reposting. The sign surface of a billboard may be repainted or reposted without obtaining a new sign permit.

d. Murals. *No sign permit is required for the creation of new murals kept in good condition, and not in a state of disrepair as defined in Sec. 27-728(b)(5)b.*

(j) Applications.

- (1) The department of urban planning and land use ("department") shall prescribe forms and submittal requirements for sign permits as needed to administer this division. The form shall be made available at the department's office during regular business hours and on the department's public website.

- (2) After a complete application is filed [the] department shall approve, approve with conditions as needed to ensure compliance with division, or deny the sign permit with 30 calendar days unless the applicant consents in writing to a longer time period. The department's decision is appealable as provided in section 27-216.
 - (3) No sign shall be erected without the prior written consent of the owner or authorized agent of the tract upon which the sign is to be placed being filed with the building official at the time an application for a sign permit is filed.
 - (4) All persons shall plainly show the name and building permit number of the persons erecting and/or maintaining the sign. The information shall be displayed either on the sign, proximate to the sign on the same lot or parcel, or any window the building for which the sign is being erected.
 - (5) At the time the application is submitted, the applicant shall deposit with the unified government director of revenue an application fee in the amount established by the county administrator, no portion of which shall be returned.
 - (6) If the building permit expires before the sign for which it was issued is erected, the building official may issue a renewal of the building permit upon or 30 days after its expiration. The applicant shall pay a renewal fee in the amount established by the county administrator, surrender the old permit, and provide satisfactory proof that the sign is the sign for which the permit was originally issued.
- (k) Label. All signs shall have a permanent attached label indicating the permit number.
- (l) Inspections.
- (1) All signs (including any footings) for which a permit is required are subject to inspection by the building official.
 - (2) All signs containing electrical wiring are subject to all applicable provisions of chapter 8, article III of the Unified Government Code, and the electrical components used shall bear the label of an approved testing agency.
 - (3) The building official may order the removal of any sign that is not maintained in accordance with section 27-725.
 - (4) All signs may be reinspected at the discretion of the building official to ensure compliance with this division and the Building Code.
- (m) Bond of installers.
- (1) No person shall construct or maintain any signs regulated by this division, except wall signs and monument signs, without first having filed with the unified government clerk a surety bond in the sum of \$10,000.00.
 - (2) The bond shall:
 - a. Be conditioned upon the faithful compliance with the terms of this division, and
 - b. Hold the city and its officials harmless from all damages, losses, expenses, or judgments that may be claimed against the unified government by reason of the erection or maintenance of any sign regulated by this division or for the failure of that person to meet the requirements of this division.

Section 4. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. – Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-726. - Digital and illuminated signs.

(a) Applicability. This section applies to any of the following:

[SEE INSET TABLE IN SUPPLEMENTAL]

- (b) Where permitted. The standards for individual sign types in section 27-728 below, indicate whether changeable copy or illumination is allowed, and the type of illumination allowed (internal illumination, external illumination, halo lit, or digital).
- (c) Illumination. An illuminated sign shall not:
 - (1) ~~Be illuminated by flashing, intermittent, or moving lights~~ *Imitate, mimic, or obscure traffic signs or signals.*;
 - (2) ~~Contain or display animated, moving video, or scrolling advertising;~~
 - (3) ~~Consist of a static image projected upon a stationary object; or~~
 - (4) ~~Be a mobile sign located on a truck or trailer.~~
- (d) Generally. The following lighting requirements apply to all new signs:
 - (1) No rotating beam or flashing beacon light shall be used on any sign or sign structure.
 - (2) The light source for any sign shall not be directed toward any residentially zoned area.
 - (3) Bare neon lighting is permitted. Fluorescent and incandescent lighting shall be diffused by translucent glass or plastic.
 - (4) All signs shall comply with all applicable provisions of the electrical code of the unified government.
 - (5) Illuminated signs or digital signs within 250 feet of a residential zoning district shall shut off between the hours of 11:00 p.m. and 6:00 a.m.
 - (6) Illuminated signs or digital signs within a residentially zoned area shall shut off between the hours of 10:00 p.m. and 6:00 a.m. The sign shall include an automatic shut off mechanism to ensure that the signs are not illuminated during the time provided above.
- (e) Digital signs. Digital signs shall conform to the following standards:
 - (1) Minimum display time. Each static message on the sign must be displayed for a minimum of eight seconds duration. Message changes shall be completed instantaneously and shall be imperceptible. All transition effects are prohibited.
 - (2) Digital copy. Digital signs shall contain static messages only, and shall not have movement or the appearance or optical illusion of movement during the static display period of any part of the sign. Each static message shall not include any flashing or the varying of light intensity and the message shall not scroll.
 - (3) Brightness.
 - a. Digital signs shall not operate at brightness levels of more than 0.3 footcandles above ambient light as measured using a footcandle meter at a distance of 250 feet from the sign.

- b. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed (7,000) nits and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the director.
- (4) Light sensing device. Each digital sign must have a light sensing device that will adjust the brightness as ambient light conditions change.
- (5) Technology. The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that complies with the performance standards for digital billboards including the maximum brightness levels as stated in subsection (3) above is permitted.
- (6) Safety. A digital sign must:
 - a. Include systems and monitoring to either turn the display off or show "full black" on the display in the event of a malfunction, and
 - b. Be designed that in the event of a catastrophic power surge, the sign will go dark or will have maximum brightness limitations in place, and
 - c. Contain a default mechanism that freezes the sign in one position if a malfunction occurs, and
 - d. Automatically adjust the intensity of its display according to natural ambient light conditions.
- (7) Owner responsibilities. The sign owner shall provide to the Director the phone number and email address of a person who is available to be contacted at any time and who is able to turn off the electronic sign promptly after a malfunction occurs.
- (8) Maintenance. The light modules on digital billboards shall be repaired or replaced if they become broken, burned-out or substantially dimmed.

Section 5. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. – Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-728. - Standards for sign types.

(a) Generally

- (1) This section establishes standards for individual sign types, including:
 - a. Whether the sign type is permitted in the designated zoning districts.
 - b. Whether a sign permit is required.
 - c. The maximum number of signs (subject to the sign allocation system - see subsection (2), below) based on:
 - 1. Number per street frontage, or
 - 2. Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront, or
 - 3. Number per single-tenant building or multi-tenant building with a single entry, or
 - 4. The total number of that sign type on a single lot or parcel.

- d. Maximum sign dimensions, including:
 - 1. Sign area (see subsection (2), below).
 - 2. Height.
 - e. Location.
 - 1. Property line setback.
 - 2. Spacing between other signs.
 - f. Design characteristics, including whether the following design features are allowed or required:
 - 1. Digital.
 - 2. Illumination, internal.
 - 3. Illumination, external.
 - 4. Illumination, halo lit.
 - 5. Channel letters.
 - 6. Changeable copy.
- (2) The maximum number and area of signs is subject to the sign allocation system in section 27-727 and this section, unless otherwise provided. The allowable sign area for an individual sign may be less than the maximum allowed by this section where needed to observe the maximum sign allowance in section 27-727.
- (b) Attached signs.
- (1) Applicability. This subsection applies to attached signs. An "attached sign" means a sign that is attached to a building (including and building component, such as a column, marquee or canopy) and that uses the building as its primary support.
- (2) Generally.
- a. Attached signs shall comply with the maximum sign area allocation in section 27-727, except for provided in this section.
 - b. Attached signs shall not obscure or cover an architectural feature, such as a window, door, entryway, cornice, sill, or fire escape below the third story of a building.
- (3) Accessory signs.
- a. An "accessory sign" is a sign inscribed onto a fence, archway, berm, or similar accessory structure that is not erected for the sole purpose of mounting a sign. A sign posted on a placard, board, poster, banner, or similar appendage to an accessory structure is considered an incidental sign and regulated by section 27-729.
 - b. Accessory signs are subject to Table VIII-11-2 accessory signs, but are not subject to the maximum allocation for attached signs if the accessory signs are within the maximum area prescribed in line 7, below:

[SEE "TABLE VIII-11-2, ACCESSORY SIGNS" IN SUPPLEMENTAL]

- (4) Awning/canopy/marquee signs.
- a. Definitions.

[SEE INSET TABLE IN SUPPLEMENTAL]

- b. Standards. Awning signs (located above the drip flap portion of the awning), canopy signs, marquee signs, and over canopy signs toward the maximum attached sign allowance (see section 27-727). Awning signs located only on the drip flap portion of the awning and with letters not exceeding 18 inches in height, and under canopy signs do not count toward the maximum attached sign allowance.

[SEE "TABLE VIII-11-3, AWNING/CANOPY/MARQUEE SIGNS" IN SUPPLEMENTAL]

(5) Murals.

- a. Definition. A "mural" is a hand produced or machined graphic applied or affixed to the exterior of a building wall through the application of paint, canvas, tile, metal panels, applied sheet graphic or other medium generally so that the wall becomes the background surface or platform for the graphic, generally for the purpose of decoration or artistic expression, including but not limited to, painting, fresco or mosaic.
- b. Standards.
 - 1. Murals are not permitted on the primary façade. A primary façade is defined, for purposes of this section, as a building elevation that faces the adjacent street right-of-way and is the primary customer entrance. Buildings located on a block corner with the primary customer entrance located diagonally at the building corner to both intersecting streets ~~has~~ have two primary facades.
 - 2. On lots that share a property line with a residential zoning district, murals are not allowed on building walls that face a said residential zoning district. *A variance may be granted by the board of zoning appeals under Sec. 27-216.*
 - 3. Up to 20 percent of a mural may include text or commercial copy. No more than five items of information (as defined in subsection 27-724(d)) may be included in the area used for text or commercial copy.
 - 4. The mural shall be kept in good condition for the life of the mural according to the maintenance schedule and responsibilities approved by the director and incorporated into the sign permit. A mural is in a state of disrepair when 25 percent or more of the display surface area contains peeling, faded or flaking paint, or is otherwise not preserved in the manner in which it was originally created.
 - 5. The display surface shall be kept clean, neatly painted, and free from corrosion.

[SEE "TABLE VIII-11-4, MURALS" IN SUPPLEMENTAL]

(6) Projecting signs.

- a. Definition. A "projecting sign" is a sign supported by and extending at least 18 inches from a building wall.
- b. Standards.

1. No projecting sign shall extend more than five feet or beyond the outer edge of a sidewalk, whichever is greater. A projecting sign may not extend into any portion of the street right-of-way other than a sidewalk.
2. The lower edge of the projecting sign shall be at least ten feet above any sidewalk and 14 feet above any alley surface where vehicles may pass below.
3. The upper edge of a projecting sign shall not extend vertically above the eave line of a structure.
4. *No permit shall be required for projecting signs installed by a bonded and insured individual or company as designated in Sec. 27-723.*
5. 4. All projecting signs shall be attached at right angles to the supporting structure and may be anchored no more than six inches from the structure.

[SEE "TABLE VIII-11-5, PROJECTING SIGNS" IN SUPPLEMENTAL]

(7) Roof signs.

- a. Definition. A "roof sign" means a sign that is mounted upon or above a roof or parapet of a building or structure that is wholly or partially supported by the building or structure, and which projects above the cornice or parapet line of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard. A mansard having a pitch exceeding 1:3 (one foot horizontal and three feet vertical) is a wall. A mansard having a less vertical slope is a roof. A roof sign does not include a sign that is mounted flush on the surface of a roof, in which case the sign is classified as a wall sign.
- b. Standards.
 1. Structural members for roof signs shall be concealed, except for raceways that mount channel letters.
 2. Roof signs shall comply with the following standards. The maximum area is subject to the sign allocation system in section 27-727 and this section. The allowable sign area for an individual sign may be less than the maximum allowed by this section where needed to observe the maximum sign allowance in section 27-727.

[SEE "TABLE VIII-11-6, ROOF SIGN STANDARDS" IN SUPPLEMENTAL]

(8) Wall signs.

- a. Definitions. A "wall sign" means a sign (other than a projecting sign, roof sign, or window sign) that uses a building wall as its primary source of support, and that:
 1. Is placed directly on and contained totally within the dimensions of the outside wall;
 2. Does not extend more than 18 inches from a building surface.
- b. Standards.

[SEE "TABLE VIII-11-7, WALL SIGN STANDARDS" IN SUPPLEMENTAL]

(9) Window signs.

- a. Definition. Window signs are signs posted, painted, placed, affixed to a window and inside a building, but clearly visible from outside the building. Signs placed on the exterior of a window are not permitted.
- b. Standards. Window signs are counted toward the maximum sign area, but not the maximum number of signs, in the sign allocation system (section 27-727).

[SEE "TABLE VIII-11-8, WINDOW SIGN STANDARDS" IN SUPPLEMENTAL]

(c) Detached signs.

- (1) Applicability. This subsection applies to detached signs allowed by this division. A "detached sign" means a single or double-faced sign placed upon or supported by the ground independent of any other structure, such as a monument sign.
- (2) Billboards. See section 27-733.
- (3) Monument signs.
 - a. Definition. A detached sign whose sign surface is attached to a proportionate base or structural frame with a minimum width of one-half the width of the widest part of the sign face.
 - b. Standards. Monument sign shall comply with table VIII-11-9 monument signs and the following:
 1. The base shall not exceed a height of five feet above the average finished grade.
 2. An enclosed or solid sign base is not required if the sign face is within two feet of the average finished grade.
 3. The materials of the base of a monument sign shall be either masonry, stone or concrete.
 4. Monument signs shall be located proximate to the principal entrance into the lot, site or premises. "Proximate" means that the sign is located within 25 feet of the edge of the street right-of-way abutting the driveway entrance.
 5. Maximum sign height at the minimum setback line is 15 feet in each nonresidential zoning district. For each one foot of additional setback, one foot of additional height and five square feet in sign area is allowed up until the maximum sign area allocation for detached signs established in section 27-727 is reached.

[SEE TABLE VIII-11-9, MONUMENT SIGNS IN SUPPLEMENTAL]

(4) Sandwich/"A" frame signs.

- a. Definitions. A "sandwich board" means a portable sign that is ordinarily in the shape of an "A" with back to back sign faces, an easel, or a similar configuration.
- b. Standards.
 1. Sandwich/"A" frame signs are allowed in the right-of-way or on private property, subject to the standards in table VIII-11-10 sandwich/"A" frame signs below. ~~2.~~

Sandwich/"A" frame signs are allowed *by right at only* where a building is within a build-to-line established in the TND district, or where a front façade that includes an entryway open to the general public during normal business hours is within ten feet of the edge of a public sidewalk, subject to table VIII-11-10 below.

3-2. Sandwich boards/"A" frame signs shall leave a minimum, unobstructed sidewalk clearance of 36-48 inches or as otherwise required by the ADA.

[SEE "TABLE VIII-11-10, SANDWICH/"A"FRAME SIGNS" IN SUPPLEMENTAL]

(d) Hybrid signs.

(1) Applicability. This section applies to signs that may either be attached or detached. The signs are subject to the applicable allocation for the sign depending upon whether it is attached or detached.

(2) Flags.

a. Definition. A piece of fabric or other flexible material, with distinctive colors and patterns, customarily mounted on a pole or similar freestanding structure.

b. Standards. Flags shall comply with table VIII-11-11 flag standards below:

[SEE TABLE VIII-11-11, FLAG STANDARDS IN SUPPLEMENTAL]

Section 6. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. - Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-729. - Temporary/incidental signs.

(a) Applicability. This section applies to temporary signs or incidental signs. Each of the sign types described in this section (temporary signs, incidental signs, banners and feather signs) count toward the maximum allowance for temporary/incidental signs in section 27-727 except for pole banners where indicated in subsection (c)(4), below.

(b) Temporary and incidental signs, generally.

(1) Definitions.

[SEE TABLE IN SUPPLEMENTAL]

(2) Generally. Temporary and incidental signs shall comply with table VIII-11-12 temporary & incidental signs (generally) and this section.

(3) Height. The height of temporary or incidental signs shall not exceed three feet at the minimum setback line, and may increase one foot for every additional ten feet that the sign is set back up to the maximum height permitted in table VIII-11-12 temporary & incidental signs (generally).

(4) Temporary signs.

- a. Holidays. During the following time periods, the number of temporary signs may increase to five in the residential districts, C-O, C-D district and TND T-6, the sign allocation shall increase by 50 percent, and the internal illumination is permitted:
 1. The fourth Thursday in November to January 2, and
 2. July 1—5.
- b. Materials. Temporary signs shall include a vinyl or plastic face, or a material of similar durability.
- c. Display period. A detached temporary sign may be erected for the following maximum continuous time periods:
 1. Signs mounted with standard wire stakes or T-posts: 30 days.
 2. Signs mounted with metal or wood frames, or mounting methods of similar durability: 90 days.

[SEE “TABLE VIII-11-12, TEMPORARY & INCIDENTAL SIGNS (GENERALLY)” IN SUPPLEMENTAL]

(c) Banners.

- (1) Definition. A "banner" means any strip of cloth, bunting, plastic, paper, or similar material, attached to any structure or framing. This definition does not include flags, pennants or streamers.
- (2) Standards. Banners shall comply with table VIII-11-13 banners and the following:
 - a. A banner may be displayed for no more than 60 continuous days during any calendar year.
 - b. Banners shall be replaced or removed if they deteriorate by becoming frayed, faded, torn, or shredded in any manner.
- (3) Wall banners. Banners mounted on a wall shall:
 - a. Comply with the standards for attached signs (see subsection 27-728(b)(2)) and count toward the applicable attached sign allocation (see section 27-727), and
 - b. Be securely attached flat against the building with metal brackets, expansion bolts, through bolts, or lag bolts and screws.
- (4) Pole banners. Banners are exempt from the maximum number, dimensions, and location requirements of table VIII-11-13 banners below and the sign allocation system in section 27-727, if they:
 - a. Are mounted on a pole that provides a separate functional purpose such as street lighting, and
 - b. Contain no text or other elements found in a "sign" as defined in this division.

[SEE “TABLE VIII-11-13, BANNERS” IN SUPPLEMENTAL]

(d) Feather and inflatable signs.

- (1) Definition. A "feather sign" means a banner in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as "quill signs" or "sail banners."

- a. A "feather sign" means a banner in the shape of a feather, quill, sail, blade or teardrop, and mounted on a solid or flexible pole or cord. These are sometimes referred to as "quill signs" or "sail banners."
 - b. An "inflatable sign" is a sign that is either:
 - 1. Infrequently inflated and thereafter sealed, so that the air or gas inside the body of the sign provides buoyancy and/or structure; or
 - 2. Sections of fabric attached to a fan or motor or otherwise designed in a manner that allows air flow to move the fabric sections.
- (2) Standards. Feather signs shall comply with table VIII-11-14 feather signs. ~~and the following: Feather and inflatable signs are not allowed in the public right-of-way. Where feather or inflatable signs are installed in the right-of-way in violation of this ordinance, the unified government may require the applicant to pay the costs of removing the signs to the extent allowed by law.~~
- a. ~~Feather signs are not allowed in the public right-of-way. Where feather signs are installed in the right-of-way in violation of this ordinance, the unified government may require the applicant to pay the costs of removing the feather signs to the extent allowed by law.~~
 - b. ~~Feather signs may only be installed for a maximum of three continuous days during any 60 day period.~~

[SEE "TABLE VIII-11-14, FEATHER SIGNS" IN SUPPLEMENTAL]

Section 7. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 11. - Signs, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-731. - Master sign plans.

Purpose. This Section establishes as process to develop standards to assure harmony and visual quality throughout a master planned project.

- (a) Applicability. This section applies to an office park, hotel or motor hotel, shopping center, industrial park, or other grouping of three or more buildings, tenants or establishments.
- (b) Master sign plan required.
 - (1) An applicant subject to this section shall submit a set of sign standards for all exterior signs with any application for a rezoning, special use permit, or site plan.
 - (2) The master sign plan is approved concurrent with the rezoning, special use permit, or ~~site~~ *preliminary or final development plan*.
- (c) Standards—Generally.
 - (1) The master sign plan shall establish standards for the size, colors, materials, styles of lettering, appearance, type of illumination and location consistent with this division and table VIII-11-9 below.
 - (2) The applicant and its successors and assigns shall comply with the approved master sign plan.

- (3) The standards for the master sign plan supersede any standards in sections 27-727 and 27-728 to the extent that they are inconsistent. Any signs not addressed in the master sign plan are subject to the standards in sections 27-727 and 27-728.
- (4) The approved master sign plan standards shall run with all leases or sales of portions of the development.
- (d) Additional standards for center/secondary signs.
 - (1) If not located within the landscaped setback, the sign base shall be located within a curbed, landscaped area extending at least three feet on all sides of the sign base.
 - (2) An additional sign may be incorporated into a structure such as a water feature, sculpture, topiary, or other art form if the director finds that:
 - a. The sign is integrated visually with the structure,
 - b. Is compatible with the scale and design of the feature or art form, and
 - c. Is compatible with surrounding development.
- (e) Wall signs.
 - (1) Generally. One wall sign is allowed in a center for each occupant with façade frontage (refer to sections 27-727 and 27-728 for dimensional standards).
 - (2) Districts CI and CPI. Individual businesses in multitenant buildings in the CI or CPI districts are permitted, in lieu of the maximum wall sign allocation, to have a wall sign up to 25 square feet in area if the sign does not exceed 10 percent of the wall area.
 - (3) Districts CP-O and MP-3. In districts CP-O through MP-3, single tenant buildings of more than 100,000 square feet may have one wall sign on each building facade in addition to any permitted detached sign. Sign area must comply with section 27-728.

[SEE “TABLE VIII-11-15, CENTER AND SECONDARY SIGNS” IN SUPPLEMENTAL]

Section 8. That said original Sections 27-212, -722, -723, -726, -728, -729, and -731 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 9. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

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

APPROVED:

Tyrone A. Garner, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Acting Chief Counsel

ORDINANCE SUPPLEMENTS

Section 27-726(a)

Digital Sign	A sign that displays static images that are controlled by electronic communications, which allows the images to be turned on or off intermittently. A Digital Sign includes any illuminated sign on which the illumination is not kept stationary or constant in intensity and color when the sign is in use, including any light emitting diode (LED) or digital panel, and which varies in color or intensity. In the sign industry, digital signs are also referred to as dynamic signs, changeable electronic variable message signs (CEVMS), electronic message centers (EMCs), etc.
Footcandle	A measure of illumination on a surface that is one foot from a uniform source of light of one candle and equal to one lumen per square foot.
Illumination	A sign that has an artificial light source incorporated internally or externally to emanate light from, or direct light to, a sign's surface. Light sources may include exposed tubing, electrical bulbs, fluorescent lights, neon tubes, light emitting diodes (LED), liquid crystal displays, or other artificial sources of light.
Illumination, External	A sign that is illuminated by an external light source.
Illumination, Internal	Illumination created by a light source internal to the sign, transparent or translucent material from a light source within the sign structure or panel, or exposed lighting on the sign face.
Illuminated Sign	Any sign that incorporates illumination over all or part of its surface, or that is created by the projection of illumination onto a surface (such as a building wall).
Halo lit sign	A sign illuminated by concealing the light source behind three-dimensional opaque letters, numbers, or other characters of a sign, resulting in the night time perception of a halo around the silhouette of each sign character. This is also referred to as "reverse channel" or "reverse lit" illumination. A Halo Lit sign is not considered an internally illuminated sign.
Nit	A unit of illuminative brightness equal to one candle per square meter, measured perpendicular to the rays of the source.
Neon	A source of light supplied by a glass tube that is filled with neon gas, argon, mercury or other inert gas that produces ultraviolet light, and bent to form letters, symbols, or other shapes.

Section 27-727(b)

Table VIII-11-1 Sign Allocation System						
District (Includes Planned District Equivalent)	Attached Signs (See Sec. 27-728(b))		Detached Signs (See Sec. 27-728(c))		Temporary/Incidental (See Sec. 27-729)	
	Number per Facade ¹	Area (As Percentage of Wall Area)	Number	Area (Per Sign Face) (sf)	Number	Area (total (sf))
A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	1 ²	5%	1 ²³	40	2	36
R-3, R-4, R-5, R-6, R-M, TND T-4	1 ²	5%	1 ²³	50	2	48
C-O	4	5%	Sec. 27-728(b)	50	2	48
C-1, TND T-5	4	7%	Sec. 27-728(b)	50	Sec. 27-729	100
C-D, TND T-6	4	7%	Sec. 27-728(b)	50	Sec. 27-729	150
C-2, C-3, TND D	4	7%	Sec. 27-728(b)	75	Sec. 27-729	300
M-1, B-P	4	7%	Sec. 27-728(b)	75	Sec. 27-729	300
M-2, M-3	4	10%	Sec. 27-728(b)	100	Sec. 27-729	300

Notes:

- ¹ Not applicable to awning/canopy/marquee signs subject to subsection 27-728(b)(3).
- ² ~~Detached signs and other than temporary or incidental signs are only permitted for lots or buildings that include non-residential uses permitted in the district.~~ *Unless a greater quantity of an attached sign type is allowed, then that quantity serves as the maximum number of attached signs per façade.*
- ³ *Detached signs and other than temporary or incidental signs are only permitted for lots or buildings that include non-residential uses permitted in the district.*

Section 27-728(b)(3)b.

Table VIII-11-2 Accessory Signs								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T- 5	C-D, TND T- 6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.	Number per street frontage	—	—	—	—	—	—	—
4.	Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront (max.)	—	—	—	—	—	—	—
5.	Number-total per single-tenant building or multi-tenant building with a single entry (max.)	1	1	3	2	3	3	3
6.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
7.	Sign area exempt from maximum sign allocation (maximum-sf)	9	12	35	35	35	42	72
8.	Height (maximum-feet)	2	2	2	6	2	6	6
Location								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
11.	Digital	No	No	No	No	No	No	No
12.	Illumination, Internal	No	No	No	No	No	No	No
13.	Illumination, External	No	No	No	Yes	Yes	Yes	Yes
14.	Illumination, Halo Lit	No	No	No	Yes	Yes	Yes	Yes
15.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16.	Changeable copy	No	No	No	No	No	No	Yes
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.								

Section 27-728(b)(4)a.

Awning Sign	A sign that is painted, stenciled or attached to the surface of an awning. An "awning" means a roof-like cover that projects from the wall of a building to shield a doorway, walkway, or window from inclement weather or the sun. Awnings are often made of fabric or flexible plastic supported by a rigid frame and may be retracted into the face of the building.	
Canopy Sign	A sign attached to the surface of a canopy. A "canopy" means an overhead structure made of solid material, other than an awning, that is either attached to a building wall and extends at least twelve (12) inches from the face of the building or a freestanding overhead structure supported by posts.	
Marquee	A sign attached to the fascia of marquee. A "Marquee" means a hood or awning of permanent construction without pillars or posts which is supported from a building wall and extends beyond the building, building line, or property line. A sign attached to the bottom of a Marquee is considered an Under-Canopy Sign.	
Over Canopy Sign	A sign on the top of a roof overhang of a covered porch or walkway which identifies the tenant of the adjoining space.	
Under Canopy Sign	A sign suspended from the underside of a canopy, a covered porch or a walkway.	

Section 27-728(b)(4)b.

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	NR	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.	Number per street frontage	—	—	—	—	—	—	—
4.	Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront (max.)	1	1	1	1	1	1	1
5.	Number-total per single-tenant building or multi-tenant building with a single entry (max.)	1	1	3	2	3	3	3
6.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
7.	Sign area (maximum- sf)	60	60	100	150	100	150	150
8.	Height (maximum-feet)	2	2	2	6	2	6	6
Location								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
11.	Digital	No	No	No	No	Yes	Yes	Yes
12.	Illumination, Internal	No	No-Yes	No-Yes	Yes	Yes	Yes	Yes
13.	Illumination, External	No	No	No	Yes	Yes	Yes	Yes
14.	Illumination, Halo Lit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16.	Changeable copy	No	No	No	Yes	Yes	Yes	Yes
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.								

Section 27-728(b)(5)b.

Table VIII-11-4 Murals								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	No	No	No <i>Yes</i>	Yes	Yes	Yes	Yes
2.	Permit required?	No —	No —	No <i>Yes*</i>	Yes *	Yes *	Yes *	Yes *
3.	Number per street frontage (max.)	—	—	—	—	—	—	—
4.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
5.	Sign area (maximum- sf)	—	—	— **	**	**	**	**
6.	Height (maximum-feet)	—	—	—	—	—	—	—
Location								
7.	Property Line Setback (minimum-feet)	—	—	— Z	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
9.	Digital	—	—	— No	No	No	No	No
10.	Illumination, Internal	—	—	— No	No	No	No	No
11.	Illumination, External	—	—	— No	No	Yes	Yes	Yes
12.	Illumination, Halo Lit	—	—	— No	No	No	No	No
13.	Channel Letters	—	—	— No	No	No	No	No
14.	Changeable copy	—	—	— No	No	No	No	No

* A sign permit is not required for a new mural kept in good condition in compliance with this subsection and Sec. 27-725.

**The wall area that may be covered by a mural is as follows:

Text/Logo area (as a percent of mural)	Percent of façade that may be covered:
11-20%	When combined with other attached signs, must fall within the attached sign area allocation in Sec. 27-727.
0-10%	100%. If the mural is applied only to a side or rear façade, it does not apply to the attached sign area allocation in Sec. 27-727.

Section 27-728(b)(6)b.

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	NR	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	Yes <i>No</i> *	Yes <i>No</i> *	Yes <i>No</i> *	Yes <i>No</i> *	Yes <i>No</i> *	Yes <i>No</i> *	Yes <i>No</i> *
3.	Number per street frontage (max.)	—	—	—	—	—	—	—
4.	Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront (max.)	1	1	1	1	1	1	1
5.	Number-total per single-tenant building or a multi-tenant building with a single entry (max.)	1	1	1	1	1	1	1
6.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
7.	Sign area (maximum- percent of building façade <i>sf</i>)	48	48	48	96	96	96	96
8.	Height (maximum-feet)	—	—	—	—	—	—	—
Location								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
11.	Digital	No	No	No	No	Yes	Yes	Yes
12.	Illumination, Internal	No	No <i>Yes</i>	No <i>Yes</i>	Yes	Yes	Yes	Yes
13.	Illumination, External	No	No	No	Yes	Yes	Yes	Yes
14.	Illumination, Halo Lit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16.	Changeable copy	No	No	No	Yes	Yes	Yes	Yes
Rules of Interpretation:								
Yes = the sign type or characteristic is permitted;								
No = the sign type or characteristic is not permitted;								
R = the sign type or characteristic is required;								
NR = the sign type is permitted for non-residential uses only, <i>including home occupations</i> ;								
"—" =the standard does not apply.								
Z = as established for the principal building by the applicable zoning district.								
<i>* No permit shall be required for projecting signs installed by a bonded and insured individual or company as designated in Sec. 27-723.</i>								

Section 27-728(b)(7)b.

Table VIII-11-6 Roof Sign Standards								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	No	No	No	Yes	Yes	Yes	Yes
2.	Permit required?	—	—	—	Yes	Yes	Yes	Yes
3.	Number per street frontage	—	—	—	1	1	1	1
4.	Number-total	—	—	—	1	1	1	1
Dimensions								
5.	Sign area (maximum-sf)	—	—	—	120	120	300	300
6.	Height (maximum-feet)	—	—	—	4	4	6	6
Location								
7.	Property Line Setback (minimum-feet)	—	—	—	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	10	10	10	10
Design Characteristics								
9.	Digital	—	—	—	No	No	No	No
10.	Illumination, Internal	—	—	—	No	Yes	Yes	Yes
11.	Illumination, External	—	—	—	No	Yes	Yes	Yes
12.	Illumination, Halo Lit	—	—	—	No	Yes	Yes	Yes
13.	Channel Letters	—	—	—	R	R	R	Yes
14.	Changeable copy	—	—	—	No	No	No	No
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.								

Section 27-728(b)(8)b.

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	Yes	Yes	Yes	Yes	Yes	Yes
3.	Number per street frontage (max.)	—	—	—	—	—	—	—
4.	Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront (max.)	1-3	1-3	1-3	1-3	1-3	1-3	1-3
5.	Number-total per single-tenant building or a multi-tenant building with a single entry (max.)	1-3	1-3	3	2-3	3	3	3
6.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
7.	Sign area (maximum- sf)	50	50	80	150	150	300	300
8.	Height (maximum-feet)	4	4	4	—	—	—	—
Location								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
11.	Digital	No	No	No	No	Yes	Yes	Yes
12.	Illumination, Internal	No	No-Yes	No	Yes	Yes	Yes	Yes
13.	Illumination, External	No	No	No	Yes	Yes	Yes	Yes
14.	Illumination, Halo Lit	NR	NR	Yes	Yes	Yes	Yes	Yes
15.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16.	Changeable copy	No	No	No	Yes	Yes	Yes	Yes
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.								

Section 27-728(b)(9)b.

Table VIII-11-8 Window Sign Standards								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	No	No	No	No	No
3.	Number per street frontage (max.)	—	—	—	—	—	—	—
4.	Number-total (max.)	—	—	—	—	—	—	—
Dimensions								
5.	Sign area (maximum-percentage of window area)	25%-50%	25%-50%	25% 50%	25% 50%	25% 50%	25%-50%	25% 50%
6.	Height (maximum-feet)	—	—	—	—	—	—	—
Location								
7.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
9.	Digital	No	No	No	No	Yes	Yes	Yes
10.	Illumination, Internal	No	No-Yes	No-Yes	Yes	Yes	Yes	Yes
11.	Illumination, External	No	No	No	Yes	Yes	Yes	Yes
12.	Illumination, Halo Lit	NR	NR	Yes	Yes	Yes	Yes	Yes
13.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
14.	Changeable copy	No	No	No	Yes	Yes	Yes	Yes
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. For purposes of Line 5, "window area" includes the entire area spanned by glass, and within any window lights divided by mullions, transoms, or similar elements that divide the glazed area into compartments.								

Section 27-728(c)(3)b.

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	NR	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3.	Number per lot (max.)	1	1	1	1	1	1	1
4.	Number per linear feet of street frontage (max.)	—	—	—	1 per 1,000	—	1 per 1,000	1 per 1,000
5.	Number per additional frontage (applies to lots with frontage on more than 1 street) (max.)	1	1	1	1	1	1	1
6.	Number-total (single frontage/more than 1 frontage) (max.)—*no (No more than 1 monument sign is permitted per primary entrance or the number permitted per frontage, whichever is less)	1	1	2/3	2/3	2/3	2/3	2/3
Dimensions								
7.	Sign area (maximum-sf)	40	50	50	50	50	75	100
8.	Height (maximum-feet)**	12	12	24	24	24	24	24
Location								
9.	Property Line Setback (minimum-feet)	5	5	5	5	5	5	5
10.	Spacing between other signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
11.	Digital	NR	NR	Yes	Yes	Yes	Yes	Yes
12.	Illumination, Internal	NR	NR	Yes	Yes	Yes	Yes	Yes
13.	Illumination, External	NR	NR	Yes	Yes	Yes	Yes	Yes
14.	Illumination, Halo Lit	NR	NR	Yes	Yes	Yes	Yes	Yes
15.	Channel Letters	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16.	Changeable copy	No	No	No	Yes	Yes	Yes	Yes
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. **The height of the monument sign shall not exceed highest point of the nearest principal building's roof on the premises or the maximum height allowed by line 6, whichever is lower.								

Section 27-728(c)(4)b.

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	No	No	No Yes	Yes	Yes	No Yes	No
2.	Permit required?	—	—	— No	ROW No	ROW No	— No	—
3.	Number per street frontage	—	—	—	—	—	—	—
4.	Number per each business or institution (occupying a multi-tenant building) which has its own ground floor entryway or storefront (max.)	—	—	— 1	1	1	— 1	—
5.	Number-total per single-tenant building or multi-tenant building with a single entry (max.)	—	—	— 1	1	1	— 1	—
6.	Number-total (max.)	—	—	— 1	1	1	— 1	—
Dimensions								
7.	Sign area (maximum-sf)	—	—	— 12	12	12	— 12	—
8.	Height (maximum-feet)	—	—	— 5	5	5	— 5	—
Location								
9.	Sidewalk Clearance * (minimum-feet)	—	—	— 4	4	4	— 4	—
10.	Spacing between signs (minimum-feet)	—	—	—	—	—	—	—
Design Characteristics								
11.	Digital	No —	No —	No	No	No	No	No —
12.	Illumination, Internal	No —	No —	No	No	No	No	No —
13.	Illumination, External	No —	No —	No	No	No	No	No —
14.	Illumination, Halo Lit	No —	No —	No	No	No	No	No —
15.	Channel Letters	No —	No —	No	No	No	No	No —
16.	Changeable copy	No —	No —	No Yes	Yes	Yes	No Yes	No —
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. ROW = requires a right-of-way use permit (see Unified Government Code § Sec. 32-26). *Sidewalk clearance is the minimum, continuous, unobstructed distance for pedestrian movement along a sidewalk on at least one side of the sign.								

Section 27-728(d)(2)b.

Table VIII-11-11 Flag Standards								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	Yes	Yes	Yes	Yes	Yes
3.	Number per street frontage (max.)	1	1	1	1	2	2	2
Dimensions								
4.	Sign area (maximum-sf)	50	50	50	50	50	50	50
5.	Height (maximum-feet)	25	25	25	50*	50*	50*	50*
Location								
6.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
7.	Spacing between other signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
8.	Digital	No	No	No	No	No	No	No
9.	Illumination, Internal	No	No	No	No	No	No	No
10.	Illumination, External	Yes	Yes	Yes	Yes	Yes	Yes	Yes
11.	Illumination, Halo Lit	No	No	No	No	No	No	No
12.	Channel Letters	No	No	No	No	No	No	No
13.	Changeable copy	No	No	No	No	No	No	No
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. * Flag poles shall not exceed highest point of the nearest principal building's roof on the premises or the maximum height allowed by line 5, whichever is lower. Note: for the American flag, readers are encouraged to consult the protocols established in 4 U.S.C. §§ 1 - 10. Violation of these protocols is not a violation of this division.								

Section 27-729(b)(1)

Temporary Sign	A sign typically made of lightweight or flimsy material that can be easily or quickly mounted or removed (such as cloth, canvas, vinyl, cardboard, wallboard, or other light temporary materials), with or without a structural frame, intended for a temporary period of display. <i>A temporary sign also includes a portable sign, pennant, twirling sign, or balloons</i> Note: Examples include real estate signs, election signs, opinion signs, placards, construction signs, or signs that advertise a grand opening or special event. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.	
Incidental Sign	A sign with copy located on a panel and mounted on a pole or a wall or similar structure, with or without a structural frame, that is normally incidental to the allowed use of the property, but can contain any message or content. Note: examples of incidental signs include directional signs, flags, menu boards, property or tenant identification names or numbers, names of occupants, signs on mailboxes or newspaper tubes, signs posted on private property relating to private parking, political signs or signs warning the public against trespassing or danger from animals. This paragraph is provided to clarify the regulations and does not limit the content of incidental signs.	

Section 27-729(b)(4)

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required for temporary signs?	No	No	No	No	No	No	No
3.	Permit required for incidental signs?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4.	Number-total (max.)	2	2	2	—	—	—	—
Dimensions								
5.	Sign area, cumulative (maximum- sf) (up to the maximum area listed here or 10% of the building facade if attached, whichever is less)	36	48	48	100	150	300	300
6.	Height (maximum-feet)	4	4	4	6	4	6	6
Location								
7.	Property Line Setback (minimum-feet)	5	5	5	5	5	5	5
8.	Spacing between other detached signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
9.	Digital	No	No	No	No	No	No	No
10.	Illumination, Internal	No	No	No	No	No	No	No
11.	Illumination, External	No	No	No	No	No	No	No
12.	Illumination, Halo Lit	No	No	No	No	No	No	No
13.	Channel Letters	No	No	No	No	No	No	No
14.	Changeable copy	No	No	No	No	No	No	No
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.								

Section 27-729(c)

Table VIII-11-13 Banners								
Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	Yes*	Yes*	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	No	No	No	No	No
3.	Number (maximum per frontage for residential lots, per tenant for a multi-tenant building in a commercial or industrial district, or per single-tenant non-residential building)	1	1	1	1	1	1	1
Dimensions								
4.	Sign area (maximum-sf)	6	6	32	32	32	32	32
5.	Height (maximum-feet)	5	5	8	8	8	8	8
Location								
6.	Property Line Setback (minimum-feet)	5	5	5	5	5	5	5
7.	Spacing between other signs (minimum-feet)	10	10	10	10	10	10	10
Design Characteristics								
8.	Digital	No	No	No	No	No	No	No
9.	Illumination, Internal	No	No	No	No	No	No	No
10.	Illumination, External	No	No	No	No	No	No	No
11.	Illumination, Halo Lit	No	No	No	No	No	No	No
12.	Channel Letters	No	No	No	No	No	No	No
13.	Changeable copy	No	No	No	No	No	No	No
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. * Advertising is not permitted.								

Section 27-729(d)(2)

Zoning Districts/TND T-Zone →		A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND T-4	C-0	C-1, TND T-5	C-D, TND T-6	C-2, C-3, M-1, B-P, TND D	M-2, M-3
Requirements ↓								
1.	Permitted?	No	No	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	No	No	No	No	No	No	No
3.	Number (maximum per frontage)	—	—	1	1	1	1 for first 100 ft, then 1 per 200 ft (max. 3)	1
Dimensions								
4.	Sign area (maximum-sf)	—	—	32	32	32	32	32
5.	Height (maximum-feet)	—	—	12	12	12	12	12
Location								
6.	Property Line Setback (minimum-feet)	—	—	5	5	5	5	5
7.	Spacing between other signs (minimum-feet)	—	—	20	20	20	20	20
Design Characteristics								
8.	Digital	—	—	No	No	No	No	No
9.	Illumination, Internal	—	—	No	No	No	No	No
10.	Illumination, External	—	—	No	No	No	No	No
11.	Illumination, Halo Lit	—	—	No	No	No	No	No
12.	Channel Letters	—	—	No	No	No	No	No
13.	Changeable copy	—	—	No	No	No	No	No
Rules of Interpretation: Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district. * Advertising is not permitted.								

Section 27-731

Table VIII-11-15 Center and Secondary Signs			
Zoning Districts/TND T-Zone →		C-0, C-1, C-D, C-2, C-3, M-1, B-P, M-2, M-3, and planned district equivalents; TND T-5, TND T-6, TND D	Projects >50,000 sf building area in CP-0, CP-1, CP-D, CP-2, or CP-3; or >5 acres in MP-1, BPP, MP-2, or MP-3
Requirements ↓			
1.	Number of monument signs per one street frontage ("Center Sign") (*see additional area and height restrictions below if a second center sign is used)	1	1 or 2 *
2.	Number of monument signs per additional street frontage ("Secondary Sign")	1	1 *
3.	Number of monument signs per main building (subject to maximum detached sign allocation in and lieu of the monument signs allowed in lines 2 and 3 above) ("Secondary Sign")	1	1
4.	Number-total	1 or 2 *	1 of 2 *
Dimensions			
5.	Sign area (maximum-sf)		
	Center Sign (maximum-sf)	N/A	100
	• Additional area per 1 foot of additional setback/maximum total area (applies only if there is a single Center Sign)	N/A	15/250
	Center sign - additional area allowed (above maximum in Sec. 27-727 and Sec. 27-728) for one street frontage where Center includes over 20,000 square feet of building area	33%	
	Secondary Signs (see lines 2-3 above) (maximum - sf)	50	50
6.	Height (maximum-feet)		
	Center Sign	N/A	20 (10 if there are 2 Center Signs)
	• Additional height per 1 foot of additional setback/maximum total height	N/A	1/30
	Monument sign height for Secondary Signs (see line 3-4 above)	12	8
Location			
7.	Property Line Setback (minimum-feet)		
	Center Sign	15	15
	Secondary Sign	5	5
8.	Spacing between other detached signs (minimum-feet)	10	10
Design Characteristics			
9.	Digital	Up to 30% of sign face	Up to 40% of sign face
10.	Illumination, Internal	Yes	Yes
11.	Illumination, External	Yes	Yes
12.	Illumination, Halo Lit	Yes	Yes
13.	Channel Letters	Yes	Yes
14.	Changeable copy	No	No
Rules of Interpretation:			
Yes = the sign type or characteristic is permitted; No = the sign type or characteristic is not permitted; R = the sign type or characteristic is required; NR = the sign type is permitted for non-residential uses only; "—" =the standard does not apply. Z = as established for the principal building by the applicable zoning district.			

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending the requirements and qualifications of allowed home occupations and special use permits in single-family and two-family residential districts, amending **Section 27-609** to Chapter 27, Article VIII, Division 7 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, existing small businesses are not only the economic lifeblood of Kansas City and Wyandotte County, but the continued addition of new small businesses and the growth of existing small businesses is vital to the economic growth of the community;

WHEREAS, the Euclidean model of zoning, which serves as the basis for the Unified Government Zoning Code and which strictly separates residential and commercial uses, does not easily allow for home-based businesses;

WHEREAS, the rising cost of commercial properties in excess of the rate of inflation has weakened the ability for existing and potential business owners to lease or buy commercial space in an exclusively commercial zoning district, and had raised the overhead costs for those business owners who can lease or buy commercial space;

WHEREAS, the rising cost of residential properties in excess of the rate of inflation has heightened the need for one's residence to be greater utilized;

WHEREAS, the recognition that there are some commercial uses that are not appropriate to exist in a residential zoning district, and therefore the ability for the government to keep out or regulate such uses in residential districts outweighs the aforementioned barriers to business;

WHEREAS, the ability for a homeowner to use their property to the greatest extent as allowed by the respective zoning district, in consideration of the effects that such uses may have upon the rights of adjacent property owners, the surrounding neighborhood, and the community of Kansas City, Kansas, should be promoted;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

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

Section 1. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Definitions, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-340. - Definitions

For this article, certain terms and words are herewith defined as follows: Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular. The term "building" includes the term "structure." The term "shall" is mandatory and not directory. Definitions relating specifically to floodplain zoning, signs, and landscaping and screening are included elsewhere.

....

Home occupation means an activity for gain customarily carried on in a dwelling or structure accessory to a dwelling, clearly incidental and secondary to the use of the dwelling for residential purposes. In general, a home occupation is an accessory use so located and conducted that the average neighbor under normal circumstances would not be aware of its existence. ~~Such activity may employ only members of the immediate family residing on the premises.~~

....

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-609. - Districts R-1, R-1(B), R-2, R-2(B)

In the single-family (R-1; R-1(B)), two-family (R-2; R-2(B)) districts, accessory uses are as follows:

- (1) Home occupations. ~~Customary home~~ Home occupations may be allowed ~~subject to the issuance of a home occupation permit upon confirmation of compliance with the subsection herewithin by the planning department/division.~~ Home occupations that do not meet the criteria of this subsection shall be permitted only by a special use permit but must still meet accessory use requirements regarding the storage of equipment or material, or the parking of vehicles overnight. Use that may otherwise meet all requirements of this subsection shall require a special use permit if identified in section 27-593. The following conditions and restrictions shall apply to such ~~customary~~ home occupations:
 - a. No exterior advertising or signs will be erected and no outside display or activity that depicts other than residential activity will be allowed. ~~Advertising shall not include any address, but only a telephone number.~~
 - b. Only ~~members of the immediate family~~ persons residing on the premises *and up to two non-resident employees* will participate in the home occupation on the premises. Off-

- street parking must be provided for any non-resident employees driving a vehicle to the premises.*
- c. No machinery or equipment will be used that will interfere with radio or television reception on nearby property.
 - d. No heavy equipment, *nor* trucks of greater than 10,000 pounds GVWR, ~~or other objects that are not typically residential in character~~ will be stored *overnight* on the premises, *but may be brought to the premises for loading and unloading only.*
 - e. ~~No sales of merchandise will be conducted on the premises, and no service will be rendered that will require customer presence except on an irregular and incidental basis, but babysitting is excluded from the standard.~~ *Customers or clients may be present on the premises by appointment only and utilize off-street parking if feasible. If off-street parking is not available, up to two groups of customers or clients arriving at the premises separately in a vehicle may be on the premises at one time. There is no limit to the number of pedestrian customers or clients who may be on the premises at one time, subject to all other regulations such as the building occupancy limit.*
 - f. No inventory, ~~or storage, or commercial activity may be visible, heard, or otherwise detectible from the public street. other than samples, is maintained on the premises.~~ *Home occupations that do not meet the criteria of this subsection shall be permitted only by special use permit but must meet accessory use requirements regarding storage of equipment, material, or vehicles.*
- (2) Accessory buildings (garages, carports, tool sheds, etc.). For any dwelling unit there may be permitted a detached accessory building. Such building shall not be located, in front of the house, less than two feet from any alley, nor closer than three feet to any side or rear property line. In the case of corner lots, a detached accessory building shall not be within 20 feet of the side street. The total area of such detached accessory building shall not exceed 1,000 square feet or cover more than 30 percent of the required rear yard. In any residential district on lots or tracts of less than three acres, the following conditions shall apply to any detached accessory building of greater than 120 square feet in floor area:
- a. The exterior wall materials shall be limited to customary residential finish materials. These specifically include: horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial, and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material. These specifically exclude preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels. Also, excluded as an exterior material are standard concrete masonry units. Exception: Metal can be used for the walls of the unit provided they have a factory applied and painted finish closely matching the color of the primary structure. Also, excluded as an exterior material are standard concrete masonry units except when the walls of the building are painted the exact color of the primary structure.
 - b. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets. Exception: If using a metal roof the color must be a factory applied and painted finish that closely matches the roof color

- of the primary structure or the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color.
- c. Up to two accessory structures existing in a side or rear yard and not in the front yard of a single property prior to April of 2008 are exempt from these regulations. Kansas City, Kansas 2008 Aerial photography will be used to make this determination.
 - d. Accessory structures constructed after April of 2008 may be granted a variance upon written notarized approval from abutting neighbors impacted by the setback.
 - e. Any accessory structure located in a front yard must obtain a variance from the board of zoning appeals.
 - f. Any parcel with more than one accessory structure where the structures do not conform to subsection (c) of this section must obtain a variance from the board of zoning appeals.
- (3) Animals. Horses, ponies, cows, chickens, or other customary animals may be kept in accordance with the requirements of the public health department, except that on a lot or tract of less than five acres in size, a special use permit shall be required. If so approved, accessory barns or stables are permitted under the standards for accessory buildings.
- (4) Hobby activity. A hobby activity may be operated as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold either on or off the premises.
- (5) Additional uses. Such additional accessory uses as private swimming pools, television and radio antennae or dishes, wind power generators, solar collectors, flagpoles, play equipment, and tool sheds are permitted under the following conditions:
- a. Swimming pools, television and radio antennae or dishes greater than two feet in diameter, wind power generators, and tool sheds are not permitted in the front yard or in required side yards.
 - b. Solar collectors shall not extend more than three feet above the highest point of the roof.
 - c. Television dishes shall not exceed 12 feet in diameter or more than 15 feet above grade.
 - d. No accessory use shall exceed 60 feet in height.
 - e. Any accessory use which exceeds ten feet in height shall be located a distance inside the property line at least equal to one-third its height, except that any wind power generator shall be set back a distance no less than its height.
- (6) Storage of equipment, material or vehicle. Only motor passenger cars, other operable domestic equipment, material or vehicles, or a truck of 10,000 pounds GVWR or less shall be kept, parked or stored for more than 48 hours in any 30-day period in a residential area. Only a single one of each of the following may be stored: truck other than customary vans or pickup trucks, camping trailer, hauling trailer, boat, or recreational vehicle. The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which

the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs. Use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes is prohibited.

(7) Farmers' markets.

a. See section 27-618 for additional farmers' market regulations.

(8) Mobile markets.

a. A mobile market may only operate within the parking lot of a place of worship, a senior center, a senior living facility, a community center, a school, or other like facility with public access, subject to all additional parking lot regulations in the Code of Ordinances.

b. See section 27-619 for additional mobile market regulations.

(9) Mobile vending: food trucks, pushcarts, and retail.

a. A mobile vendor vehicle may only operate within the parking lot of a place of worship, a senior center, a senior living facility, a community center, a school, or other like facility with public access, subject to all additional parking lot regulations in the Code of Ordinances.

b. See section 27-620 for additional mobile vending regulations.

Section 2. That said original Section 27-609 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 3. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

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

APPROVED:

Tyrone A. Garner, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Acting Chief Counsel