



Unified Government of Wyandotte County and Kansas City, Kansas

**Board of Commissioners**

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

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***Mayor Tyrone Garner***

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

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**AGENDA**

**Thursday, October 30, 2025**

**7:00 PM**

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

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. REVISIONS TO OCTOBER 30, 2025 AGENDA**

**5. MAYOR'S AGENDA**

**5.1 PRESENTATION: DOTTE PROUD RECOGNITION**

Synopsis: Mayor Garner will recognize exceptional healthcare organizations whose contributions have helped shape and enrich the fabric of our county. Honorees include Mercy & Truth Healthcare Ministry, Providence Medical Center, Swope Health, The University of Kansas Health System, and Vibrant Health.

*For Information Only*

Tracking #: 211197

**5.2 PRESENTATION: AWARDS FROM THE NATIONAL ASSOCIATION OF CLEAN WATER AGENCIES**

Synopsis: Mayor Garner will recognize the Environmental Services team for their outstanding achievements.

*For Information Only*

Tracking #: 211146

**5.3 PRESENTATION: COUNTY-WIDE CLEAN UP ACTIVITIES**

Synopsis: A presentation from the Beautification & Blight Cleanup Team consisting of Buildings and Logistics, Parks and Recreation and Public Works Street Department identifying areas of activity and amount of waste collected.

*For Information Only*

Tracking #: 211157

**5.4 UPDATE: WARMING SHELTER**

Synopsis: An update regarding the progress for a warming shelter in Wyandotte County.

*For information only*

Tracking #: 211218

**5.5 PROCLAMATION: NATIONAL FIRST RESPONDERS DAY**

Synopsis: Proclamation proclaiming October 28, 2025, as National First Responders Day.

Tracking #: 211219

**5.6 PROCLAMATION: WYANDOTTE COUNTY PARKS AND RECREATION DAY**

Synopsis: Proclamation proclaiming October 30, 2025, as Wyandotte County Parks and Recreation Day.

Tracking #: 211198

**5.7 PROCLAMATION: BREAST CANCER AWARENESS MONTH**

Synopsis: Proclamation proclaiming the month of October 2025 as Breast Cancer Awareness Month.

Tracking #: 211205

**5.8 PROCLAMATION: DOMESTIC VIOLENCE AWARENESS MONTH**

Synopsis: Proclamation proclaiming the month of October 2025 as Domestic Violence Awareness Month.

Tracking #: 211206

**6. CLERK'S-STATEMENT**

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

**PLANNING & ZONING COMMISSION**

**7. PLANNING AND ZONING CONSENT AGENDA**

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

**7.1.1 COZ2025-024 - RICHARD HAWKINS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from Unzoned to MP-3 Heavy Planned Industrial District at 14 South 59th Lane, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211114

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

**7.2.1 SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2024-062, expires December 13, 2025) for the continuation of a short-term rental at 9990 Hollingsworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211119

**7.2.2 SP2025-057 - LARRY AND KRISTI PRIDDY**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2023-40, expires December 14, 2025) for the continuation of keeping chickens, ducks, and goats at 3425 North 87th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211120

**7.2.3 SP2025-058 - ADAM REYNOLDS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2024-029, expired August 8, 2025) for the continuation of a short-term rental at 4443 Eaton Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 2 YEARS.

Tracking #: 211121

**7.2.4 SP2025-059 - TITA LAGRIMAS**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 10 YEARS.

Tracking #: 211122

**7.2.5 SP2025-061 - JESSICA BETTS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Renewal (SP2022-117, expired August 3, 2025) for a Short-Term Rental at 749 Locust Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0 FOR 5 YEARS.

Tracking #: 211123

**7.3 Miscellaneous**

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

Synopsis: Adoption of the identified Vision, Mission, and Goals of the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan in order for the Unified Government to be eligible for additional funding opportunities, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211093

**7.3.2 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211094

**7.3.3 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211095

**7.3.4 ORDINANCE: REZONING PROPERTY (COZ2025-015)**

Synopsis: AN ORDINANCE rezoning property at 1135 North 134th Street (COZ2025-015) from of C-1 Local Business District (WYCO) to R-1 Single Family District, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211167

**7.3.5 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-036)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-036) for a short-term rental at 4512 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211165

**7.3.6 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-042)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-042) for the continuation of a daycare at 2605 West 39th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211166

**7.3.7 ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2025-046)**

Synopsis: AN ORDINANCE authorizing a Special Use Permit (SP2025-046) Temporary Use of Land to keep a shipping container at 1424 South 80th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9-0.

Tracking #: 211199

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

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

**8.1.1 COZ2025-022 - DARYL RAKOSKI**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-3.

Tracking #: 211112

**8.2 Special Use Permit Application(s)**

**8.2.1 SP2025-041 - BHAVESH PATEL**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit Temporary Use of Land for a storage container at 1805 North 110th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-2 FOR 5 MONTHS.

Tracking #: 21935

**8.3 Plan Review Application(s)**

**8.3.1 PR2025-028 - MICHAEL RHODES**

Synopsis: A RECOMMENDATION for a Preliminary Development Plan for a grocery store with three (3) fuel dispensers at 10702 Donahoo Road, RECOMMENDED FOR DENIAL BY A VOTE OF 7-1.

Tracking #: 211117

**8.4 Miscellaneous**

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

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

*This item was previously heard before the Board of Commissioners on July 31, August 28, and September 25, 2025.*

Tracking #: 21779

## REGULAR COMMISSION

### 9. REGULAR CONSENT AGENDA

#### 9.1 MINUTES

Synopsis: Minutes from the Regular Session meeting on October 30, 2024.

Tracking #: MINUTES

#### 9.2 WEEKLY BUSINESS

Synopsis: Weekly business materials dated September 4 and 25, 2025 and October 2, 2025.

Tracking #: WEEKLY BUSINESS

### 10. PUBLIC HEARING AGENDA

#### 10.1 PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT

Synopsis: Commission action related to the BUC-EE's project:

1. Conduct a public hearing to receive comments regarding the establishment of a redevelopment district;
2. Approving an ordinance establishing a TIF District;

*Resolution R-81-25 was adopted by the Board of Commissioners on October 2, 2025, setting this public hearing.*

Tracking #: 211152

#### 10.2 PUBLIC HEARING AND ORDINANCE: THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT FOR THE BUC-EE'S PROJECT

Synopsis: Commission action related to the BUC-EE's project:

1. Conduct a public hearing to receive comments regarding the establishment of a community improvement district;
2. Approving an ordinance establishing a CID District

*Resolution R-81-25 was adopted by the Board of Commissioners on October 2, 2025, setting this public hearing.*

Tracking #: 211154

### 11. STANDING COMMITTEES' AGENDA

## 12. ADMINISTRATOR'S AGENDA

### 12.1 RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR BUC-EE'S PROJECT

Synopsis: Adopting a resolution authorizing the Unified Government to issue taxable Industrial Revenue Bonds in a principal amount not to exceed \$43,000,000 for the purposes of acquiring, constructing, and equipping a commercial project for BUC-EE's located in Kansas City, Kansas.

Tracking #: 211153

## 13. COMMISSIONERS' AGENDA

## 14. PUBLIC ANNOUNCEMENTS

## 15. ADJOURN

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

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

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

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

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Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/84004637342>

**Webinar ID: 840 0463 7342**

Phone one-tap:

+13462487799,85339542904# US (Houston)

+16694449171,85339542904# 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), +1 507 473 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, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US 888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)

International numbers available: <https://wycokck.zoom.us/j/84004637342>

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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.

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Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Irene Caudillo, Chief of Staff</div> icaudillo@wycokck.org x5010	Mayor's Office
AGENDA ITEM #5.1.		
PRESENTATION: DOTTE PROUD RECOGNITION		
BACKGROUND		
<p>Mayor Garner will recognize exceptional healthcare organizations whose contributions have helped shape and enrich the fabric of our county. Honorees include Mercy &amp; Truth Healthcare Ministry, Providence Medical Center, Swope Health, The University of Kansas Health System, and Vibrant Health.</p> <p><i>For Information Only</i></p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Mayor's Dotte Proud Recognition 10-30-25		

Approved by Mayor/Administrator to add to agenda.

**Mayor's  
Dotte  
Proud  
Recogniti  
on**

October 30, 2025



**Honoring Our Community  
Healthcare System**

**Mercy &  
Truth  
Healthcare  
Ministry**



**Providenc  
e Medical  
Center**



Providence Medical Center

Swope  
Health

**swope** HEALTH 

**The  
University  
of Kansas  
Health  
System**



**THE UNIVERSITY OF  
KANSAS HEALTH SYSTEM**

**Vibrant health**



**VIBRANT**  
health



Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 2px;">Troy Shaw, County Engineer/ Director of Public Works</div> <div data-bbox="586 485 1036 577" style="border: 1px solid black; padding: 2px;">Jeff Miles, Director, Water Pollution Control</div> <p data-bbox="581 617 862 724">tshaw@wycokck.org, jmiles@wycokck.org x5416, x1301</p>	Public Works
<b>AGENDA ITEM #5.2.</b>		
<b>PRESENTATION: AWARDS FROM THE NATIONAL ASSOCIATION OF CLEAN WATER AGENCIES</b>		
<b>BACKGROUND</b>		
<p>Recognizing the Environmental Services team for their outstanding achievements. The department recently received four Peak Performance Awards from the National Association of Clean Water Agencies, honoring excellence in wastewater treatment and permit compliance. In addition, six members of the Environmental Services Construction team recently competed in the APWA Metro Area Rodeo, finishing strong against other cities across the metro.</p>		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Wolcott NACWA Award 2024, KP NACWA 2024, Plant 14 NACWA Award 2024, Plant 3 NACWA Award 2024		

Approved by Mayor/Administrator to add to agenda.

**Silver** AWARD



The National Association of Clean Water Agencies is pleased to recognize

**Unified Government of Wyandotte County, KS**  
***Wolcott Wastewater Treatment Facility***

in recognition of its complete and consistent permit compliance during the calendar year

**2024**

A handwritten signature in black ink that reads "Adam Krantz". The signature is written in a cursive style and is positioned above a horizontal line.

NACWA Chief Executive Officer



AWARD  
**Platinum 9**

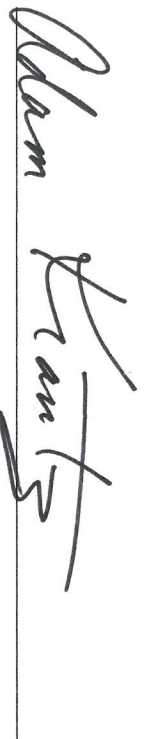


**Peak Performance**  
AWARDS

The National Association of Clean Water Agencies is pleased to recognize

**Unified Government of Wyandotte County, KS**  
***Municipal Wastewater Treatment Plant No. 1 (Kaw Point)***

in recognition of nine years of complete and consistent  
National Pollutant Discharge Elimination System permit compliance.



NACWA Chief Executive Officer

July 23, 2025

Date Issued

# Platinum 7



The National Association of Clean Water Agencies is pleased to recognize

**Unified Government of Wyandotte County, KS**  
***Municipal Treatment Plant No. 14***

in recognition of seven years of complete and consistent  
National Pollutant Discharge Elimination System permit compliance.

A handwritten signature in blue ink, appearing to read "Adam Krantz", is written over a horizontal line.

NACWA Chief Executive Officer

July 23, 2025

Date Issued

**Silver** AWARD



The National Association of Clean Water Agencies is pleased to recognize

**Unified Government of Wyandotte County, KS**  
***Kansas City Plant #3 Wastewater Treatment Facility***

in recognition of its complete and consistent permit compliance during the calendar year

**2024**

A handwritten signature in black ink that reads "Adam Krantz". The signature is written in a cursive style and is positioned above a horizontal line.

NACWA Chief Executive Officer





Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">           John Kelly, Director of Building &amp; Logistics         </div> jkelly@wycokck.org 573-5332	Building & Logistics
<b>AGENDA ITEM #5.3.</b>		
<b>PRESENTATION: COUNTY-WIDE CLEAN UP ACTIVITIES</b>		
<b>BACKGROUND</b>		
<p>A presentation from the Beautification &amp; Blight Cleanup Team consisting of Buildings and Logistics, Parks and Recreation and Public Works Street Department identifying areas of activity and amount of waste collected.</p>		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
n/a		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
BLIGHT AND BEAUTIFICATION CLEANUP PRESENTATION (003)		

Approved by Mayor/Administrator to add to agenda.

# Blight and Beautification Cleanup Initiative

OCTOBER 30, 2025

Presented by:  
Rocki Mayes  
Buildings and Logistics



# Goal



To improve the quality and appearance of our community through targeted cleanup efforts that reflect pride and establish sustainable maintenance practices.

# Actions



## I. Reduce and Clean Up Illegal Dumping

- I. Assign teams to clean high-visibility and hazardous dump sites
- II. Coordinate with Public Works and KCKPD for surveillance and signage

## II. Maintain and Improve Public Right-of-Way Areas

- I. Enhance the appearance and safety of our corridors by cleaning and maintaining guardrails, sidewalks, and vegetation.

# Monday Team Collaboration



Buildings & Logistics



Parks and Recreation



Public Works Street Department

# Cleanup Reports

Weekly reports sent with overall cleanup summary and detailed numbers



## BEAUTIFICATION & BLIGHT CLEANUP UPDATE

Buildings and Logistics  
Parks and Recreation  
Public Works Street Department



### OVERALL CLEANUP SUMMARY

Monday, October 13, 2025

14.25 loads (full dump trucks) taken to Waste Management  
2 loads of brush  
115 tires collected  
12 workers assisting

### CLEANUP DETAIL

TEAM	LOCATION(S)	# OF LOADS	# OF WORKERS	NOTES
Buildings & Logistics	9 <sup>th</sup> & Sanford	0.5	3	1 supervisor on duty
	Allis & Cleveland	3		30+ tires picked up
	Glenrose - Merriam Ln to Woodend	0.5		
	26 <sup>th</sup> & Shawnee Drive			
	S. 59th, behind Pierson Park	1		Completed original list so moved on to other areas that needed work
	63 <sup>rd</sup> & Holliday Drive	2		
	103 <sup>rd</sup> & Leavenworth Rd.	0.25		
Douglas Ave - Under 635 Bridge	0.25	1	Picked up dumped toilet	

TEAM	LOCATION	# OF LOADS	# OF WORKERS	NOTES
Parks & Recreation	3 <sup>rd</sup> & New Jersey	2	6	1 supervisor on duty
	1 <sup>st</sup> & Richmond/Walker	2		2 Brush Loads
	9 <sup>th</sup> /10 <sup>th</sup> & Freeman/Oakland			5 Tires
	11 <sup>th</sup> & Walker/New Jersey	2		
	TIRE PICKUP			80+ tires from multiple locations

TEAM	LOCATION	# OF LOADS	# OF WORKERS	NOTES
PW Street Department	8 <sup>th</sup> & Seminary, down Puckett			Not done
	S 21 <sup>st</sup> St Steele Rd. to Ruby	3	3	All tires collected by B&L
	Ruby, 21 <sup>st</sup> -24 <sup>th</sup> , down 21 <sup>st</sup>			Not done
	Metropolitan, 12 <sup>th</sup> to Dead End			Not done

### NEXT WEEK'S SCHEDULE

ISSUE	LOCATIONS
Illegal Dumping	10 <sup>th</sup> & Oakland S 12 <sup>th</sup> & Gilmore S. Valley & Allen
	Ridge - Lowell, 22 <sup>nd</sup> St Ridge - dead end Ford Ave. behind City Park N ROW
	9 <sup>th</sup> & Freeman 10 <sup>th</sup> & Oakland 2141 New Jersey
	Glendale, 22 <sup>nd</sup> - 26 <sup>th</sup> ROW N 22 <sup>nd</sup> & Glendale, Westheight Park Land Banks
	24 <sup>th</sup> & Ruby, N on 24 <sup>th</sup> St. 22 <sup>nd</sup> & Metropolitan E to dead end
	Mill St. & 8 <sup>th</sup> Place, S on 8 <sup>th</sup> Place Mill St. & Seminary, S on Puckett

# Cleanup Details

Illegal Dumping Site Cleanups  
September 7 – October 24, 2025



# 7 Mondays of Cleanups

2 weeks with minimum crew/hours due to prior engagements



# 11 to 14 Team Members Every Monday



# 105 Dump Truck Loads to Waste Management



# 10 Brush Loads



# Nearly 1,000 Tires Picked Up



# Illegal Dumping Areas

- 50 sites cleaned
- 7 sites cleaned multiple times due to re-dumping



# Community Cleanups

- April 22<sup>nd</sup> – Earth Day Cleanup
  - 29 bags of trash
  - 30 employees
- June 13<sup>th</sup> – District 1 Cleanup
  - 52 bags of trash
  - 12 tires
  - 2 mattresses
  - 30 employees
- October 24<sup>th</sup> – District 2 Cleanup
  - Postponed to 10/29/25 due to weather



# Public Right-of-Way Maintenance

- Pending weather, cleanups begin November 3<sup>rd</sup>
- Begin heavy focus on weeds in Spring



# Future Steps

Actions to Deter Illegal Dumping



# More Signage

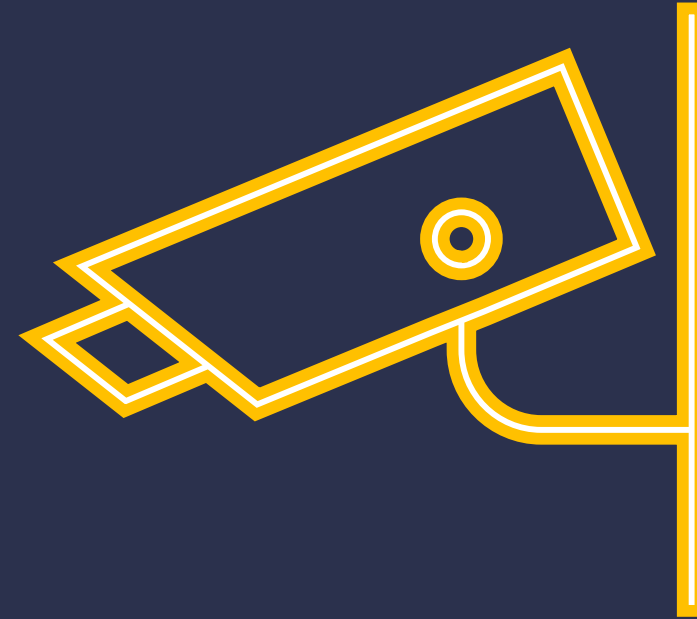
Placing signage at each  
illegal dumping site



# Cameras

Funding in 2026: \$100,000

- Real Time Crime Lab
- Collaboration with Buildings & Logistics, KCKPD, and BPU



# Questions?





# Report to Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
		Administrator's Office
AGENDA ITEM #5.4.		
UPDATE: WARMING SHELTER		
BACKGROUND		
An update regarding the progress for a warming shelter in Wyandotte County.  <i>For information only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



# *PROCLAMATION*

**WHEREAS,** National First Responders Day is observed each year on October 28 to honor the brave men and women who serve our communities as firefighters, law enforcement officers, deputies, emergency medical technicians, paramedics, dispatchers, and other emergency personnel, as well as public works professionals; and

**WHEREAS,** first responders are often the first to arrive at emergencies, disasters, and crises, risking their own safety to protect and save the lives of others; and

**WHEREAS,** these dedicated professionals work tirelessly, day and night, ensuring the safety, security, and well-being of Kansas City, Kansas, and Wyandotte County residents, responding with courage, skill, and compassion in moments of greatest need; and

**WHEREAS,** public works professionals play a critical, though often unseen, role in emergency response and recovery, maintaining safe roads, clean water, functional infrastructure, and rapid restoration of essential services during storms, floods, accidents, and other crises; and

**WHEREAS,** the coordinated efforts of all first responders, working side by side, exemplify courage, professionalism, and commitment to public service in the face of danger and uncertainty; and

**WHEREAS,** the sacrifices made by Wyandotte County and Kansas City, Kansas, first responders, and by their families who support them, merit the highest recognition and gratitude from our community; and

**WHEREAS,** it is fitting that we come together to express our heartfelt appreciation for their commitment, bravery, and selfless service.

**NOW, THEREFORE,** I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim October 28, 2025, as:

## **“National First Responders Day”**

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

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**TYRONE GARNER, MAYOR/CEO**



# PROCLAMATION

**WHEREAS,** parks, trails, our lake, community centers, splash pads, courts, shelters, playgrounds, and public green spaces are essential to the health, well-being, and quality of life for residents of Kansas City, Kansas, and Wyandotte County; and

**WHEREAS,** under the leadership of Angel Ferrara and the staff of the Unified Government Parks & Recreation Department has pursued bold, equitable investment across both historically underserved areas east of I-635 and in parks and natural assets throughout the county; and

**WHEREAS,** over the past several years, the department has overseen more than \$11 million in capital upgrades, repairs, amenity expansions, and safety enhancements—investments that are transforming parks from east to west; and

**WHEREAS,** on the east side of I 635, over \$2.1 million in Community Development Block Grant (CDBG) funds supported major improvements at Klamm Park (new basketball, tennis & pickleball courts, LED lighting), Kensington Park (new basketball court, sidewalks, benches, parking lot upgrades), and Clifton Park (a new spray park—the first in KCK in over 20 years) that addressed long deferred needs in redlined neighborhoods; and

**WHEREAS,** at Wyandotte County Lake, key enhancements have made a difference in accessibility, safety, and community enjoyment, including:

- Construction of a new dog park near Shelter 16 and the archery range in 2025.
- Emergency storm-damage repairs to paths, trees, docks, and boat infrastructure to reopen the lake park safely.
- Addition of restrooms, covered dock slips, pickleball courts, and replacement of shared dock and other amenities; and

**WHEREAS,** these improvements contribute to the long-term sustainability, equity, and livability of our city and county, ensuring that every resident has access to well-maintained, inclusive, and vibrant recreational opportunities.

**NOW, THEREFORE, BE IT RESOLVED** that I, Tyrone Garner, Mayor of the Unified Government of Wyandotte County and Kansas City, Kansas, do hereby recognize and commend the Wyandotte County Parks and Recreation Department, and especially Angel Ferrara, for their outstanding leadership, dedication, and commitment to improving and uplifting our parks system, and do hereby proclaim October 30, 2025 as:

## “Wyandotte County Parks and Recreation Day”

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

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**TYRONE GARNER, MAYOR/CEO**



Unified Government of Wyandotte County/Kansas City, Kansas

# *PROCLAMATION*

**WHEREAS,** breast cancer affects every region of the United States, with hundreds of thousands of Americans being diagnosed each year and tens of thousands losing their lives; and

**WHEREAS,** about 1 in 8 women in the United States will be diagnosed with invasive breast cancer at some point in her life (approximately 13 %), and in 2025, an estimated 2,800 men will also be diagnosed with breast cancer; and

**WHEREAS,** we express our support to every individual and family affected by breast cancer, and we take this opportunity to remember those we have lost; and

**WHEREAS,** Breast Cancer Awareness Month in October is a meaningful time to promote awareness of early detection—through mammography and other screening methods—and to encourage participation from our community, organizations, churches, families, and individuals; and

**WHEREAS,** we salute the men and women who devote themselves to prevention, detection, research, treatment, and support as we observe Breast Cancer Awareness Month.

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

## **“Breast Cancer Awareness Month”**

in Wyandotte County/Kansas City, Kansas, and call upon all residents to recognize the importance of Breast Cancer Awareness. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

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**TYRONE GARNER, MAYOR/CEO**



## Unified Government of Wyandotte County/Kansas City, Kansas

# PROCLAMATION

- WHEREAS,** family and relationships are often counted among life's greatest gifts, and tragically, many Kansans' relationships are tarnished by violence and fear; and
- WHEREAS,** the crime of domestic violence violates an individual's privacy, dignity, security, and humanity, due to the systematic use of physical, emotional, sexual, psychological, economic, and coercive control and abuse; and
- WHEREAS,** in 2024, the Centers for Disease Control and Prevention reported that 1 in 4 women and 1 in 5 men have experienced severe physical violence by an intimate partner during their lifetime; and
- WHEREAS,** more than 22,000 calls are placed to domestic violence hotlines nationwide every day, and during a 24-hour period in 2024, hotline staff in Kansas received 198 contacts, averaging over 8 contacts per hour; and
- WHEREAS,** in 2024, the Kansas Bureau of Investigation reports that domestic violence homicides comprised over 20.4% of all homicides in Kansas; and
- WHEREAS,** in 2024, one domestic violence arrest was made by law enforcement every 46 minutes, and 39 seconds in Kansas; and
- WHEREAS,** the DELLA GILL/JOYCE H. WILLIAMS CENTER for Domestic Violence Survivors & their Children, "A Program of Friends of Yates," provides 24/7/365 free and confidential services to victims of domestic violence in Kansas City, Kansas; and served over 1,907 individuals and provided over 31,126 services that included shelter, court advocacy, individual/group counseling, job readiness, meals, child care, substance abuse counseling, community education, domestic violence training, cultural awareness training, during 2024-2025; and
- WHEREAS,** the DELLA GILL/JOYCE H. WILLIAMS CENTER is available at 913-321-0951 or toll-free 855-232-0252; and
- WHEREAS,** this violence is inconsistent with the values of our community and is unacceptable.

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

## **"Domestic Violence Awareness Month"**

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

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**TYRONE GARNER, MAYOR/CEO**





# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** October 30, 2025  
**Re:** Change of Zone Petition COZ2025-024

## GENERAL INFORMATION

### Applicant Information:

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

### Subject Property:

14 South 59<sup>th</sup> Street  
Kansas City, Kansas 66102

### Requested Action and Purpose:

Approval of a Change of Zone from  
Unzoned to MP-3 Planned Heavy  
Industrial District

### Commission Districts:

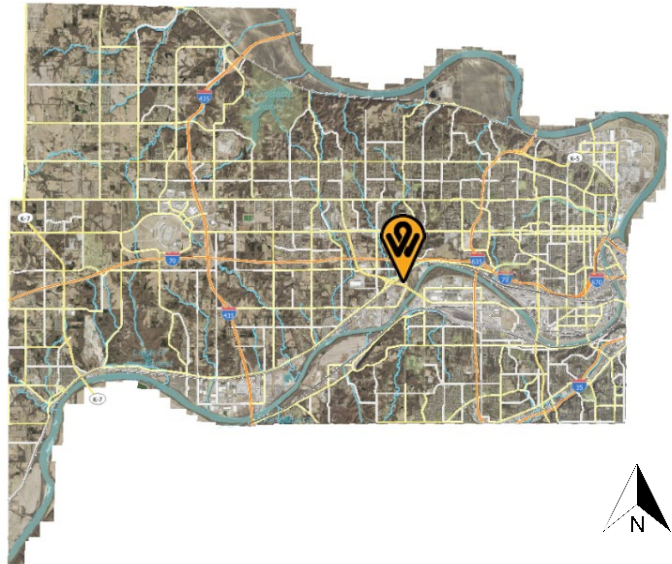
Commissioner At-Large, District #1:  
Melissa Bynum  
District #8 Commissioner:  
Andrew Davis

### Existing Zoning District(s):

None (Unzoned)

### Proposed Zoning District(s):

MP-3 Planned Heavy Industrial  
District



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	MP-3 Planned Heavy Industrial District	Laydown storage yard
<b>South</b>	M-3 Heavy Industrial District	Mobile home court (across Turner Diagonal)
<b>East</b>	MP-3 Planned Heavy Industrial District	Laydown storage yard
<b>West</b>	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 59<sup>th</sup> 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 59<sup>th</sup> Lane.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – September 18, 2025 Letters to Property Owners – September 19, 2025
<b>Public Hearing:</b>	October 13, 2025 and October 30, 2025
<b>Public Support:</b>	None to date.
<b>Public Opposition:</b>	None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District to build an open storage laydown yard at 14 South 59<sup>th</sup> 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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

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

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

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

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

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

### **Previous Planning Actions:**

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

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the Coronado Neighborhood and Census Block Group 0439052. The site is set within an industrial area bordered by South 59<sup>th</sup> 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 78<sup>th</sup> 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 59<sup>th</sup> Lane.

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## **NEIGHBORHOOD MEETING INFORMATION**

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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.

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## **KEY ISSUES**

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Floodplain  
Landscaping and Screening  
Lighting

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **COZ2025-024**, subject to:

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 59<sup>th</sup> 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 59<sup>th</sup> 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](mailto: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](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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](mailto: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.**

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**STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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**STAFF RECOMMENDATION AND CONDITIONS**

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-024** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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**ATTACHMENTS**

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- October 13, 2025 City Planning Commission Minutes
- Aerial Imagery
- Zoning Map
- Land Use Map
- GeoSpatial Services Division Comment Letter
- County Surveyor Comments
- Site Plan
- Landscape Plan
- Site Photographs

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**PUBLIC HEARING SCHEDULE**

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025 Approval	October 30, 2025
Preliminary and Final Plat	October 13, 2025 Approved	Not Required
Final Development Plan	October 13, 2025 Approved	

**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-024** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-024**, 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.

**October 13, 2025, City Planning Commission Minutes:**  
**Hearing starts at 2:06:10:**

### **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).

*Detailed Outline of Requested Action:* The applicant, Richard Hawkins, is requesting a Change of Zone from Unzoned to MP-3 Planned Heavy Industrial District, PLAT2025-030, Preliminary and Final Plat to create one (1) industrial lot, and PR2025-031 Final Development Plan to build an open storage laydown yard at 14 South 59th Lane.

### **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).

### **PR2025-031 - RICHARD HAWKINS**

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

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

**Present in Support:**

- Tom Ingram, Applicant Representative, CFS Engineers, 1421 East 104<sup>th</sup> Street, Kansas City, Missouri 64131

The Planning Commission directed questions to the Applicant Representative.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 2:09:50:** Lead Planner Byron Toy stated that the meeting notification sign was picked up by the applicant. This property is former KDOT right-of-way that had no zoning assigned to it. There are some floodplain issues that will need to be attended to as part of their building permit process. Staff recommends approval with conditions.

**Motion starts at 2:10:33:**

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-024:**

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

- 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 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;

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 59<sup>th</sup> 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 59<sup>th</sup> 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](mailto: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](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 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](mailto: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.

**Motion starts at 2:11:26:**

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PLAT2025-030:**

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

**Motion to APPROVE passed: 9 to 0**  
**Subject to the above conditions.**

**Motion starts at 2:12:15:**

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE PR2025-031:**

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

**Motion to APPROVE passed: 9 to 0**  
**Subject to the above conditions.**

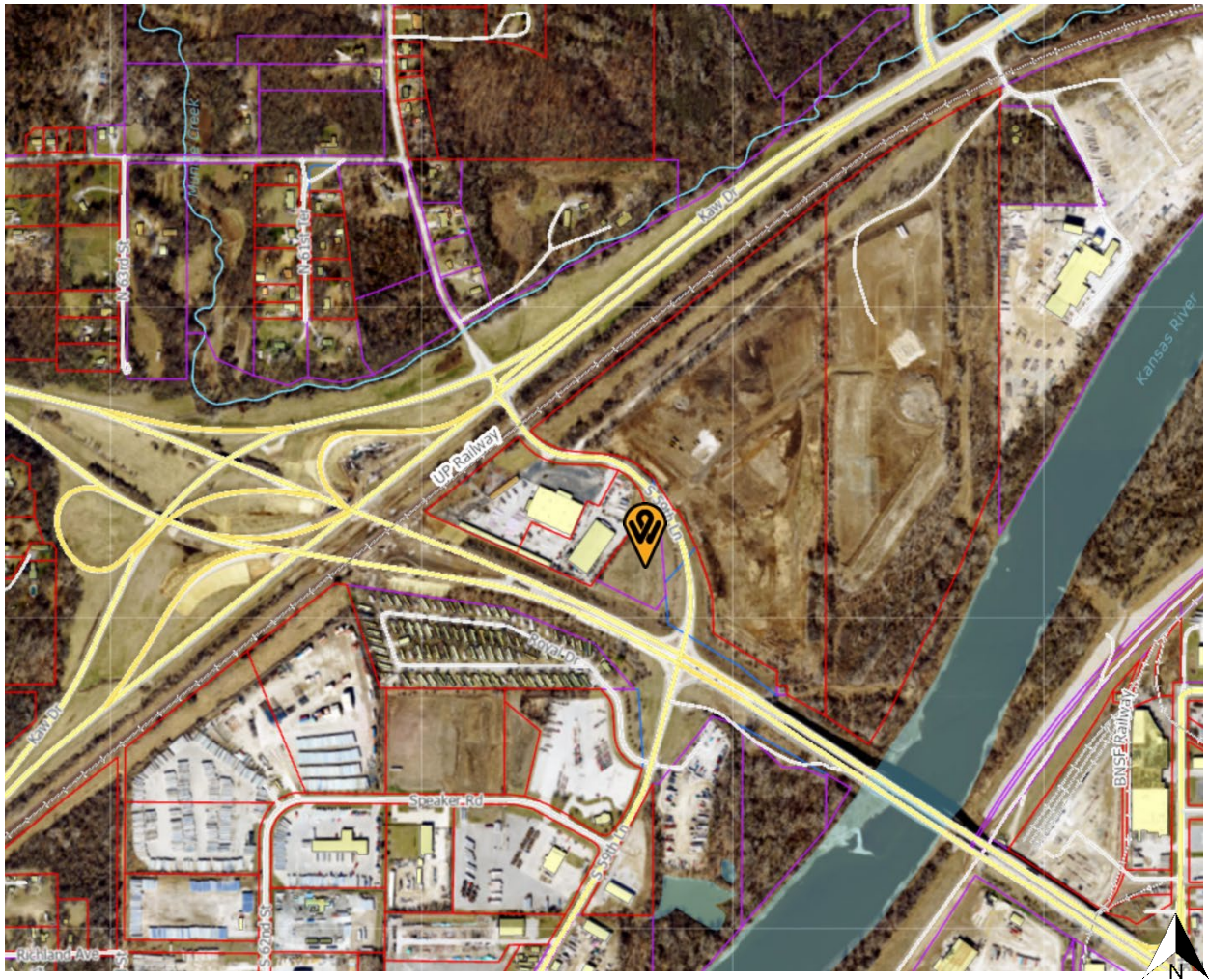
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# ATTACHMENTS

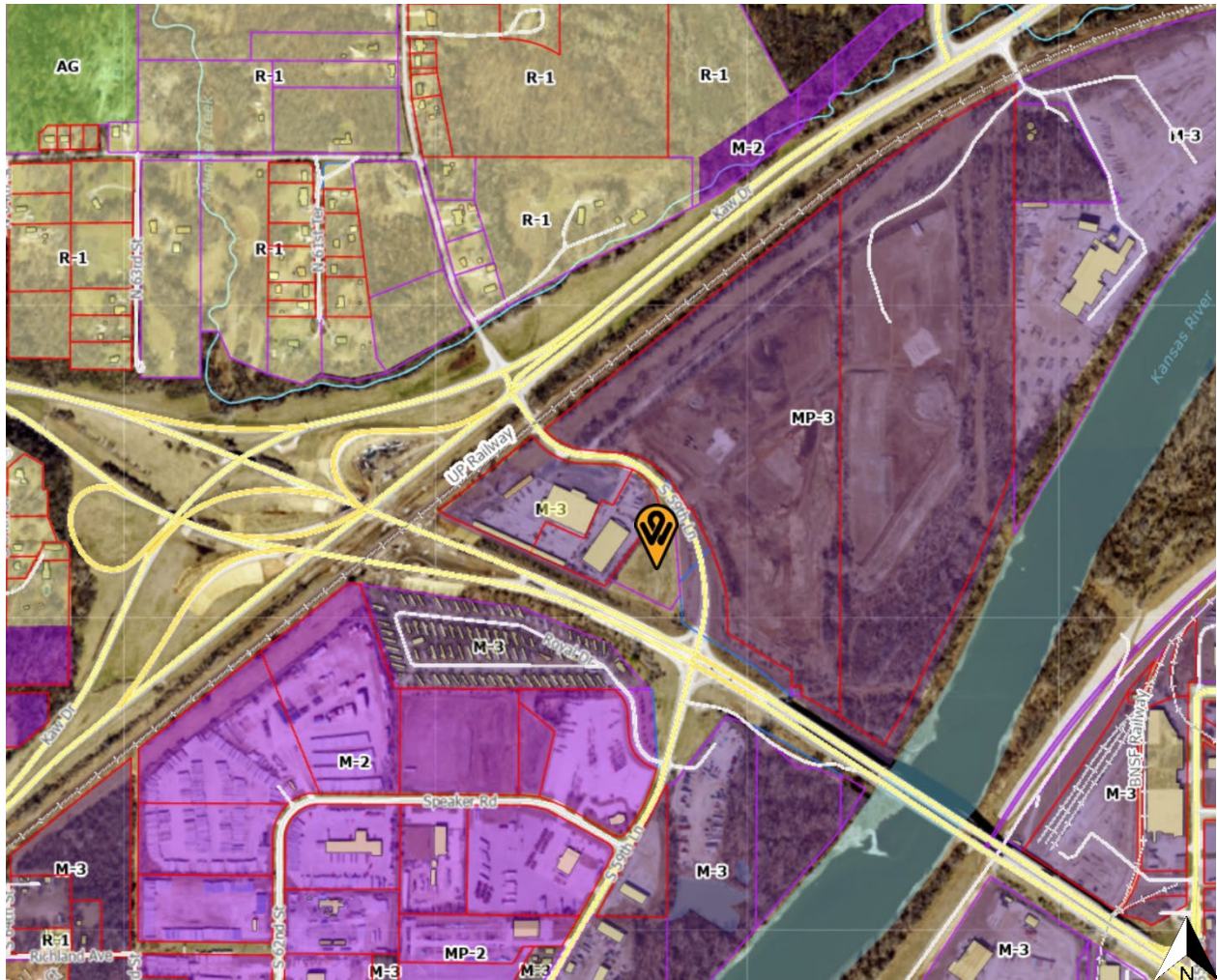
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## AERIAL IMAGERY

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# ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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### 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.





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.**

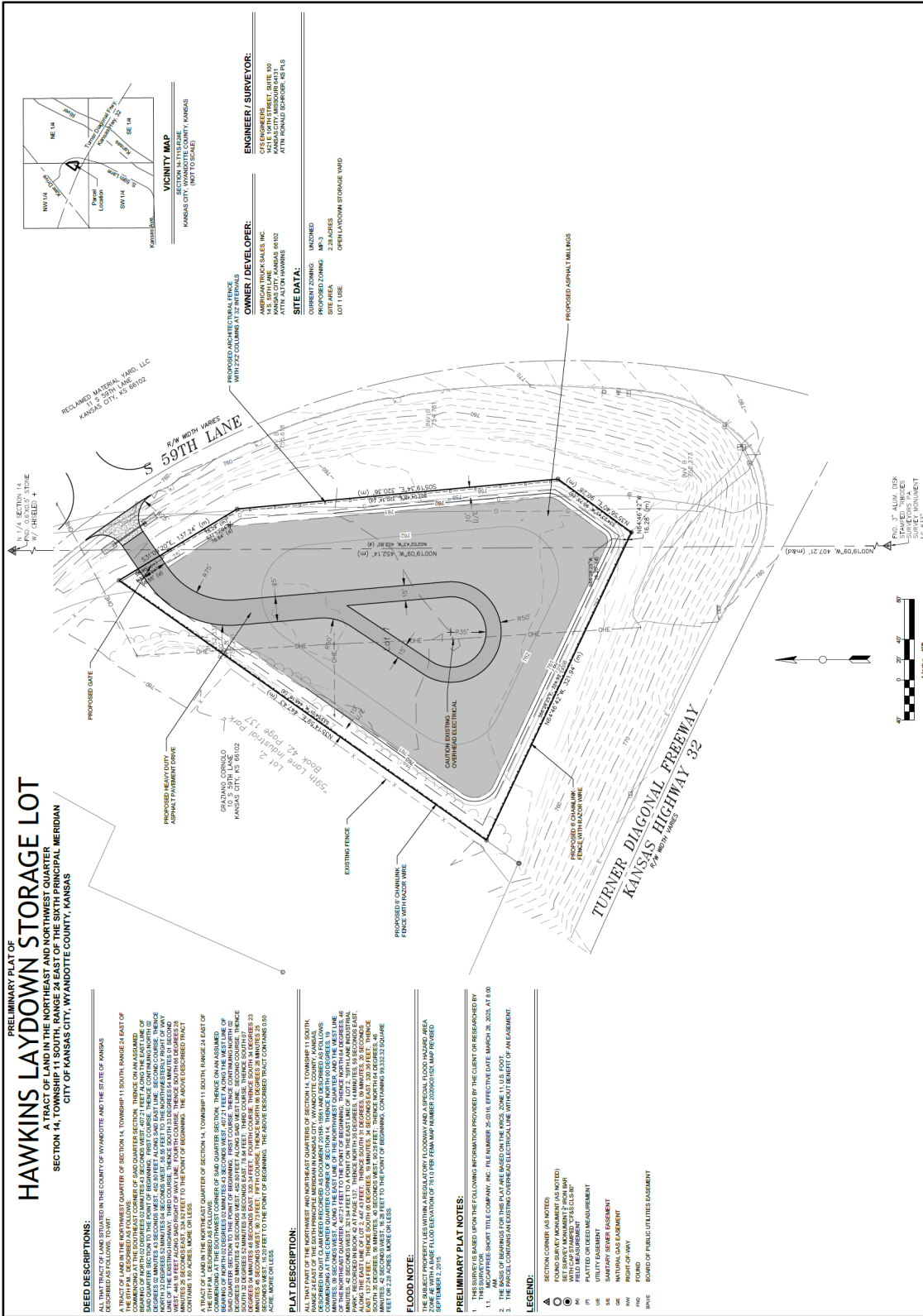
Lance W. Scott  
Executive Vice President  
[lscott@cfse.com](mailto:lscott@cfse.com)  
816.333.4477

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. Gasper, P.C.  
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.





# PRELIMINARY PLAT OF HAWKINS LAYDOWN STORAGE LOT

A TRACT OF LAND IN THE NORTHEAST AND NORTHWEST QUARTER  
 SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

**DEED DESCRIPTIONS:**  
 ALL THAT TRACT OF LAND SITUATED IN THE COUNTY OF WYANDOTTE AND THE STATE OF KANSAS DESCRIBED AS FOLLOWS TO-WIT:  
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING THE NORTHWEST QUARTER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED COURSE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE CONTAINING 10.00 ACRES, MORE OR LESS, TO THE POINT OF BEGINNING, FIRST COURSE, THENCE CONTAINING NORTH 02 SOUTH 32 DEGREES 52 MINUTES 50 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED TRACT CONTAINS 10.00 ACRES, MORE OR LESS.  
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING THE NORTHWEST QUARTER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED COURSE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE CONTAINING NORTH 02 SOUTH 32 DEGREES 52 MINUTES 50 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED TRACT CONTAINS 10.00 ACRES, MORE OR LESS.

**PLAT DESCRIPTION:**  
 ALL THAT PART OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING THE NORTHWEST QUARTER OF SAID QUARTER SECTION, THENCE ON AN ASSUMED COURSE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE CONTAINING NORTH 02 SOUTH 32 DEGREES 52 MINUTES 50 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 01 DEGREE 30 MINUTES 00 SECONDS WEST 31.14 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED TRACT CONTAINS 10.00 ACRES, MORE OR LESS.

**FLOOD NOTE:**  
 THE SUBJECT PROPERTY IS WITHIN AN REGULATORY FLOODWAY AND A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF KANSAS CITY, KANSAS, DATED SEPTEMBER 2, 2015.

**PRELIMINARY PLAT NOTES:**  
 1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR HIS/HER AGENT:  
 1.1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 1.2. THE PLAT IS BASED UPON A PRELIMINARY SURVEY DATED MARCH 28, 2025, AT 8:00 AM.  
 2. THE PARSEL CONTAINS AN EXISTING OVERHEAD ELECTRICAL LINE WITHOUT BENEFIT OF AN EASEMENT.

**LEGEND:**  
 SECTION CORNER (AS NOTED)  
 FOUND SURVEY MONUMENT (AS NOTED)  
 WITH CAP (AS NOTED) "S" IS S, "E" IS E, "N" IS N, "W" IS W  
 PLATTED OR DEED MEASUREMENT  
 UTILITY EASEMENT  
 UTILITY EASEMENT  
 BARRIERY OWNER EASEMENT  
 RIGHT-OF-WAY  
 FOUND  
 BOARD OF PUBLIC UTILITIES EASEMENT



### 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 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. - **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](mailto: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](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. - **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](mailto: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:

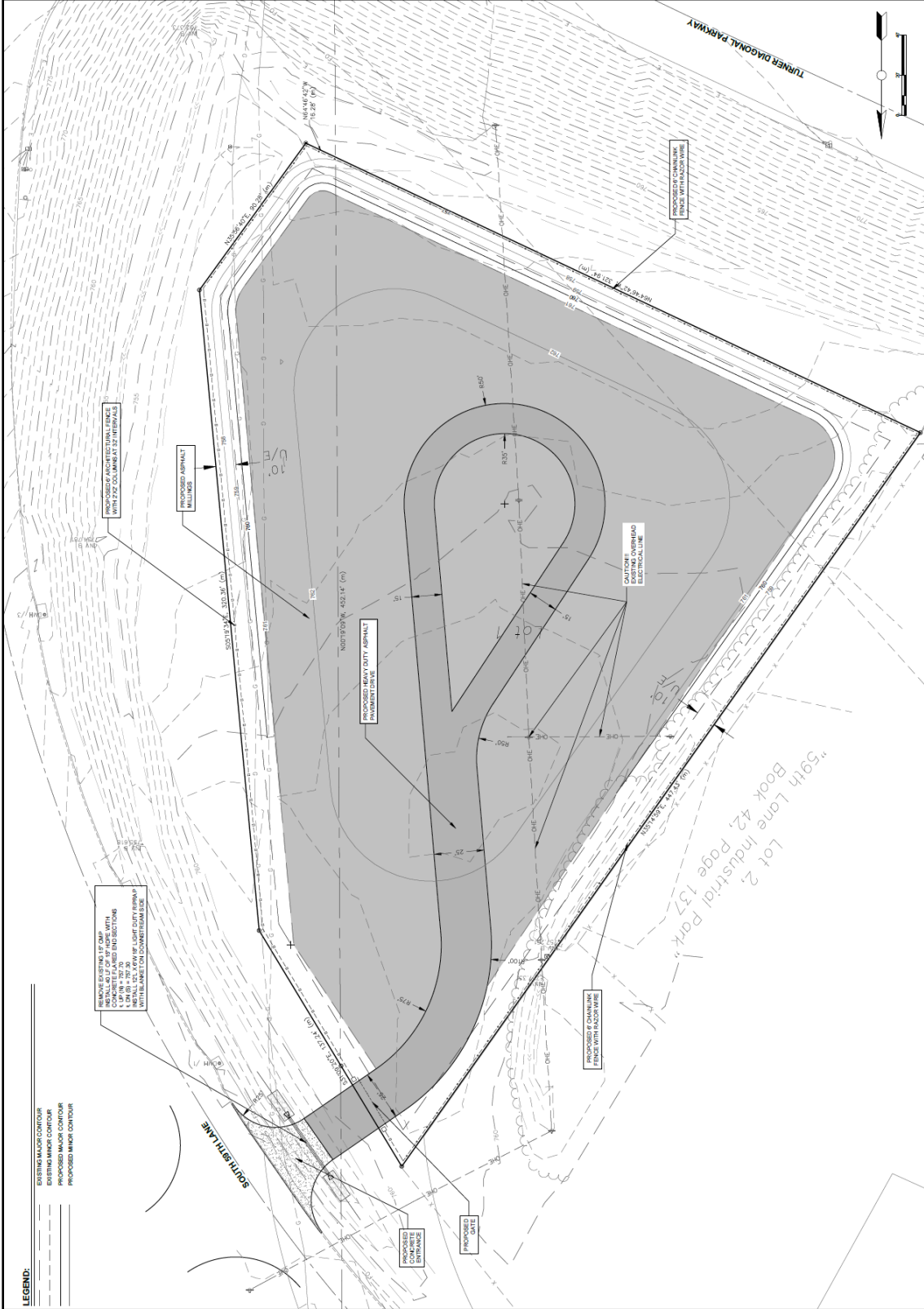
1) None

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









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

COZ2025-024

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

**AN ORDINANCE** rezoning property hereinafter described located at approximately 14 South 59th Lane in Kansas City, Kansas, by changing the same from its present zoning of Unzoned to MP-3 Heavy Planned Industrial District.

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

Section 1. It is hereby found and determined that a petition was filed on August 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of Unzoned to MP-3 Heavy Planned Industrial District.

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

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

COMMENCING at the 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; FIRST COURSE, thence continuing North 02 degrees 02 minutes 43 seconds West, 452.80 feet along said East line; SECOND COURSE, thence North 32 degrees 52 minutes 04 seconds West, 58.55 feet to the Northwesternly right of way line of the existing highway; THIRD COURSE, thence South 33 degrees 54 minutes 01 second West, 448.18 feet along said right of way line; FOURTH COURSE, thence South 66 degrees 28 minutes 25 seconds East, 324.92 feet to the POINT OF BEGINNING. The above described tract contains 1.80 acres, more or less. b) A tract of land in the Northeast Quarter of Section 14, Township 11 South, Range 24 East of the 6th P.M., described as follows: COMMENCING at 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 West line of said Quarter Section to the POINT OF BEGINNING; FIRST COURSE, thence continuing North 02 degrees 02 minutes 43 seconds West, 452.80 feet along said West line; SECOND COURSE, thence South 32 degrees 52 minutes 04 seconds East, 78.84 feet; THIRD COURSE, thence South 07 degrees 04 minutes 48 seconds East, 320.34 feet; FOURTH COURSE, thence South 34 degrees 23 minutes 45 seconds West, 90.73 feet; FIFTH COURSE, thence North 66 degrees 28 minutes 25 seconds West, 16.20 feet to the POINT OF BEGINNING. The above described tract contains 0.50 acre, more or less, located at 14 South 59th Lane,

be changed from its present zoning of Unzoned to MP-3 Heavy Planned Industrial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-470, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for MP-3 Heavy Planned Industrial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

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

ATTEST:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** October 30, 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:

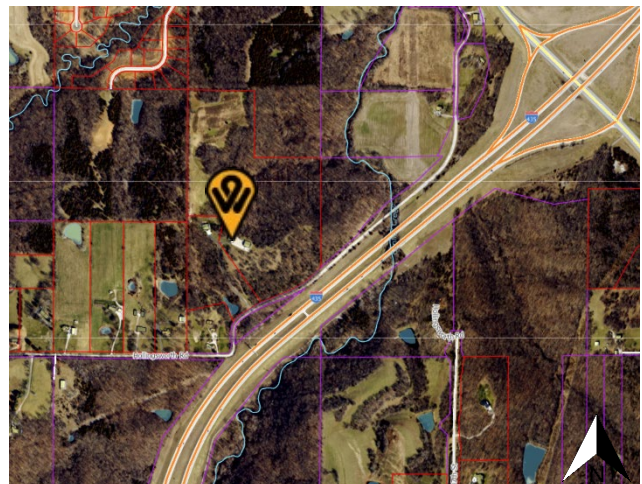
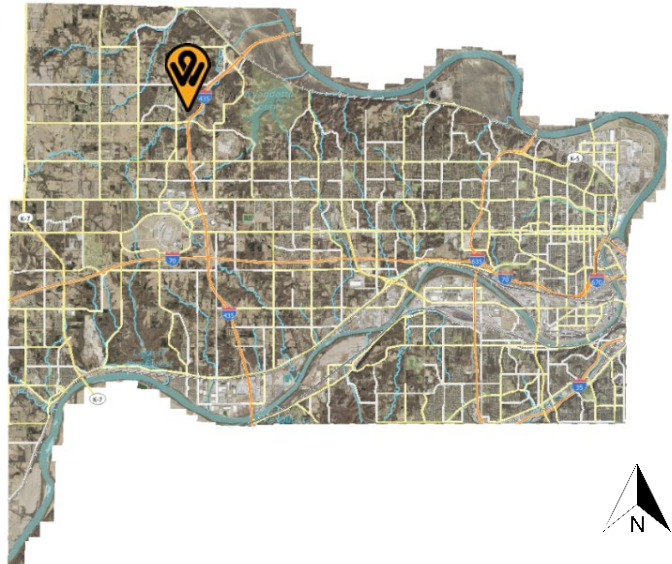
At-Large Commissioner District #1:  
Melissa Bynum  
District #5 Commissioner:  
Mike Kane

### Existing Zoning District(s):

A-G Agriculture District

### Plan Area:

Prairie Delaware Piper Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1 Single Family District	Vacant Property
<b>South</b>	A-G Agriculture and R-1 Single Family Districts	Single-family Homestead, Vacant Property, and Interstate 435
<b>East</b>	A-G Agriculture District and Public Right-of-Way	Vacant Property and Interstate 435
<b>West</b>	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 and October 30, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, 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 9990 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.

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## RELATED ENFORCEMENT AND ACTION ITEMS

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### Noise or Disturbance Complaints:

1. Staff does not have access to this information.

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

1. 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.

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the I-435 West Statistical Neighborhood. 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.

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## **NEIGHBORHOOD MEETING INFORMATION**

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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

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## KEY ISSUES

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None

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **SP2025-056**, for two (2) years, subject to:

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon**

- themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
  15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
  16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
  18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## **STAFF RECOMMENDATION AND CONDITIONS**

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-056** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## **ATTACHMENTS**

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October 13, 2025 City Planning Commission Minutes  
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

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## PUBLIC HEARING SCHEDULE

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

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-056** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-056**, 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.

**October 13, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:00:33:**

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

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

**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. 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.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Commissioner Armstrong stated that she had spoken with Commissioner Ramirez about PR2025-022.

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 October 13, 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. Commissioner Armstrong requested **PR2025-022** be removed from the consent agenda. Karen Schibi, Attendee, requested **SP2025-059** be removed from the consent agenda.

**Motion starts at 1:07:09:**

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

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

**SP2025-056:**

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No**

- STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
  4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
  5. Applicant is to maintain liability insurance;
  6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
  7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
  8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);
  9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

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# ATTACHMENTS

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## AERIAL IMAGERY

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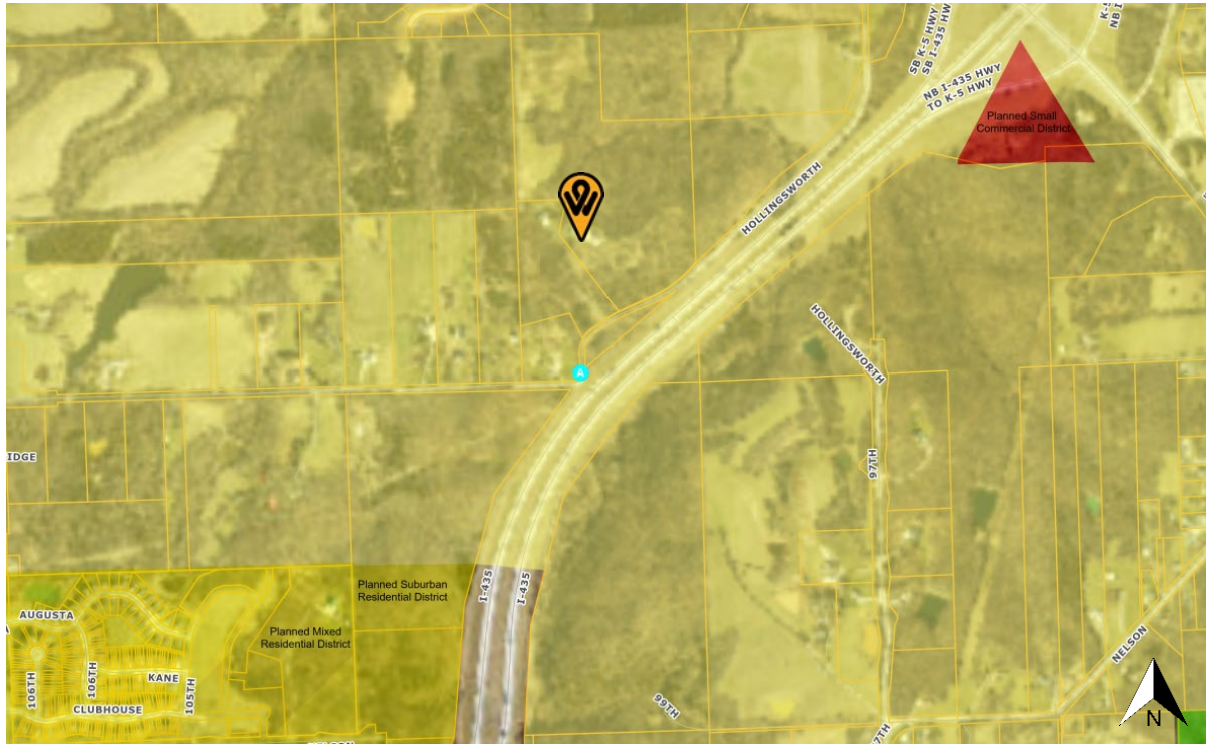
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## ZONING MAP

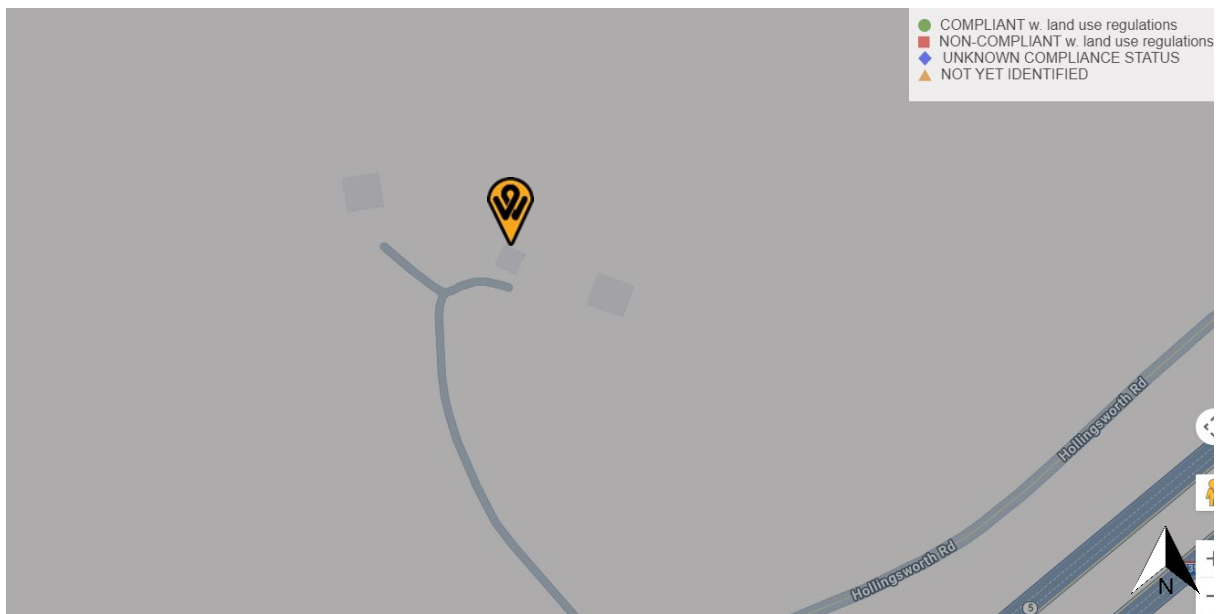
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# LAND USE MAP



# SHORT-TERM RENTAL MAP



**ADDITIONAL ATTACHMENTS**

**AFFIDAVIT - NEIGHBORHOOD MEETING**

STATE OF Kansas )  
 ) SS:  
COUNTY OF Leavenworth)

Comes now Krystal A. Voith, 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. Voith  
Affiant

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

My commission expires 12<sup>th</sup> of January 2027

[Signature]  
Notary Public





JOB NO: 24-237

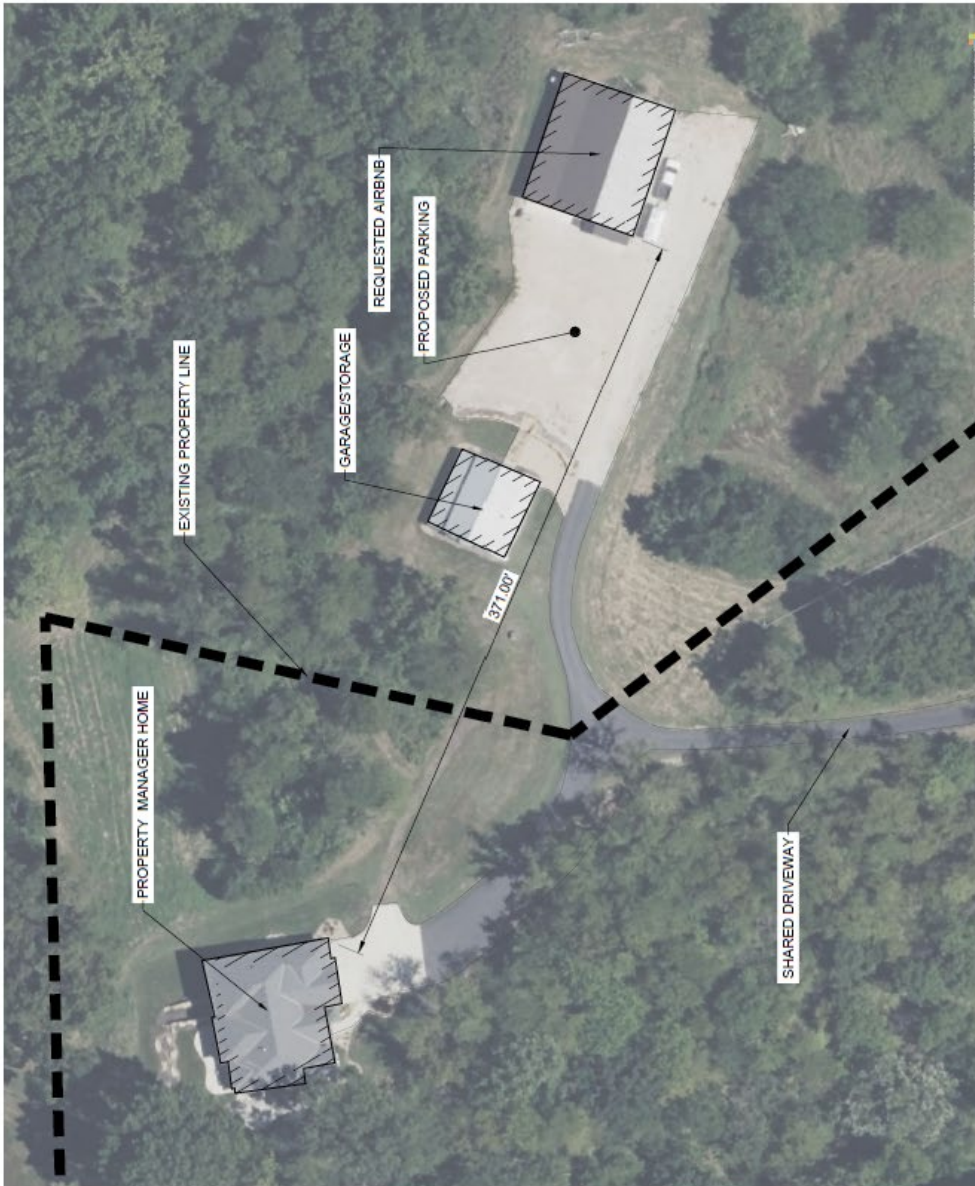
EXHIBIT

PREPARED FOR:  
MATTHEW FRANCIS  
ADDRESS:  
10000 HOLLINGSWORTH  
RD  
KANSAS CITY, MO 64109

Date of Preparation:  
AUGUST 25, 2025



50 25 0 50  
SCALE IN FEET



**.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**

<b>S</b>	Satisfactory
<b>U</b>	Unsatisfactory, See Comments
<b>M</b>	Minor Deficiency, See Comments
<b>A</b>	As Is
<b>B</b>	Buyers Information, No Repair Required
<b>N</b>	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 Value**
- 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:  
**.ATTIC**  
 Observation Method  
 Hatch Location  
 Approx Insulation Depth  
 Insulation Type  
 Comment: There is no attic in the house

**.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**

**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.

**.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

**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	<b>GUEST ROOMS</b>	
<b>FOOD SERVICE AND FOOD SAFETY</b>		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, orbs 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
<b>IMMINENT HEALTH HAZARD</b>		21 Pet requirements met	IN
7 Operations discontinued and regulatory authority notified	IN	22 Door lock requirements met	IN
<b>GENERAL REQUIREMENTS</b>		<b>DISHWARE AND UTENSILS</b>	
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	<b>HOUSEKEEPING AND LAUNDRY FACILITIES</b>	
11 Toilet facilities: properly constructed, supplied and clean	IN	25 Carts properly designed, maintained and operated to prevent contamination	IN
<b>PERSONNEL</b>		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	<b>POISONOUS OR TOXIC MATERIALS</b>	
14 Employee clothing clean and in good repair	N/O	28 Toxic substances allowed, stored, located, labeled and used	IN
		<b>PUBLIC INDOOR AREAS</b>	
		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
		<b>ICE AND ICE DISPENSING</b>	
		31 Ice from approved source dispensed by sanitary methods	IN
		32 Ice machines/buckets properly cleaned, sanitized, maintained and used	N/A
		<b>EXTERIOR PREMISES</b>	
		33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
		34 Refuse containers maintained; vector control measures implemented, pets	IN
		<b>SWIMMING POOLS, RWF'S AND HOT TUBS</b>	
		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
		<b>WATER SUPPLY SYSTEM</b>	
		39 Potable water supply used	IN
		40 Boil water advisories properly addressed	IN
		<b>SEWAGE SYSTEMS</b>	
		41 Sewage and waste water properly disposed	IN
		<b>ELECTRICAL SYSTEMS</b>	
		42 Electrical properly installed and maintained	IN
		<b>PLUMBING SYSTEMS</b>	
		43 Plumbing properly installed, supplied and maintained	IN
		44 Proper use of backflow devices and testing requirements	IN
		<b>HVAC SYSTEMS</b>	
		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



## Total Premium for the Policy Period

Premium for property insured	\$1,843.31
<b>Total</b>	<b>\$1,843.31</b>

## 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
<b>Total discount savings</b>			<b>\$1,462.49</b>

## 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:

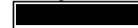
Information as of June 4, 2025

## Summary

**Named Insured(s)**  
**Matthew Francis, Kelly R Francis**

**Mailing address**  
**10000 Hollingsworth Rd**  
**Kansas City KS 66109-3025**

**Policy number**



Your policy provided by  
**Allstate Vehicle and Property**  
**Insurance Company**

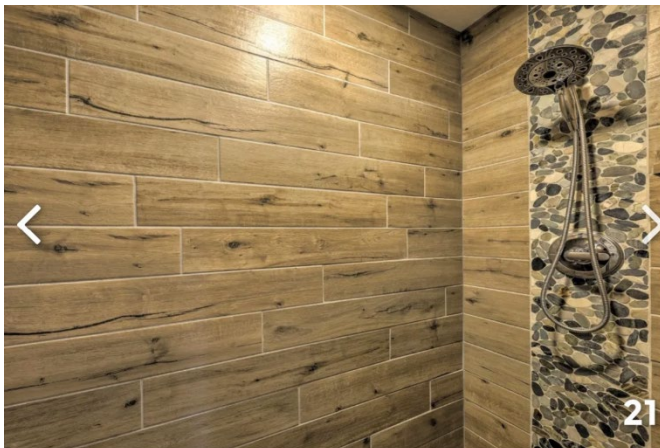
**Policy period**  
Beginning **June 10, 2025** through **June 10, 2026** at 12:01 a.m. standard time

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.**







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

SP2025-056

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-056, commonly known as 9990 Hollingsworth Road, Kansas City, Kansas, legally described as:

LOT 2, HOLLINGSWORTH ACRES, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, located at 9990 Hollingsworth Road.

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

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

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**

5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463

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

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** October 30, 2025

**Re:** **Special Use Permit Petition SP2025-057**

## GENERAL INFORMATION

**Applicant Information:**

Larry and Kristi Priddy  
3425 North 87<sup>th</sup> 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:**

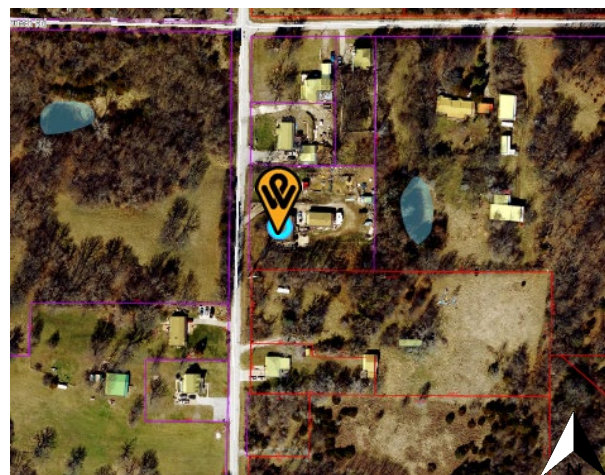
Commissioner At-Large, District #1:  
Melissa Bynum  
District #5 Commissioner:  
Mike Kane

**Existing Zoning District(s):**

R-1 Single Family District

**Plan Area:**

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1 Single Family District	Single-family residence
<b>South</b>	R-1 Single Family District	Single-family residence
<b>East</b>	A-G Agriculture District	Agricultural land and single-family residence
<b>West</b>	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 and October 30, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

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## PROPOSAL

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Detailed Outline of Requested Action: The 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 87<sup>th</sup> 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.

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## RELATED ENFORCEMENT AND ACTION ITEMS

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### Noise or Disturbance Complaints:

1. Staff does not have access to this information.

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

1. 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.

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## FACTORS TO BE CONSIDERED

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### **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.

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## **NEIGHBORHOOD MEETING INFORMATION**

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

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## KEY ISSUES

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None.

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **SP2025-057**, for two (2) years, subject to:

1. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
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.

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## **STAFF RECOMMENDATION AND CONDITIONS**

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

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## **ATTACHMENTS**

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October 13, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Neighborhood Meeting Affidavit  
Neighborhood Meeting Minutes  
Agriculture Land Use Questionnaire  
Care and Maintenance of Animals

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## **PUBLIC HEARING SCHEDULE**

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

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**STAFF CONTACT:**

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

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## **MOTIONS**

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-057** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-057**, 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.

**October 13, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:00:33:**

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

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

**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. 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.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Commissioner Armstrong stated that she had spoken with Commissioner Ramirez about PR2025-022.

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 October 13, 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. Commissioner Armstrong requested **PR2025-022** be removed from the consent agenda. Karen Schibi, Attendee, requested **SP2025-059** be removed from the consent agenda.

**Motion starts at 1:07:09:**

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

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

**SP2025-057:**

- 1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
- 2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 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.**

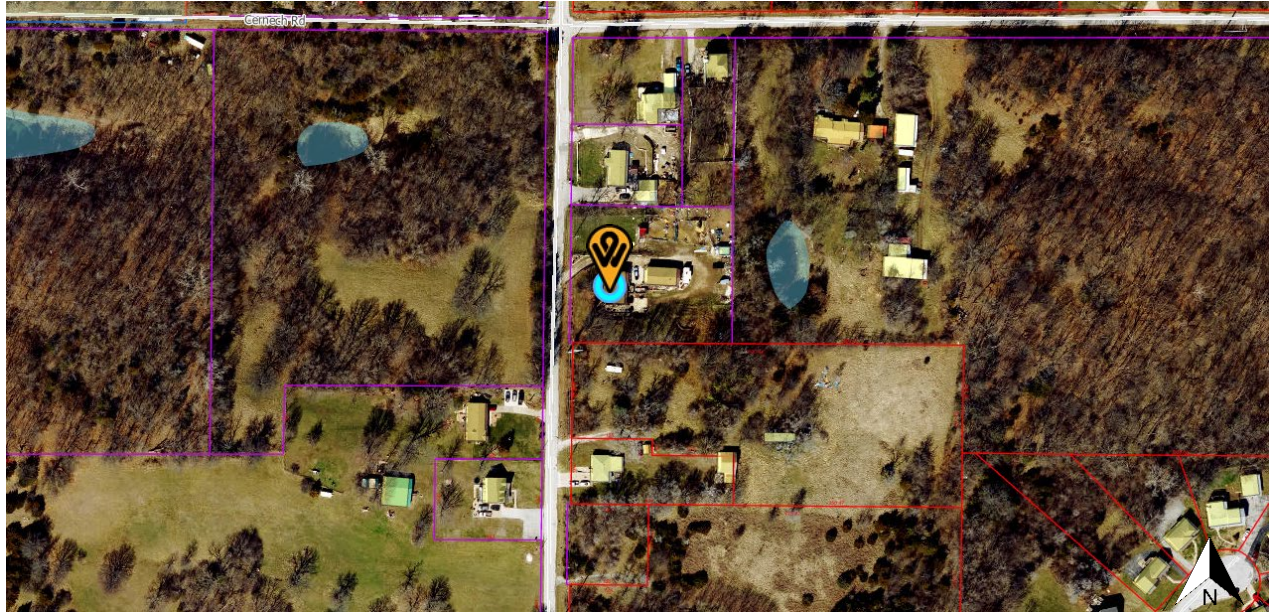
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# ATTACHMENTS

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## AERIAL IMAGERY

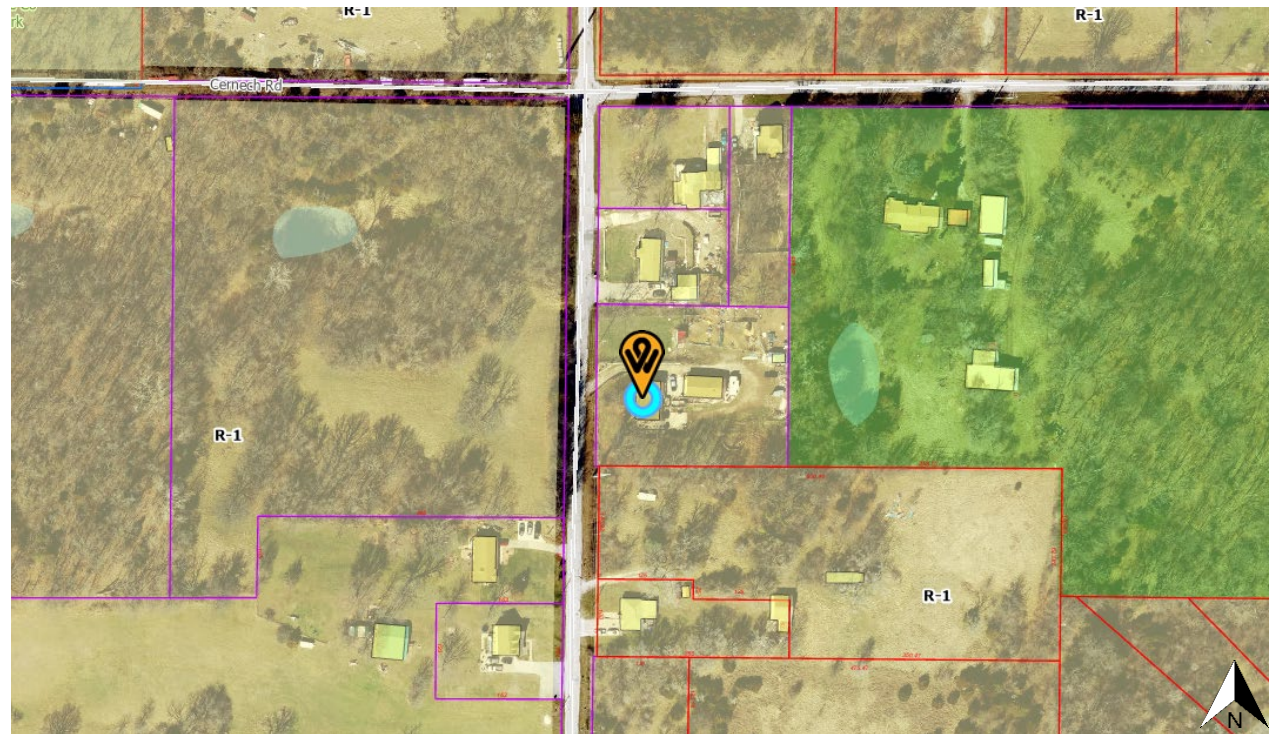
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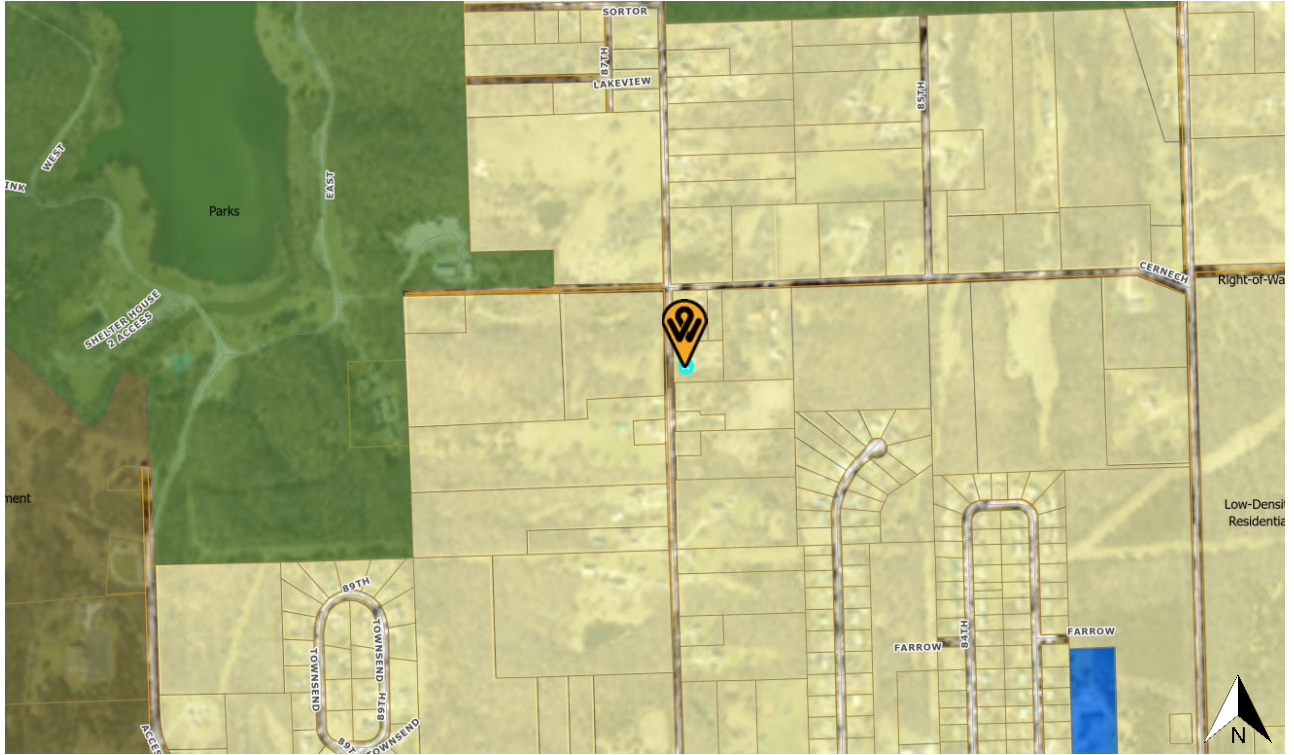
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## ZONING MAP

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# LAND USE MAP



**ADDITIONAL ATTACHMENTS**

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )  
  ) SS:  
COUNTY OF Wyandotte )

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 87<sup>th</sup> 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/](http://www.wycokck.org/appraiser/)

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



Online Form

Email: [wycopraiser@wycokck.org](mailto: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

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

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.

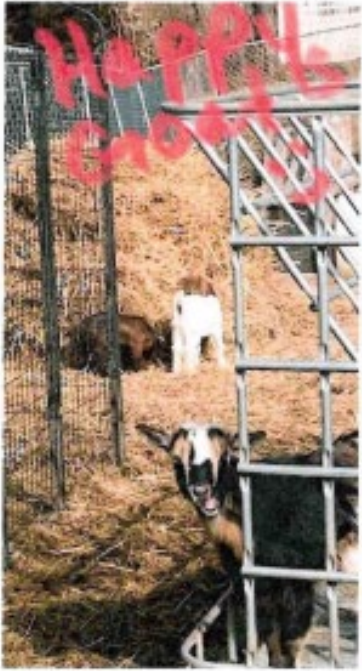


Kids and their toys.



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.

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

SP2025-057

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-057, commonly known as 3425 North 87th Street, Kansas City, Kansas, legally described as:

SEC 30, TWP 10, RANGE 24, 344A4-2 BEG 276.31FT S & 20FT E NW COR SE1/4; E 248.72FT, S 210.395FT, W 248.72FT, N 210.395FT TO POB CONTG 1.21A, located at approximately 3425 North 87th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation of keeping chickens, ducks, and goats.

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

- 1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
- 2. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an**

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

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.**

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** October 30, 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:

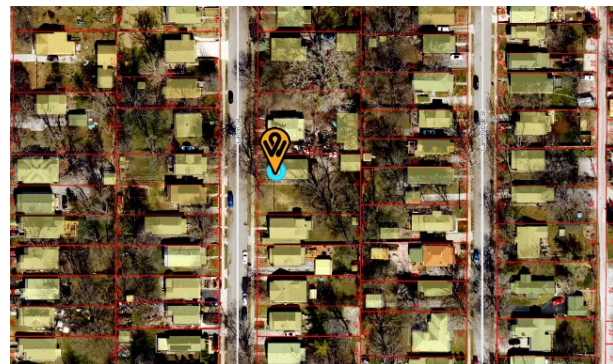
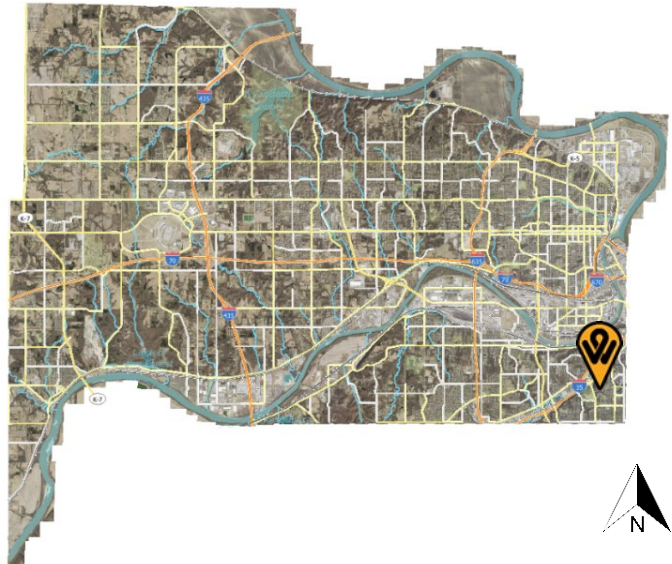
At-Large Commissioner District #2:  
Tom Burroughs  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

R-1(B) Single Family District

### Plan Area:

Rosedale Area Plan





Street.

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

1. Staff does not have access to this information.

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

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.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the 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.

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## NEIGHBORHOOD MEETING INFORMATION

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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.

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## KEY ISSUES

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Noise and parking

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **SP2025-058, for two (2) years**, subject to:

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](http://www.hostcompliance.com/tips) (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);**
11. **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.**

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## **STAFF RECOMMENDATION AND CONDITIONS**

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

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## **ATTACHMENTS**

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October 13, 2025 City Planning Commission Minutes  
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

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## **PUBLIC HEARING SCHEDULE**

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

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### **STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-058** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

### OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-058**, 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.

**October 13, 2025, City Planning Commission Minutes:**  
**Hearing starts at 1:00:33:**

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

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

#### **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. *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.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Commissioner Armstrong stated that she had spoken with Commissioner Ramirez about PR2025-022.

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 October 13, 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. Commissioner Armstrong requested **PR2025-022** be removed from the consent agenda. Karen Schibi, Attendee, requested **SP2025-059** be removed from the consent agenda.

**Motion starts at 1:07:09:**

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

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

**SP2025-058:**

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](http://www.hostcompliance.com/tips) (website);

9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
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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.**

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# ATTACHMENTS

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## AERIAL IMAGERY

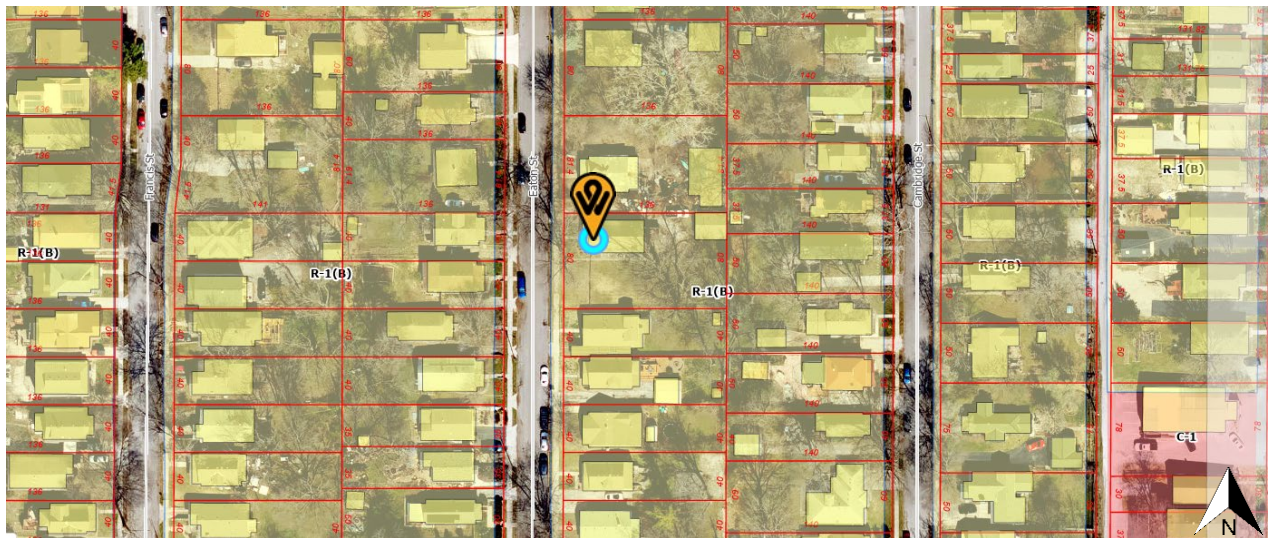
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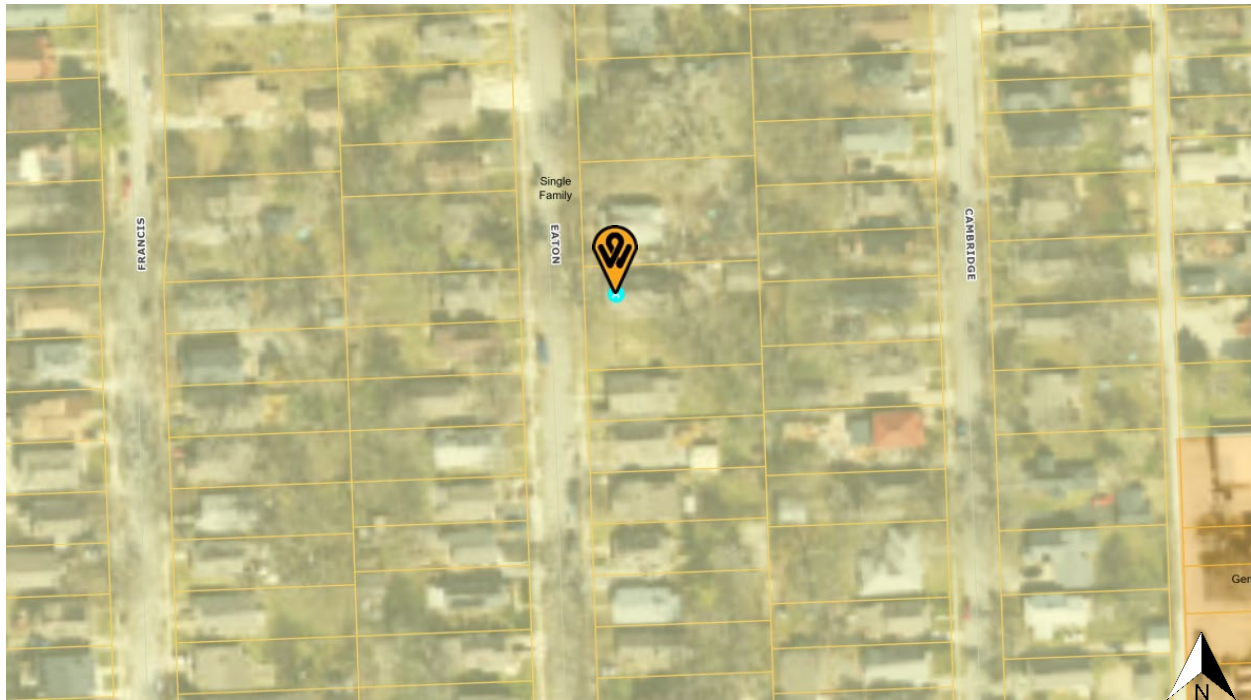
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## ZONING MAP

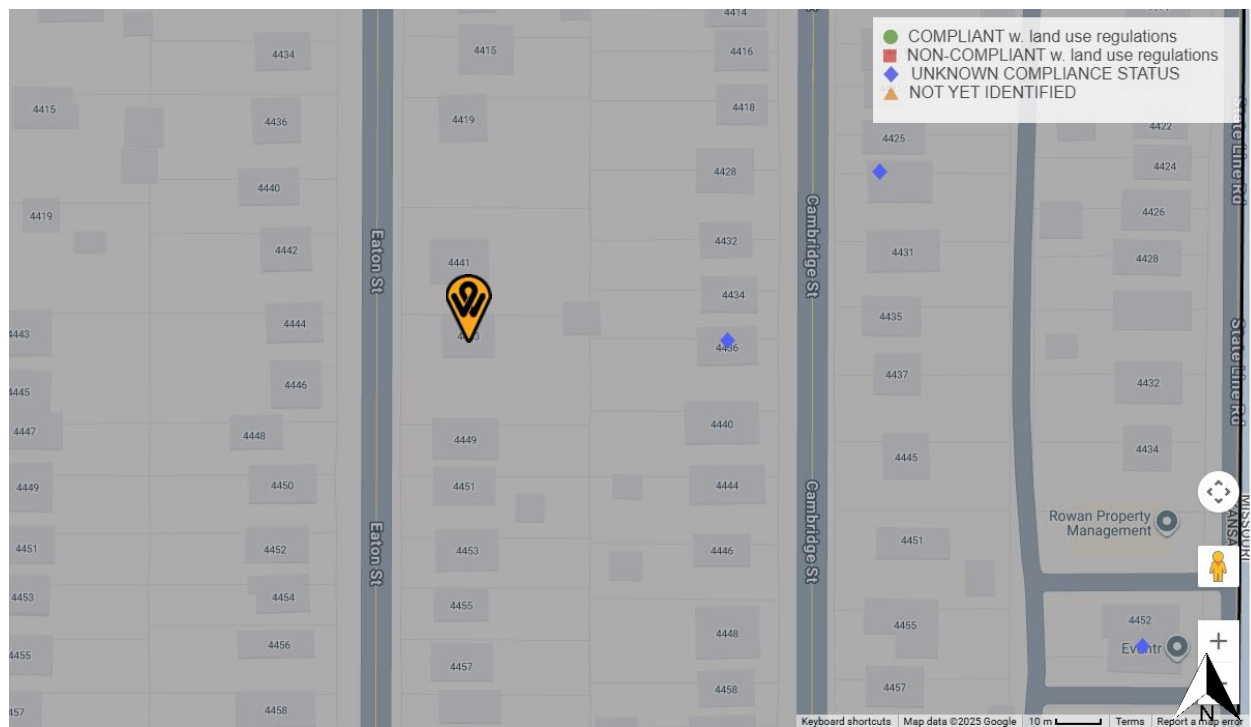
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# LAND USE MAP



# SHORT-TERM RENTAL MAP



**ADDITIONAL ATTACHMENTS**

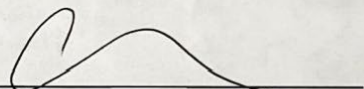
**AFFIDAVIT – NEIGHBORHOOD MEETING**

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 26<sup>th</sup> 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

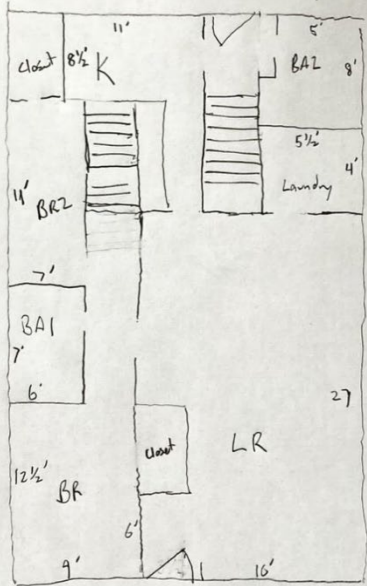
Names of people in attendance: Adam Reynolds, Megan Reynolds

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

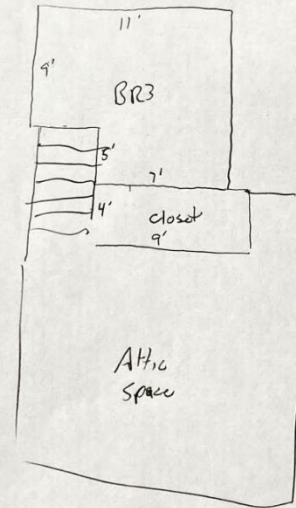
Meeting adjourned at: 6:00PM Central Time

Minutes taken by: Adam Reynolds

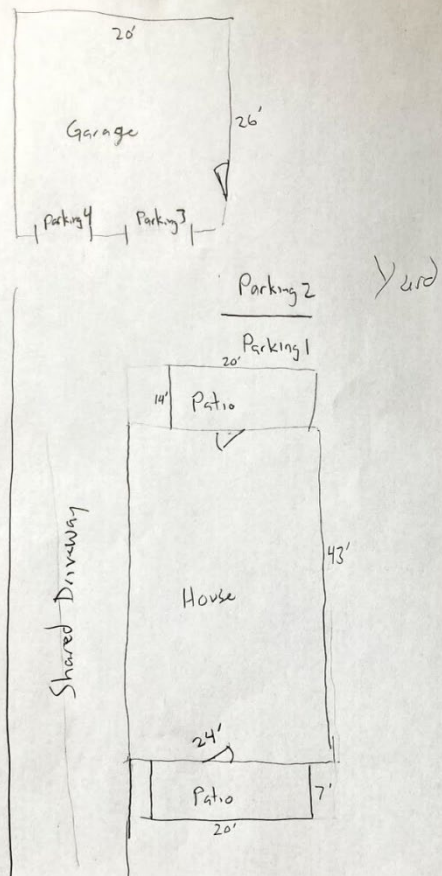
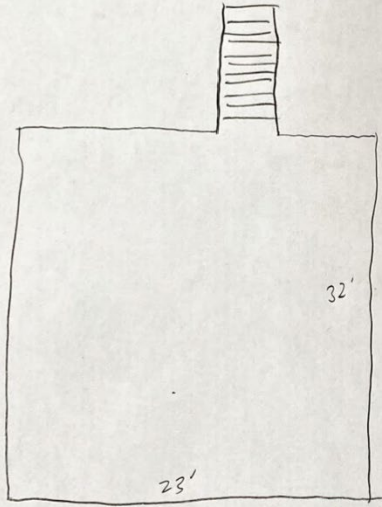
1st Floor



2nd Floor



Basement 23V32



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	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
Page 9	Slab	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 9	Support Structure	<ul style="list-style-type: none"> <li>• Repair: Temporary (gray) jack post(s) were observed in the basement. They should be replaced with permanent steel post(s). Repair as necessary.</li> <li>• 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.</li> <li>• Repair/Specialist: The absence of back blocking behind the structural repair beams was observed. Recommend a licensed structural specialist evaluate for necessary.</li> </ul>

Page 10	Attic	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Specialist: Inadequate support of roof within the attic was observed. Recommend consulting with a qualified contractor for further evaluation before closing.</li> </ul>
Page 10	Wood Boring Insects	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Roofing</b>		
Page 12	Sloped Roofing	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Repair: Tree limbs should be cut back so that they do not overhang the roof.</li> <li>• Repair/Specialist: A dip in the roof was observed. Recommend a licensed roofing company evaluate for necessary repairs.</li> </ul>
Page 12	Flashing	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 13	Gutters	<ul style="list-style-type: none"> <li>• Repair: The gutters require cleaning to avoid spilling roof runoff around the building which is a potential source of water entry or water damage.</li> <li>• Repair: Damaged gutter(s) observed on the home. Recommend repair.</li> </ul>
Page 13	Downspouts	<ul style="list-style-type: none"> <li>• Repair: Downspouts should discharge water at least 36" to 48" away from foundation to help prevent foundation damage and moisture intrusion. Recommend adding extensions.</li> <li>• 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.</li> <li>• Repair: Loose, damaged, or missing downspouts should be repaired promptly. See photos for some examples and locations. Recommend repair.</li> <li>• Repair: Clogged downspouts should be promptly cleared of their obstruction. Recommend repair.</li> </ul>
<b>Exterior</b>		

Page 15	Siding/Trim	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Repair: Observed one or more areas of damaged caulk on the exterior (See picture below of some locations and examples). Recommend repair.</li> </ul>
Page 15	Exterior Doors	<ul style="list-style-type: none"> <li>• Repair: An exterior entry door rubs the floor (see pictures for examples and locations). Recommend repair.</li> <li>• Repair: An exterior entry door is damaged. Recommend repair.</li> </ul>
Page 16	Porch	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Monitor: Observed cracking and spalling on the walkway to the porch. Monitor and repair as needed.</li> <li>• 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.</li> </ul>
Page 16	Deck	<ul style="list-style-type: none"> <li>• Repair: The deck should be painted or stained to improve durability and longevity.</li> </ul>
Page 17	Window Wells	<ul style="list-style-type: none"> <li>• Repair: Damaged/missing window well covers should be replaced to prevent debris collection and water entry into the home.</li> </ul>
Page 17	Landscaping	<ul style="list-style-type: none"> <li>• Repair: Landscaping/soil should be at least 3 to 4 inches below siding to prevent damage.</li> </ul>
Page 17	Fencing	<ul style="list-style-type: none"> <li>• Repair: The fence gate experiences resistance opening. Recommend clearing area to allow gate proper opening distance.</li> <li>• Repair: Fence should be stained or painted to protect from moisture damage.</li> </ul>
Page 18	Garage	<ul style="list-style-type: none"> <li>• Repair: Damage to garage door(s) noted. Recommend repair.</li> </ul>
<b>Electrical</b>		
Page 19	Main Panel	<ul style="list-style-type: none"> <li>• Repair: Missing electric panel screw(s) should be replaced.</li> </ul>
Page 20	Distribution Wiring	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 20	Outlets	<ul style="list-style-type: none"> <li>• Repair: Loose outlet(s) in the home were observed. See pictures for examples and locations. Recommend repair.</li> <li>• Repair/Safety: <b>GFCI</b> outlets should be installed in any outlet within 6' of a water fixture. See photos for examples and locations. Recommend repair.</li> </ul>

<b>Heating</b>		
Page 22	Supply/Return Air Ductwork	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
Page 22	Furnace	<ul style="list-style-type: none"> <li>• Monitor: Rusting within the burner cabinet is noted but appears to be old. Monitor for increased rusting and service annually.</li> </ul>
<b>Cooling/Heat Pumps</b>		
Page 25	Central Air Conditioning	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Repair: The outdoors condensing unit needs to be cleaned. Recommend a licensed HVAC technician service this unit.</li> </ul>
<b>Insulation/Ventilation</b>		
Page 26	Attic	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Repair: Observed a clogged gable vent. Recommend repair</li> <li>• Repair: Attic Access door does not latch. Recommend repair.</li> </ul>
<b>Plumbing</b>		
Page 28	Exterior Faucet	<ul style="list-style-type: none"> <li>• Repair: Exterior faucet(s) did not operate at time of inspection. Confer with owner and repair if necessary.</li> </ul>
Page 29	Sump Pump	<ul style="list-style-type: none"> <li>• Monitor: Grinder pump cover has been sealed. As a result, the grinder pump could not be tested for correct operation.</li> </ul>
<b>Interior</b>		
Page 31	Walls	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 31	Floor	<ul style="list-style-type: none"> <li>• Monitor/Repair: Some floors are un-level. Repair as necessary. Recommend consulting with a qualified contractor and repairing as necessary.</li> </ul>

Page 32	Windows	<ul style="list-style-type: none"><li>• Repair: Cracked/broken window(s) observed on the home. See photos for some examples and locations. Recommend repairing/replacing the window(s).</li><li>• Repair: An inoperable window was observed in the home. See below pictures for locations and examples, which is not exhaustive. Recommend repair.</li></ul>
Page 32	Doors	<ul style="list-style-type: none"><li>• Repair: Damaged door trim was observed. Recommend repair.</li></ul>
<b>Appliances</b>		
Page 34	Dishwasher	<ul style="list-style-type: none"><li>• Noted: Due to insurance restrictions the dishwasher was not tested during the inspection. Recommend conferring with current owner regarding proper operation.</li></ul>
Page 34	Kitchen Exhaust Fan	<ul style="list-style-type: none"><li>• Repair: The kitchen exhaust fan was not properly operating at the time of inspection. Recommend repair.</li></ul>



**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**

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

**MORTGAGEE #1**

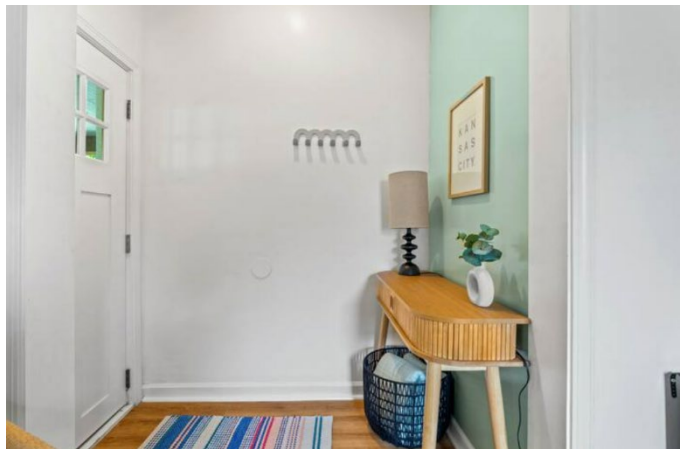
**LOAN NO.:** 0714478377  
NATIONSTAR MORTGAGE LLC  
ISAOA  
PO BOX 7729  
SPRINGFIELD OH 45501-7729

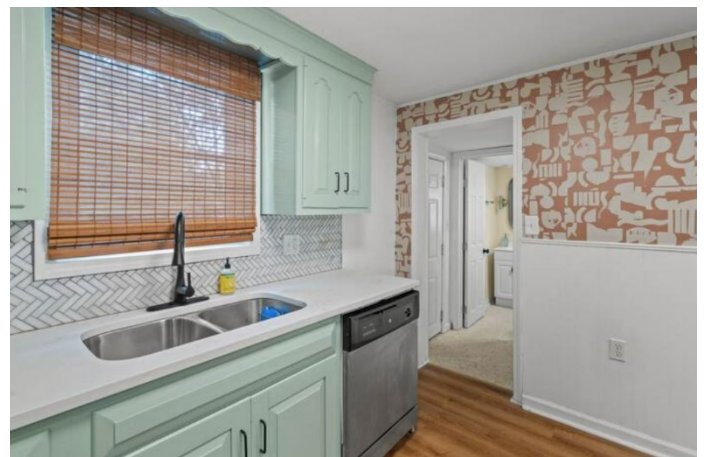
<b>SECTION I COVERAGES</b>	<b>AMOUNT OF INSURANCE</b>	<b>ADD'L/RETURN PREMIUM</b>	<b>ANNUAL PREMIUM</b>
A. DWELLING	\$ 366,002		\$ 3,189.00
C. PERSONAL PROPERTY	\$ 30,000		\$ 164.00
D. LOSS OF RENTS	\$ 36,600		\$ 117.00

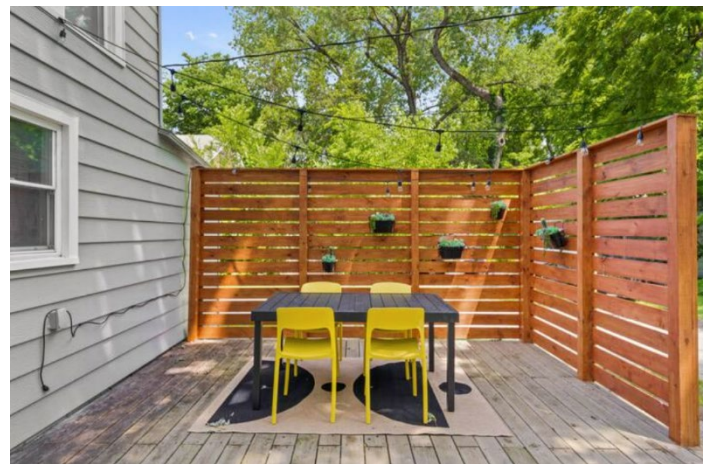
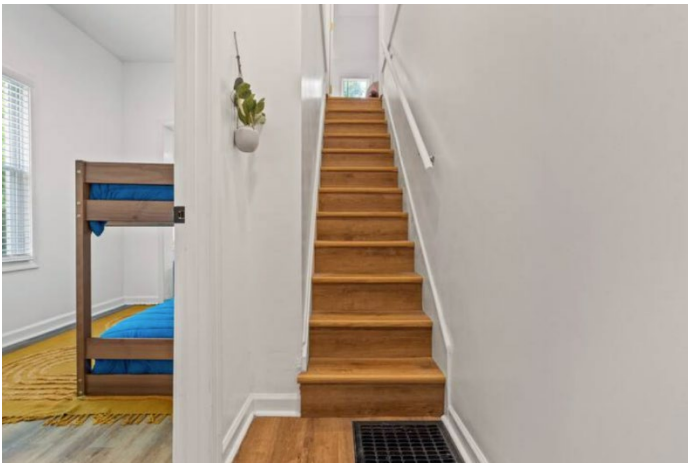
**Policy Number:** 381 -5008332683 -04  
Form 80998 01/13 [REDACTED]

**INSURED COPY**

**PAGE 1 CONTINUED**









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

SP2025-058

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-058, commonly known as 4443 Eaton Street, Kansas City, Kansas, legally described as:

SPRING VALLEY ADD & 0968, S35, T11, R25, ACRES 0.260000, L117 & L118, located at 4443 Eaton Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation of a Short-Term Rental.

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

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.**

5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
11. 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.

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** October 30, 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 45<sup>th</sup> 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:

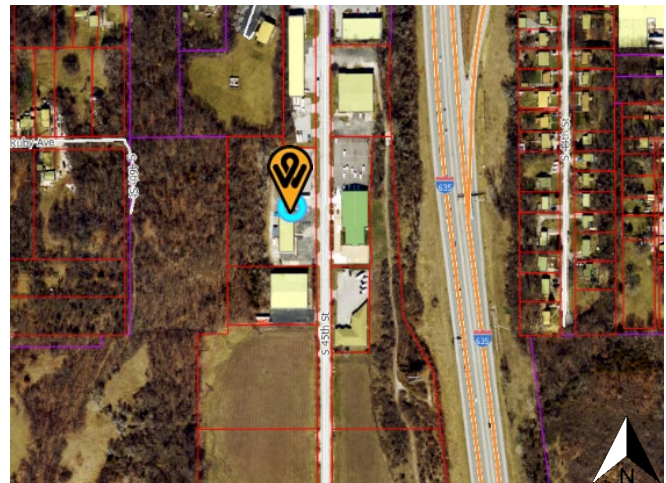
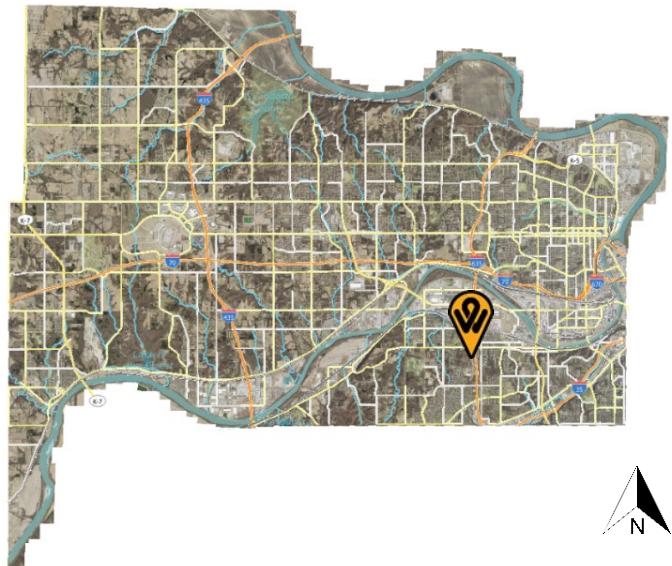
At-Large Commissioner District #1:  
Tom Burroughs  
District #6 Commissioner  
Philip J. Lopez

### Existing Zoning District(s):

MP-3 Planned Heavy Industrial  
District

### Plan Area:

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	CP-0 Planned Nonretail Business and M-2 General Industrial Districts	Vacant property and KCNW Radio
<b>South</b>	M-2 General Industrial District	Trieb Sheet Metal Co's
<b>East</b>	M-2 General Industrial District	Assisted Transportation
<b>West</b>	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 45<sup>th</sup> 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 and October 30, 2025

**Public Support:** None to date.

**Public Opposition:**

None to date.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, 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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

1. Staff does not have access to this information.

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

1. 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.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the 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 characteristic 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 to 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.

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## **NEIGHBORHOOD MEETING INFORMATION**

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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.

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## KEY ISSUES

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Compliance with Previous Conditions of Approval

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **SP2025-059**, for **ten (10) years**, subject to:

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](mailto: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.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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

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## ATTACHMENTS

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October 13, 2025 City Planning Commission Minutes

Aerial Imagery

Zoning Map

Land Use Map

Neighborhood Meeting Affidavit

Neighborhood Meeting Minutes

Operation Summary

Transfer Log

Updated Log Sheet

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## PUBLIC HEARING SCHEDULE

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

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-059** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-059**, 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.

**October 13, 2025, City Planning Commission Minutes:**

**Hearing starts at 1:08:41:**

### **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. 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.

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

**Present in Support:**

- Ashley Harrell, Applicant Representative, 1620 South 45<sup>th</sup> Street
- Joann Hansen, Property Owner, 530 Terrace Trail East, Lake Quivira, Kansas 66217

**Present in Opposition:**

- Karen Shibi, Kansas City, Kansas, not in opposition, questions about the business and storage of chemicals.

The Commission directed their question to the Applicant Representative.

**Staff Recommendation starts at 1:14:53:** Lead Planner Byron Toy stated that Staff recommends approval of this application.

**Motion starts at 1:14:59:**

On motion by Commissioner Ward, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-059 for ten (10) years:**

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

- 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](mailto: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,

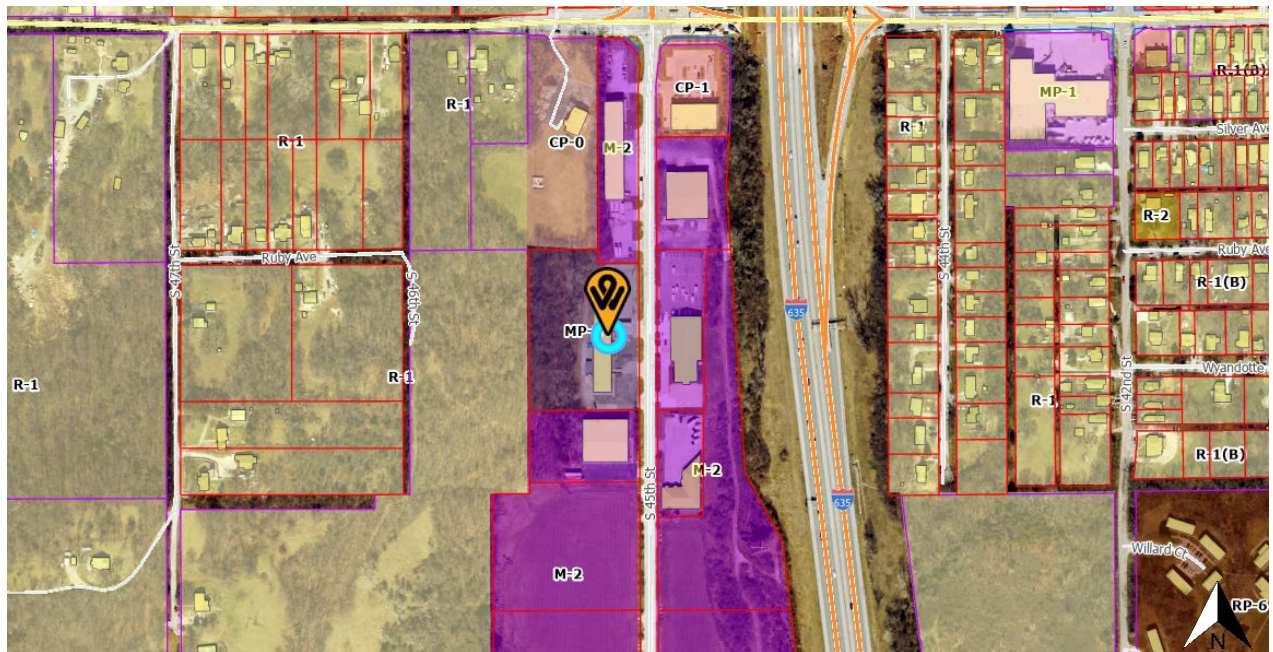
**11. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the 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





# 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 10<sup>th</sup> 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.



Tradebe Transportation, LLC

USEPA Waste Codes - 10 Day Transportation Transfer Sites

D001	D002	D003	D004	D005	D006	D007	D008	D009	D010	D011	D012	D013
D014	D015	D016	D017	D018	D019	D020	D021	D022	D023	D024	D025	D026
D027	D028	D029	D030	D031	D032	D033	D034	D035	D036	D037	D038	D039
D040	D041	D042	D043	F001	F002	F003	F004	F005	F006	F007	F008	F009
F010	F011	F019	F020	F021	F022	F023	F024	F025	F026	F027	F028	F029
F032	F044	F055	F057	F058	F059	K001	K002	K003	K004	K005	K006	K007
K008	K009	K010	K011	K013	K014	K015	K016	K017	K018	K019	K020	K021
K022	K023	K024	K025	K026	K027	K028	K029	K030	K031	K032	K033	K034
K035	K036	K037	K038	K039	K040	K041	K042	K043	K044	K045	K046	K047
K048	K049	K050	K051	K052	K060	K061	K062	K069	K071	K073	K083	K084
K085	K086	K087	K088	K093	K094	K095	K096	K097	K098	K099	K100	K101
K102	K103	K104	K105	K106	K107	K108	K109	K110	K111	K112	K113	K114
K115	K116	K117	K118	K123	K124	K125	K126	K131	K132	K136	K141	K142
K143	K144	K145	K147	K148	K149	K150	K151	K156	K157	K158	K159	K161
K169	K170	K171	K172	K174	K175	K176	K177	K178	K181	P001	P002	P003
P004	P005	P006	P007	P008	P009	P010	P011	P012	P013	P014	P015	P016
P017	P018	P021	P021	P022	P023	P024	P026	P027	P028	P029	P030	P031
P032	P034	P035	P037	P038	P039	P040	P041	P042	P043	P044	P045	P046
P047	P048	P049	P050	P051	P054	P056	P057	P058	P059	P060	P062	P063
P064	P065	P066	P067	P068	P069	P070	P071	P072	P073	P074	P075	P076
P077	P078	P081	P082	P084	P085	P087	P088	P089	P091	P095	P094	P095
P096	P097	P098	P099	P101	P102	P103	P104	P105	P106	P108	P109	P110
P111	P112	P113	P114	P115	P116	P118	P119	P120	P121	P122	P123	P127
P128	P145	P149	P149	P190	P191	P192	P194	P196	P197	P198	P199	P201
P202	P203	P204	P205	U001	U002	U003	U004	U005	U006	U007	U008	U009
U010	U011	U012	U014	U015	U016	U017	U018	U019	U020	U021	U022	U023
U024	U025	U026	U027	U028	U029	U030	U031	U032	U033	U034	U035	U036
U037	U038	U039	U041	U042	U043	U044	U045	U046	U047	U048	U049	U050
U051	U052	U053	U055	U056	U057	U058	U059	U060	U061	U062	U063	U064
U066	U067	U068	U069	U070	U071	U072	U073	U074	U075	U076	U077	U078
U079	U080	U081	U082	U083	U084	U085	U086	U087	U088	U089	U090	U091
U092	U093	U094	U095	U096	U097	U098	U099	U101	U102	U103	U105	U106
U107	U108	U109	U110	U111	U112	U113	U114	U115	U116	U117	U118	U119
U120	U121	U122	U123	U124	U125	U126	U127	U128	U129	U130	U131	U132
U133	U134	U135	U136	U137	U138	U140	U141	U142	U143	U144	U145	U146
U147	U148	U149	U150	U151	U152	U153	U154	U155	U156	U157	U158	U159
U160	U161	U162	U163	U164	U165	U166	U167	U168	U169	U170	U171	U172
U173	U174	U176	U177	U178	U179	U180	U181	U182	U183	U184	U185	U186
U187	U188	U189	U190	U191	U192	U193	U194	U196	U197	U200	U201	U202
U203	U204	U205	U206	U207	U208	U209	U210	U211	U213	U214	U215	U216
U217	U218	U219	U220	U221	U222	U223	U225	U226	U227	U228	U234	U235
U236	U237	U238	U239	U240	U243	U244	U246	U247	U248	U249	U271	U278
U279	U280	U323	U353	U359	U364	U367	U372	U373	U387	U388	U394	U395
U404	U409	U410	U411									

Tractor/Trailer Number: 2-8-25 1-1  
 State, Date:

Trade Environmental Services, LLC  
 Transfer Log

EC Trailer  
 Page 1 of 1  
 CONTINUE →

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	19	9-11-25	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 5x50 3x15	8		EC	MB
9/9		677879	4227809	019571983 JTH	2x55 5x50 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	4227864	026489225 JTH	19x55	19		EC	MB
9/10		677879	4227864	4227864	5x55	5		EC	MB
9/10		655189	4527537	4527537	6x35 2x30 2x15 3x5	10		EC	BM
9/10		655189	4527537	4527537	19x55	3		EC	BM
9/11		655189	4527537	4527537	22x55	3		EC	BM

Placards:



Trailer/Tractor Number: 9-825  
 Start Date: 1-2

Trade Environmental Services, LLC  
 Transfer Log

EC Trailer

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
9/11		677879	4205745	026489219 JFH	3x55	3	9/14/25	EC	MB
9/10		677879	4261849	026489217 JFH	1x55 2x50	18		EC	MB
9/15		677879	4592646	4592646	3x5	3	↓	EC	MB

Placards:



Transporter/Trailer Number: CL 780111  
 State Date: 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	019789687 FLE	288 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 1x30 2x5	14		EC	MB
9/4		677879	4530522	026489214 JH	2x15	1		EC	MB
9/4		1655189	422790	026489210JH	1x35 1x30 6x55	9		EC	BM
9/4		1655189	4530767	026489208JH	3x55 1x30 3x5	10		EC	BM
9/5		1655189	4522813	026489209JH	16x55	10		EC	BM

Placards:



Tradebe Environmental Services, LLC  
1620 S 45<sup>th</sup> 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 45<sup>th</sup> 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 45<sup>th</sup> Street  
Kansas City KS

Northend of building (looking south)



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



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

SP2025-059

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-059, commonly known as 1620 South 45th Street, Kansas City, Kansas, legally described as:

The East $\frac{1}{2}$  of the East $\frac{1}{2}$  of the Northwest $\frac{1}{4}$  of the Northwest $\frac{1}{4}$  of Section 35, Township 11 south, range 25 East of the 611, Principal Meridian, in Kansas City, Wyandotte County, Kansas, except the North 640 feet thereof. Also except the North 40 feet of the East 136.12 feet thereof. Also except that part of the East being used for road purposes, located at 1620 South 45th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for the continuation of a 10-day transfer facility for non-regulated, DOT hazardous materials, and hazardous waste.

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

- 1. Adhere to 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](mailto: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.**

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** October 30, 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:

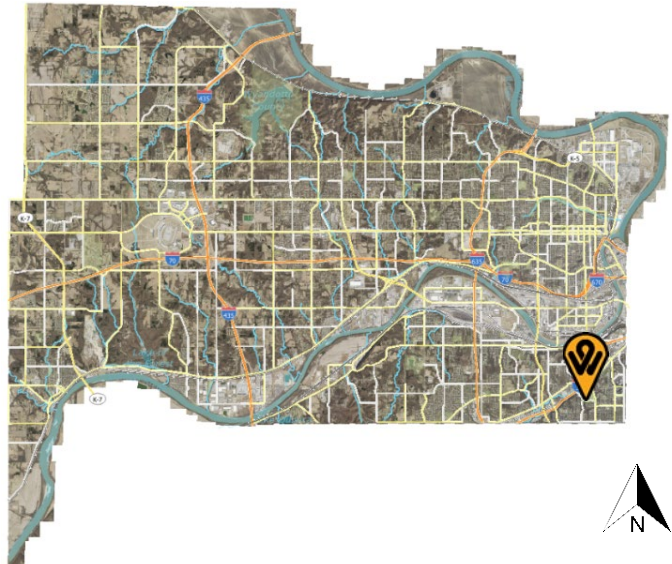
Commissioner At-Large District #2:  
Tom Burroughs  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

R-1(B) Single Family District

### Plan Area:

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1 Single Family District	Single-family residences
<b>South</b>	R-1 Single Family District	Single-family residences
<b>East</b>	R-1 Single Family District	Single-family residences
<b>West</b>	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 and October 30, 2025

**Public Support:** None to date.

**Public Opposition:**

None to date.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, 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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

1. Staff does not have access to this information.

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

1. 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.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the 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.

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## **NEIGHBORHOOD MEETING INFORMATION**

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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.

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## KEY ISSUES

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None

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 9 to 0 to recommend **APPROVAL** of application **SP2025-061**, for five (5) years, subject to:

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

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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

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## ATTACHMENTS

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October 13, 2025 City Planning Commission Minutes  
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

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## PUBLIC HEARING SCHEDULE

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

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### STAFF CONTACT:

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-061** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

**OR**

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-061**, 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.

### **October 13, 2025, City Planning Commission Minutes:**

#### **Hearing starts at 1:00:33:**

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

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

#### **SP2025-061 - JESSICA BETTS**

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

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Commissioner Armstrong stated that she had spoken with Commissioner Ramirez about PR2025-022.

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 October 13, 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. Commissioner Armstrong requested **PR2025-022** be removed from the consent agenda. Karen Schibi, Attendee, requested **SP2025-059** be removed from the consent agenda.

**Motion starts at 1:07:09:**

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

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

**Motion to recommend APPROVAL passed: 9 to 0**

**Subject to:**

**SP2025-061**

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](http://www.hostcompliance.com/tips) (website);

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

covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

18. The Special Use Permit shall be valid for 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.

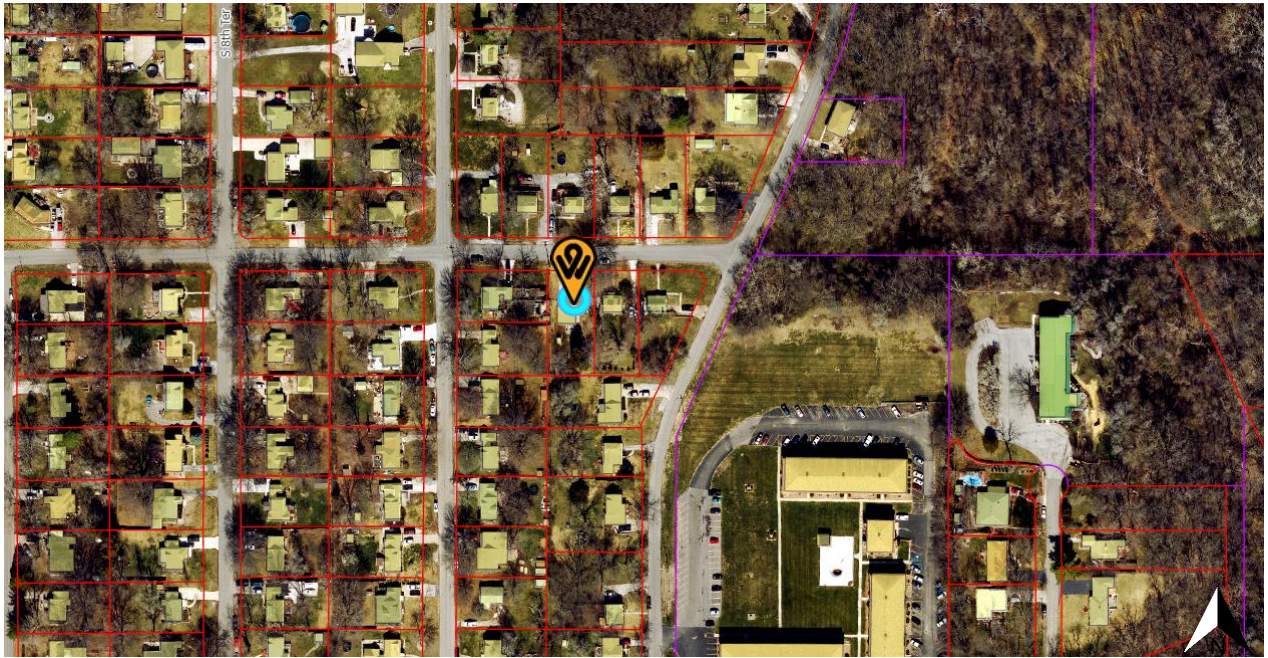
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# ATTACHMENTS

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## AERIAL IMAGERY

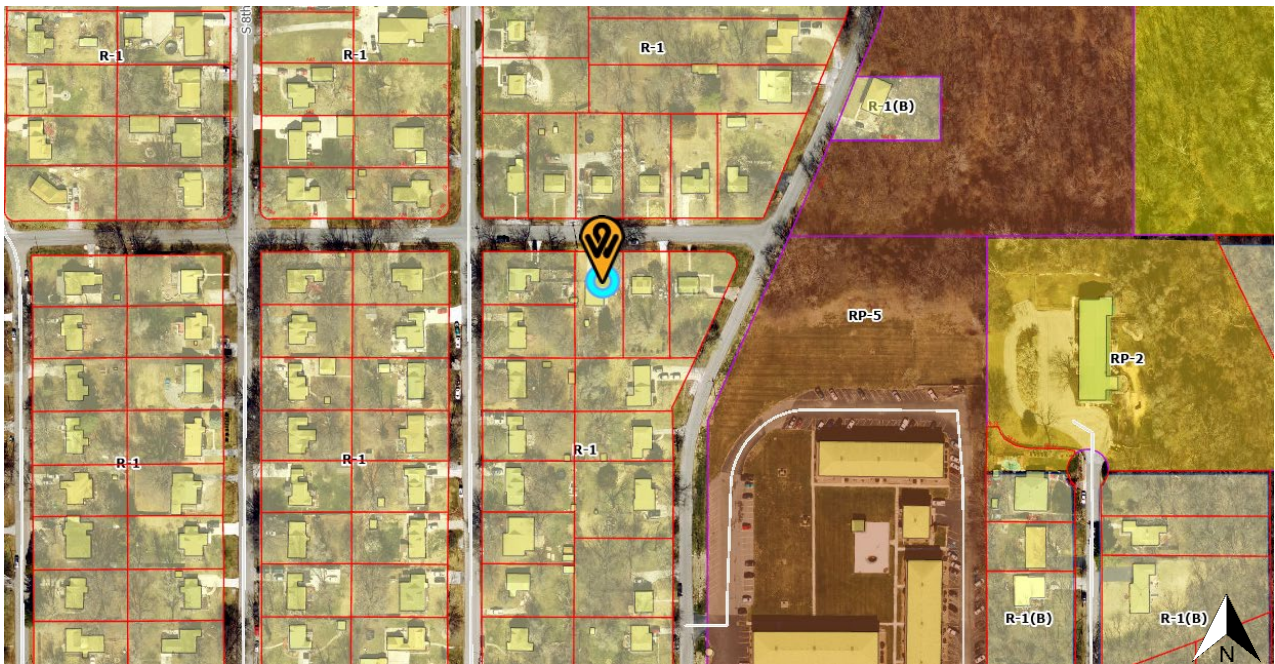
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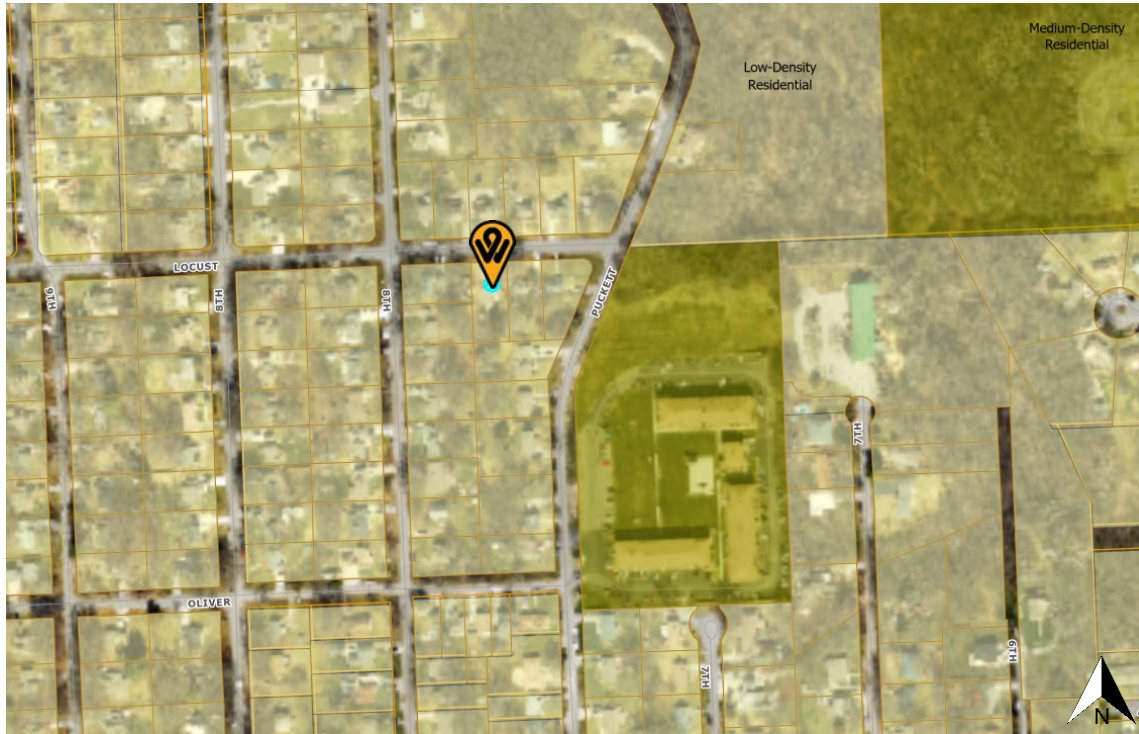
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## ZONING MAP

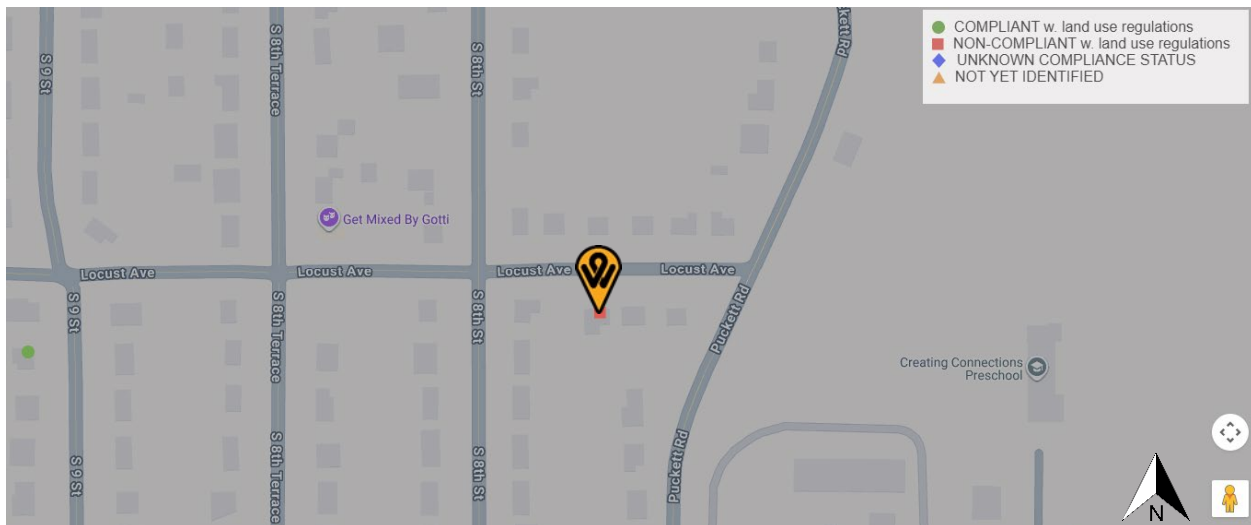
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# LAND USE MAP



# SHORT-TERM RENTAL MAP



**ADDITIONAL ATTACHMENTS**

AFFIDAVIT – NEIGHBORHOOD MEETING  
STATE OF Kansas )

) SS:

COUNTY OF Wandotte)

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

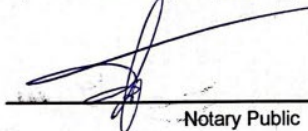
- That I am the petitioner for Petition # SP2025-061.
- That I conducted a neighborhood meeting on September 26, 2025.
- The notice to nearby property owners was sent on September 8, 2025.
- Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the 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

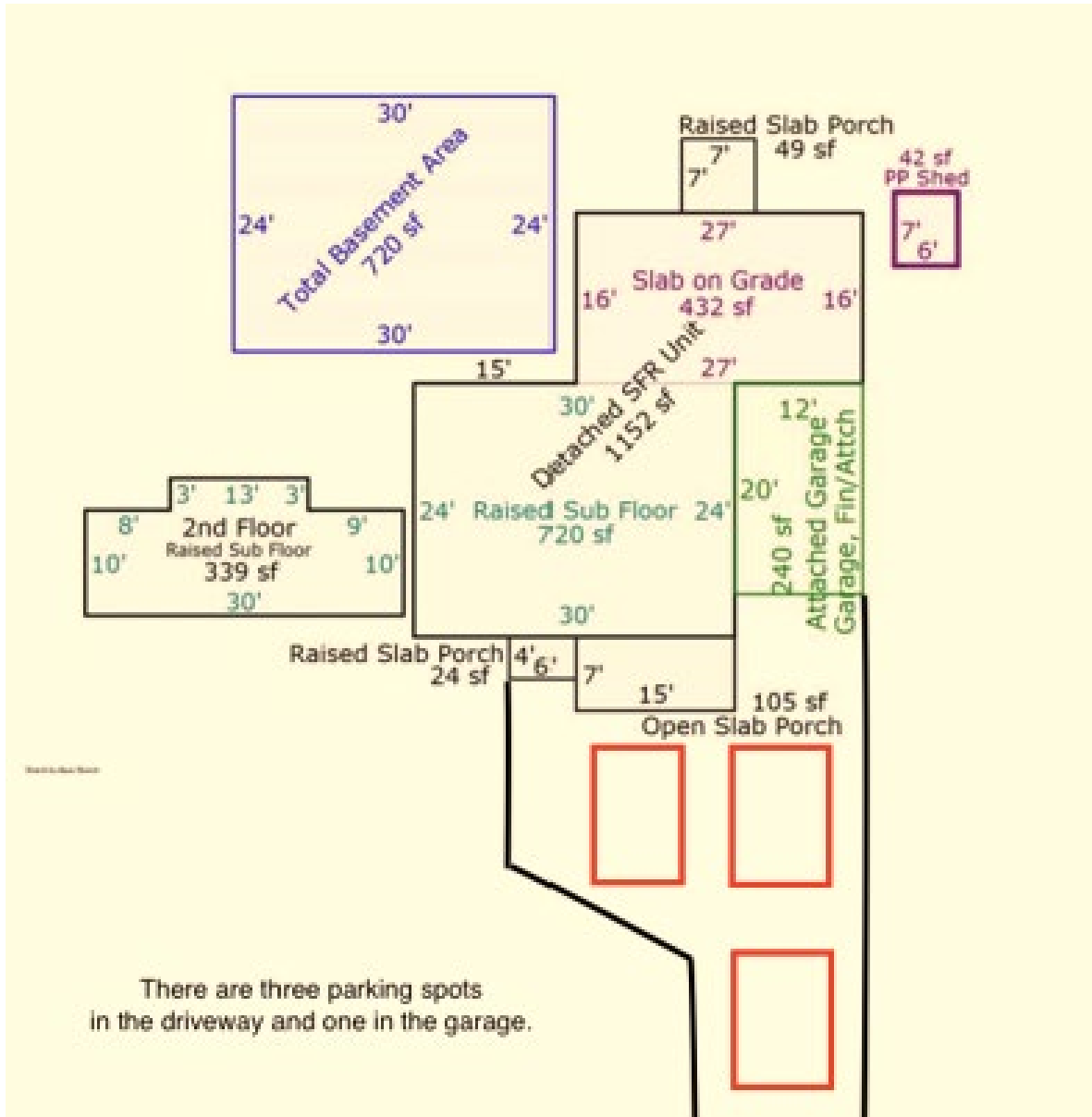
4:01 PM - Keith Reece (neighbor at 768 Locust) joins the meeting

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.



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5.1.3 General

 Major Defect

**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: mortgageinfo@proper.insure
INSURER(S) AFFORDING COVERAGE: Lloyd's of London

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

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.
Signature: [Handwritten Signature]



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# WELCOME TO KANSAS CITY

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# 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

*Hello*

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

# 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.

# EMERGENCY

*Contacts*



### YOUR HOSTS

JESS ADRIENNE (goes by "AK")  
T: 620 217 5105 T: 816 225 5745  
E: jbettstrealstate@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

## 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!







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

SP2025-061

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-061, commonly known as 749 Locust Avenue, Kansas City, Kansas, legally described as:

FRIENDSHIP HEIGHTS NO. 2, S34, T11, R25, acres 0.260000, L31, located at 749 Locust Avenue.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

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

1. **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](http://www.hostcompliance.com/tips) (website);
  10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  11. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
  12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
  16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle

- storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  18. The Special Use Permit shall be valid for 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.

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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

**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 allowed in the public right-of-way if an ADA-compliant clearance width of four feet can be maintained. 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 a 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)**

<b>Digital Sign</b>	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.
<b>Footcandle</b>	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.
<b>Illumination</b>	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.
<b>Illumination, External</b>	A sign that is illuminated by an external light source.
<b>Illumination, Internal</b>	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.
<b>Illuminated Sign</b>	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).
<b>Halo lit sign</b>	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.
<b>Nit</b>	A unit of illuminative brightness equal to one candle per square meter, measured perpendicular to the rays of the source.
<b>Neon</b>	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 <sup>1</sup>	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 <sup>2</sup>	5%	1 <sup>2,3</sup>	40	2	36
R-3, R-4, R-5, R-6, R-M, TND T-4	1 <sup>2</sup>	5%	1 <sup>2,3</sup>	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:

- <sup>1</sup> Not applicable to awning/canopy/marquee signs subject to subsection 27-728(b)(3).
- <sup>2</sup> ~~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.*
- <sup>3</sup> ~~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.**

<b>Table VIII-11-2 Accessory Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
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
<b>Location</b>								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
<p>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.</p>								

**Section 27-728(b)(4)a.**

<p>Awning Sign</p>	<p>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.</p>	
<p>Canopy Sign</p>	<p>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.</p>	
<p>Marquee</p>	<p>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.</p>	
<p>Over Canopy Sign</p>	<p>A sign on the top of a roof overhang of a covered porch or walkway which identifies the tenant of the adjoining space.</p>	
<p>Under Canopy Sign</p>	<p>A sign suspended from the underside of a canopy, a covered porch or a walkway.</p>	

**Section 27-728(b)(4)b.**

<b>Table VIII-11-3 Awning/Canopy/Marquee Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
7.	Sign area (maximum- sf)	60	60	100	150	100	150	150
8.	Height (maximum-feet)	2	2	2	6	2	6	6
<b>Location</b>								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
11.	Digital	No	No	No	No	Yes	Yes	Yes
12.	Illumination, Internal	No	<del>No</del> Yes	<del>No</del> 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
<b>Rules of Interpretation:</b>								
<p>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.</p>								

**Section 27-728(b)(5)b.**

<b>Table VIII-11-4 Murals</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
5.	Sign area (maximum- sf)	—	—	— **	**	**	**	**
6.	Height (maximum-feet)	—	—	—	—	—	—	—
<b>Location</b>								
7.	Property Line Setback (minimum-feet)	—	—	—Z	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
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:

<b>Text/Logo area (as a percent of mural)</b>	<b>Percent of façade that may be covered:</b>
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.**

<b>Table VIII-11-5 Projecting Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
1.	Permitted?	NR	Yes	Yes	Yes	Yes	Yes	Yes
2.	Permit required?	<del>Yes</del> No*	<del>Yes</del> No*	<del>Yes</del> No*	<del>Yes</del> No*	<del>Yes</del> No*	<del>Yes</del> No*	<del>Yes</del> No*
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
7.	Sign area (maximum- percent of building façade sf)	48	48	48	96	96	96	96
8.	Height (maximum-feet)	—	—	—	—	—	—	—
<b>Location</b>								
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
<b>Design Characteristics</b>								
11.	Digital	No	No	No	No	Yes	Yes	Yes
12.	Illumination, Internal	No	<del>No</del> Yes	<del>No</del> 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
<b>Rules of Interpretation:</b>								
<p>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.</p> <p><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></p>								

**Section 27-728(b)(7)b.**

<b>Table VIII-11-6 Roof Sign Standards</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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
<b>Dimensions</b>								
5.	Sign area (maximum-sf)	—	—	—	120	120	300	300
6.	Height (maximum-feet)	—	—	—	4	4	6	6
<b>Location</b>								
7.	Property Line Setback (minimum-feet)	—	—	—	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	10	10	10	10
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
<p>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.</p>								

**Section 27-728(b)(8)b.**

<b>Table VIII-11-7 Wall Sign Standards</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
7.	Sign area (maximum- sf)	50	50	80	150	150	300	300
8.	Height (maximum-feet)	4	4	4	—	—	—	—
<b>Location</b>								
9.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
10.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
<p>Yes = the sign type or characteristic is permitted;</p> <p>No = the sign type or characteristic is not permitted;</p> <p>R = the sign type or characteristic is required;</p> <p>NR = the sign type is permitted for non-residential uses only;</p> <p>"—" = the standard does not apply.</p> <p>Z = as established for the principal building by the applicable zoning district.</p>								

**Section 27-728(b)(9)b.**

<b>Table VIII-11-8 Window Sign Standards</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)	—	—	—	—	—	—	—
<b>Dimensions</b>								
5.	Sign area (maximum-percentage of window area)	<del>25%</del> 50%	<del>25%</del> 50%	25% 50%	25% 50%	25% 50%	<del>25%</del> 50%	25% 50%
6.	Height (maximum-feet)	—	—	—	—	—	—	—
<b>Location</b>								
7.	Property Line Setback (minimum-feet)	Z	Z	Z	Z	Z	Z	Z
8.	Spacing between other signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
9.	Digital	No	No	No	No	Yes	Yes	Yes
10.	Illumination, Internal	No	<del>No</del> Yes	<del>No</del> 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
<b>Rules of Interpretation:</b>								
<p>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.</p>								

**Section 27-728(c)(3)b.**

<b>Table VIII-11-9 Monument Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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.)—* <del>no</del> (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
<b>Dimensions</b>								
7.	Sign area (maximum-sf)	40	50	50	50	50	75	100
8.	Height (maximum-feet)**	12	12	24	24	24	24	24
<b>Location</b>								
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
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
<p>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.</p>								



**Section 27-728(c)(4)b.**

<b>Table VIII-11-10 Sandwich/"A" Frame Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
1.	Permitted?	No	No	<del>No</del> Yes	Yes	Yes	<del>No</del> Yes	No
2.	Permit required?	—	—	<del>—</del> No	ROW No	ROW No	<del>—</del> 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	—
<b>Dimensions</b>								
7.	Sign area (maximum-sf)	—	—	—12	12	12	—12	—
8.	Height (maximum-feet)	—	—	—5	5	5	—5	—
<b>Location</b>								
9.	Sidewalk Clearance * (minimum-feet)	—	—	—4	4	4	—4	—
10.	Spacing between signs (minimum-feet)	—	—	—	—	—	—	—
<b>Design Characteristics</b>								
11.	Digital	<del>No</del> —	<del>No</del> —	No	No	No	No	<del>No</del> —
12.	Illumination, Internal	<del>No</del> —	<del>No</del> —	No	No	No	No	<del>No</del> —
13.	Illumination, External	<del>No</del> —	<del>No</del> —	No	No	No	No	<del>No</del> —
14.	Illumination, Halo Lit	<del>No</del> —	<del>No</del> —	No	No	No	No	<del>No</del> —
15.	Channel Letters	<del>No</del> —	<del>No</del> —	No	No	No	No	<del>No</del> —
16.	Changeable copy	<del>No</del> —	<del>No</del> —	<del>No</del> Yes	Yes	Yes	<del>No</del> Yes	<del>No</del> —
<b>Rules of Interpretation:</b>								
<p>Yes = the sign type or characteristic is permitted;</p> <p>No = the sign type or characteristic is not permitted;</p> <p>R = the sign type or characteristic is required;</p> <p>NR = the sign type is permitted for non-residential uses only;</p> <p>"—" = the standard does not apply.</p> <p>Z = as established for the principal building by the applicable zoning district.</p> <p><del>ROW = requires a right-of-way use permit (see Unified Government Code § Sec. 32-26).</del></p> <p>*Sidewalk clearance is the minimum, continuous, unobstructed distance for pedestrian movement along a sidewalk on at least one side of the sign.</p>								

**Section 27-728(d)(2)b.**

<b>Table VIII-11-11 Flag Standards</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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
<b>Dimensions</b>								
4.	Sign area (maximum-sf)	50	50	50	50	50	50	50
5.	Height (maximum-feet)	25	25	25	50*	50*	50*	50*
<b>Location</b>								
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
<b>Design Characteristics</b>								
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
<p><b>Rules of Interpretation:</b></p> <p>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.</p>								

**Section 27-729(b)(1)**

<p>Temporary Sign</p>	<p>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.</p>	
<p>Incidental Sign</p>	<p>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.</p>	

**Section 27-729(b)(4)**

<b>Table VIII-11-12 Temporary &amp; Incidental Signs (Generally)</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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	—	—	—	—
<b>Dimensions</b>								
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
<b>Location</b>								
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
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
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)**

<b>Table VIII-11-13 Banners</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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
<b>Dimensions</b>								
4.	Sign area (maximum-sf)	6	6	32	32	32	32	32
5.	Height (maximum-feet)	5	5	8	8	8	8	8
<b>Location</b>								
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
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b>								
<p>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.</p>								

**Section 27-729(d)(2)**

<b>Table VIII-11-14 Feather and Inflatable Signs</b>								
<b>Zoning Districts/TND T-Zone →</b>		<b>A-G, R, R-1, R-1(B), R-2, R-2(B), TND T-1, T-2, T-3, CS</b>	<b>R-3, R-4, R-5, R-6, R-M, TND T-4</b>	<b>C-0</b>	<b>C-1, TND T-5</b>	<b>C-D, TND T-6</b>	<b>C-2, C-3, M-1, B-P, TND D</b>	<b>M-2, M-3</b>
<b>Requirements ↓</b>								
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
<b>Dimensions</b>								
4.	Sign area (maximum-sf)	—	—	32	32	32	32	32
5.	Height (maximum-feet)	—	—	12	12	12	12	12
<b>Location</b>								
6.	Property Line Setback (minimum-feet)	—	—	5	5	5	5	5
7.	Spacing between other signs (minimum-feet)	—	—	20	20	20	20	20
<b>Design Characteristics</b>								
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
<b>Rules of Interpretation:</b> 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

<b>Table VIII-11-15 Center and Secondary Signs</b>			
<b>Zoning Districts/TND T-Zone →</b>		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
<b>Requirements ↓</b>			
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 *
<b>Dimensions</b>			
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
<b>Location</b>			
7.	Property Line Setback (minimum-feet)		
	Center Sign	15	15
	Secondary Sign	5	5
8.	Spacing between other detached signs (minimum-feet)	10	10
<b>Design Characteristics</b>			
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
<b>Rules of Interpretation:</b>			
<p>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.</p>			

# **Proposed Changes to Home Occupation and Sign Code Regulations**



October 30, 2025 Board of Commissioners

# Overview

- June 9th, 2025, the Planning Commission approved recommendations from the Task Force related to lifting parking minimums east of I-635 for commercial projects and mixed-use projects up to six units for a period of three years.
- Reports of increased project activity related to removal of parking minimums.
- Task Force continued to meet over the summer and fall
- Recommendations in two areas:
  - By-right home occupations
  - Sign code



# Special Use Permits

- Conducted analysis of special use permits
- Each special use permit is time-intensive for applicants, staff, Planning Commission, UG Commission
- Focus on by-right while still protecting public interest
- Recommendations for Code revisions related to Home Occupancy
  - By-right for businesses that meet six conditions
- Recommendations to simplify sign code



# Special Use Permits by the Numbers

- **Special Use Permits - For the last 5 years = 612**

- 2024 – 51
- 2023 – 123
- 2022 – 123
- 2021 – 90
- 2020 – 98
- 2019 – 126

- **# of SUPs By Category**

- Live entertainment - 38
- STR - 178 )
- Drinking establishment - 23
- Home Occupations (hair salon, day care, etc.) - 35
- Keeping animals - 28
- Grading - 25
- Event space - 19
- Temporary Use of Land - 66
- Kennel - 10
- Auto related - 85
- Liquor store - 17
- Group Home - 23
- Accessory use - 9
- Day care - 10
- Hazardous waste - 5



# Intent of Recommended Changes

- A code that is simpler, more flexible and more responsive to the needs of entrepreneurs
- Support small business formation
- Reduce regulatory barriers and unnecessary complexity
- Create more attractive and interesting places
- Address specific pain points raised by entrepreneurs and developers
- Create more by-right pathways that reduce burden on staff and applicants and speed approvals



# **Home Occupation Regulations Proposed Amendments to Sections 27-340 and 27-609**



# Summary of Home Occupation Changes

- Adjusts the definition of a home occupation
- Clarifies what conditions need to be met for a by-right home occupation permit to be issued without a special use permit
  - Signage
  - Employees
  - Equipment
  - Accessibility and parking
  - Inventory and storage



## Proposed Amendment Definition (Sec. 27-340)

- *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.~~



# Proposed Home Occupation Amendments (Sec. 27-609)

- (1) *Home occupations. ~~Customary~~ 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 ~~division~~ department. Home occupations that do not meet the criteria of this subsection shall be permitted only by special use permit but must meet all accessory use requirements regarding storage of equipment, material, and vehicles overnight. A use that may otherwise meet all requirements of this subsection shall nonetheless require a special use permit if identified in section 27-593, other than subsection 27-593(a)(12). The following conditions and restrictions shall apply to such ~~customary~~ home occupations:*
  - a. ~~No exterior advertising or signs will be erected and no outside~~ *Up to two exterior signs, each with a height no greater than 18 inches and with a length no greater than 24 inches, may be erected; no other such display or activity that depicts other than residential activity will be allowed. All other provisions of the Sign Code are in full effect. ~~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 property.~~*
  - 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 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.~~*



# By-Right vs Special Use Requirements

Distinguishes between aspects of a home occupation that can be waived (through the SUP process) and aspects that cannot be waived

- Section 27-609(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 all accessory use requirements regarding storage of equipment or material, or the parking of vehicles overnight. A use that may otherwise meet all requirements of this subsection shall require a special use permit if identified in section 27-593, other than subsection 27-593(a)(12). The following conditions and restrictions shall apply to such ~~customary~~ home occupations:



# Advertising

## Amendment Notes

- Removes confusing language about including a telephone number on advertising that is not allowed in the first place.
- Section 27-609(1)a  
~~No exterior advertising or signs will be erected and no outside~~ *Up to two exterior signs, each with a height no greater than 18 inches and with a length no greater than 24 inches, may be erected; no other such display or activity that depicts other than residential activity will be allowed. All other provisions of the Sign Code are in full effect.* ~~Advertising shall not include any address, but only a telephone number.~~



# Employees

## Amendment Notes

- Replaces "immediate family" with "persons" to make language more consistent with the definition of "family" in the Zoning Code.
- Balances parking concerns without overburdening a small business owner with parking requirements that may not be necessary.
- Section 27-609(1)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 property.



# Radio / TV reception

## Amendment Notes

- No changes
  
- Section 27-609(1)c  
No machinery or equipment will be used that will interfere with radio or television reception on nearby property.



# Trucks and Equipment

## Amendment Notes

- Clarifies that heavy equipment and trucks may come to the house for business purposes but must be temporary in nature and may not be stored on site.
- Prohibits storage of heavy equipment and commercial grade trucks. Any business desiring to store such equipment would have to go through a special use permit process.
- Section 27-609(1)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.



# Customer Appointments

## Amendment Notes

- Allows for on-site sales and services with a preference to scheduled appointments
- Addresses neighborhood traffic and parking concerns
- Section 27-609(1)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.



# Inventory

## Amendment Notes

- Restricts business activity to what is observable by the neighbors outside the residence, not inside the residence
- Removing the inventory requirement will have the greatest effect in reducing the number of home occupations that require a Special Use Permit
- Section 27-609(1)f  
No inventory, or storage, or commercial activity may be visible, heard, or otherwise detectible from the 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.~~



# Recommendation to Approve Home Occupancy Amendments

- The Business Development Task Force recommends the Board of Commissioners approve the proposed changes to the Home Occupancy Ordinance
  - Recommendation for approval made on the record by the Department of Planning + Urban Design on October 13, 2025
  - Recommendation for approval made by the City Planning Commission on October 13, 2025, by a vote of 9-0



# **Sign Code Regulations**

*Proposed Amendments to Sections 27-212, -722, -723, -726, -728, -729 and -731*



# Summary of Sign Code Amendments

- Make it easier for businesses to install and utilize signs as part of branding, wayfinding, and advertising by...
- Expanding the window in the development process in which an applicant can submit a master sign plan
- Reducing the sign installation requirements
- Expanding the signage types and illumination schemes in several zoning districts



# Master Sign Plan

- Allows for a comprehensive package of signs for major developments
- Signs in a master sign plan may exceed the Sign Code without requiring a variance
- Provides additional flexibility on when a Master Sign Plan can be submitted

**Current: Submit  
Master Sign Plan  
at Preliminary Plan  
Review Stage**



**Proposed: Submit  
Master Sign Plan at  
Preliminary Plan  
Review Stage or Final  
Plan Review Stage**

# Illuminated Signs

## Current

- Cannot have flashing, intermittent, or moving lights
- **No** animated, moving video, and scrolling advertising
- **No** projections of static image projected upon a stationary object
- **No** mobile signs that are located on a truck or trailer

## Proposed

- Cannot imitate, mimic, or obscure traffic signals
- Animated, moving video, and scrolling advertising are allowed
- Can be a static image projected upon a stationary object
- A mobile sign located on a truck or trailer is allowed



# Murals

- Proposed: Murals may be facing and adjacent to a residential district with a variance.
- No permit is needed for a new mural, so long as the mural is maintained/kept in good condition.
- Murals may be facing and adjacent to a residential district with a variance.



# Projecting Signs

- No permit required so long as sign is installed by a bonded and insured installer.



# A-Frame (Sandwich Board) Signs

- Allowed at any storefront door within 10 feet of a sidewalk
- Allowed on a sidewalk so long as there is 4 feet of clearance (to be ADA compliant)



# Feather and Inflatable Signs

- Defines feather signs and inflatable/air-filled signs
- Allows inflatable/air-filled signs
- Signs are not allowed in the public right-of-way without appropriate ADA clearance



# Recommendation to Approve Sign Code Amendments

- The Business Development Task Force recommends the Board of Commissioners approve the proposed changes to the Sign Code
- Recommendation for approval made on the record by the Department of Planning + Urban Design
- Recommendation for approval made by the City Planning Commission on October 13, 2025, by a vote of 9-0



# Questions?



October 30, 2025 Board of Commissioners

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, other than subsection 27-593(a)(12). The following conditions and restrictions shall apply to such ~~customary~~ home occupations:

- a. ~~No exterior advertising or signs will be erected and no outside~~ Up to two exterior signs, each with a height no greater than 18 inches and with a length no greater than 24 inches, may be erected; no other such display or activity that depicts other than residential activity will be allowed. All other provisions of the Sign Code are in full effect. ~~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

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

COZ2025-015

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

**AN ORDINANCE** rezoning property hereinafter described located at approximately 1135 North 134th Street, in Kansas City, Kansas, by changing the same from its present zoning of C-1 Local Business District (WYCO) to R-1 Single Family District.

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

Section 1. It is hereby found and determined that a petition was filed on May 30, 2025, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Local Business District (WYCO) to R-1 Single Family District.

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

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

MILLER ESTATE SUB, S5, T11, R23, ACRES 4.35, PT L7: BEG 237.58FT N OF SW COR; N 155.67FT ALG W LN, E 630FT, S 309.09FT, W 478.78FT, N73W-51.87FT, N27W-76.31FT, N45W-99.42FT TO POB, located at 1135 North 134th Street,

be changed from its present zoning of C-1 Local Business District (WYCO) to R-1 Single Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-1 Single Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of

Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

SP2025-036

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-036, commonly known as 4512 Cambridge Street, Kansas City, Kansas, legally described as:

Lot 12, Block 4, Vogel Heights No. 4, a subdivision in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, located at 4512 Cambridge Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

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

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**

5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards.**
13. **Gravel driveway must be removed and paved to meet Unified Government Standards;**
14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
16. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle**

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

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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

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

SP2025-042

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-042, commonly known as 2605 West 39th Avenue, Kansas City, Kansas, legally described as:

All that part of Block 2, ROSEDALE PARK, a subdivision of land in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof and all of that part of Cherokee Street vacated by City Ordinance No. 45967 and all that part of Lake Avenue vacated by City Ordinance No. 45967 described as follows: Beginning at the intersection of the center line of said Lake Avenue and the Southerly prolongation of the Easterly line of the above-mentioned Block 2, ROSEDALE PARK; thence North 89 degrees 52 minutes 13 seconds West along the center line of Lake Avenue 184.33 feet to its intersection with the Southeasterly right of way line of 39th Avenue; thence Northeasterly on a curve to the left, having a radius of 175.0 feet, an arc distance of 53.08 feet; thence North 40 degrees 19 minutes 47 seconds East 92.60 feet; thence continuing along said right of way line on a curve to the right, having a radius of 110.0 feet, an arc distance of 95.59 feet to its intersection with its existing Westerly right of way line of Springfield Street; thence South 0 degrees 10 minutes 0 seconds West along said Westerly right of way line 143.55 feet to the point of beginning. NOTE: According to the tax rolls of the Unified Government of Wyandotte County/Kansas City, Kansas Treasurer's office, a portion of the above legal description is located in parts of Lots 20, 21, 22, 23 and 24 in Block 2, ROSEDALE PARK. Located at approximately 2605 West 39th Avenue, Kansas City, Kansas.

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

**Section 3. Conditions and Stipulations.** The Special Use Permit granted in

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

- 1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
- 2. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
- 3. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 4. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 5. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 6. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 7. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any**

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

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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

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

SP2025-046

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-046, commonly known as 1424 South 80th Street, Kansas City, Kansas, legally described as:

GRINTER HEIGHTS, South 20, T11, R24, ACRES 1.340000, North 171FT L25, located at 1424 South 80th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for Temporary Use of Land to keep a shipping container.

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

1. **The Special Use Permit for the Temporary Use of Land for Commercial Purposes (SP2025-046) is only for two (2) years and is not renewable. The temporary shipping container will need to be relocated to an industrial zoning district upon expiration of this Special Use Permit;**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**

- 3. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 4. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 5. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 6. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 7. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 8. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 9. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. Because this is a temporary use of land for commercial purposes, the Special Use Permit may not be renewed;**
- 10. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board**

of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

11. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** October 30, 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





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## **PROPOSAL**

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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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

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

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

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

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

1. 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**

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### ***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 123<sup>rd</sup> 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 124<sup>th</sup> 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 123<sup>rd</sup> 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 123<sup>rd</sup> 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 ( $\frac{1}{4}$ ) 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, Sherrif, 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.

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**NEIGHBORHOOD MEETING INFORMATION**

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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.

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**KEY ISSUES**

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

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 6 to 3 to recommend **APPROVAL** of application **COZ2025-022**, subject to:

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. A Plat application has to be filed with the Planning and Urban Design Department within one (1) year of the approval of this Change of Zone in order for the ordinance to be valid; **(Added by the City Planning Commission)**
4. 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;
5. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;
6. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;
7. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;
8. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;
9. 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;
10. 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,
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.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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

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## ATTACHMENTS

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October 13, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Documents  
Concept Plan

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## PUBLIC HEARING SCHEDULE

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

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-022** 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:

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

### OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-022**, 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.

### **October 13, 2025, City Planning Commission Minutes:** **Hearing starts at 1:31:15:**

#### **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. 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.

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

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

- Krystal Voth, Applicant Representative, Atlas Land Consulting
- Jason Rakoski, Applicant Relative, 14616 West 90<sup>th</sup> Street, Lenexa, Kansas 66215

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

- Neal Palmer, 2600 North 131<sup>st</sup> Street, Kansas City, Kansas 66109

**Staff Recommendation starts at 1:51:13:** Lead Planner Byron Toy stated that the neighborhood meeting for this application was held properly and the applicant picked up their notification sign from the Planning Department. When the applicant's return to apply for a Plat, a sidewalk will be required on Leavenworth Road. Staff recommends approval

of the rezoning.

The Commission directed their question to Toy.

**Motion starts at 2:03:18:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-022 with a conditional approval under section 27-210, adding a condition that a Plat application has to be filed with the Planning and Urban Design Department in order for the published ordinance to be valid:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Aye</b>
<b>Beth</b>	<b>No</b>
<b>Ernst</b>	<b>No</b>
<b>Jones</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Mohler</b>	<b>No</b>
<b>Miller</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Not Present</b>

**Motion to recommend APPROVAL passed: 6 to 3**

**Subject to:**

- 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. A Plat application has to be filed with the Planning and Urban Design Department within one (1) year of the approval of this Change of Zone in order for the ordinance to be valid; (Added by the City Planning Commission)**
- 4. 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;**
- 5. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
- 6. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
- 7. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**
- 8. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;**
- 9. 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;
10. 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,
  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.

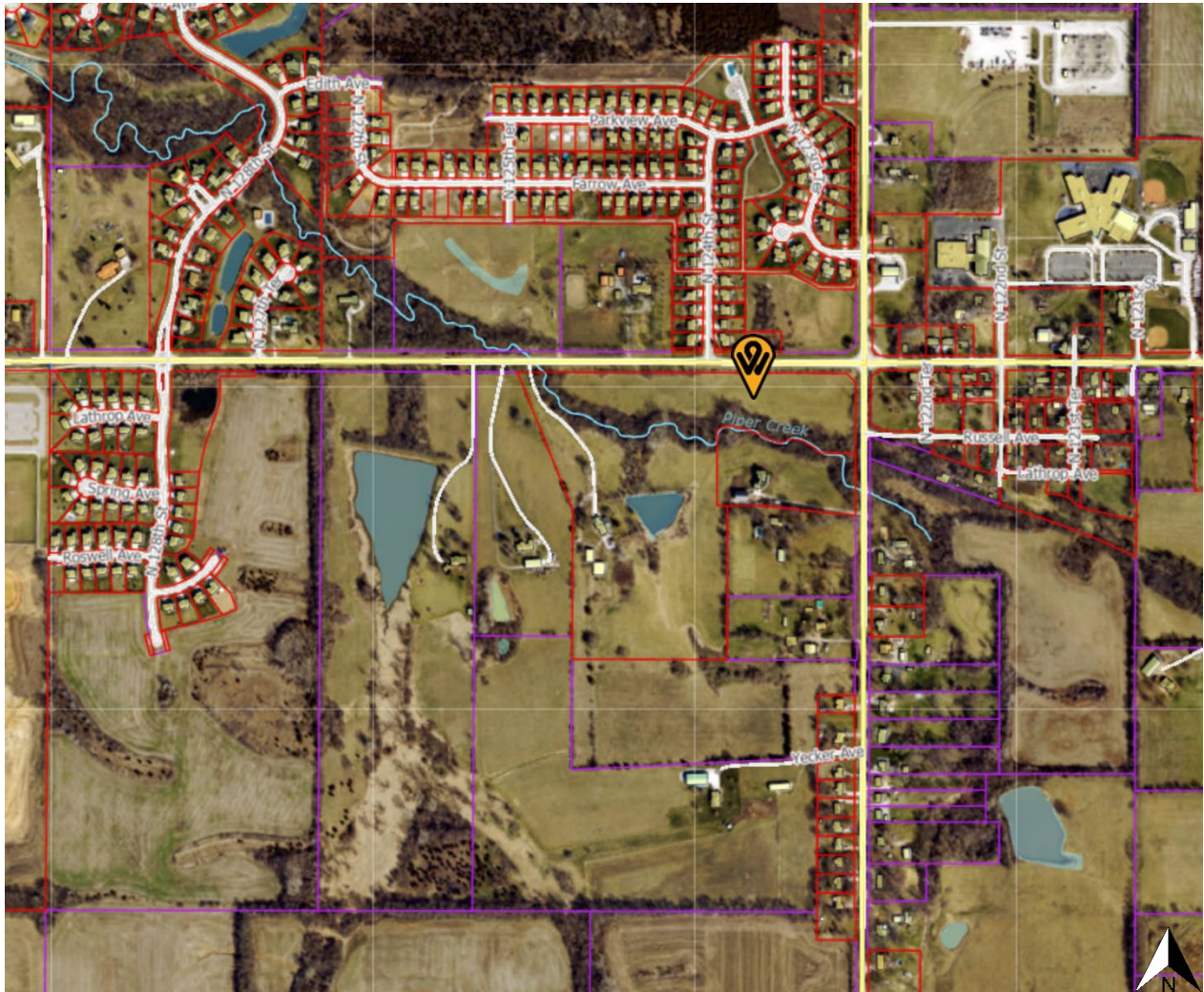
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# ATTACHMENTS

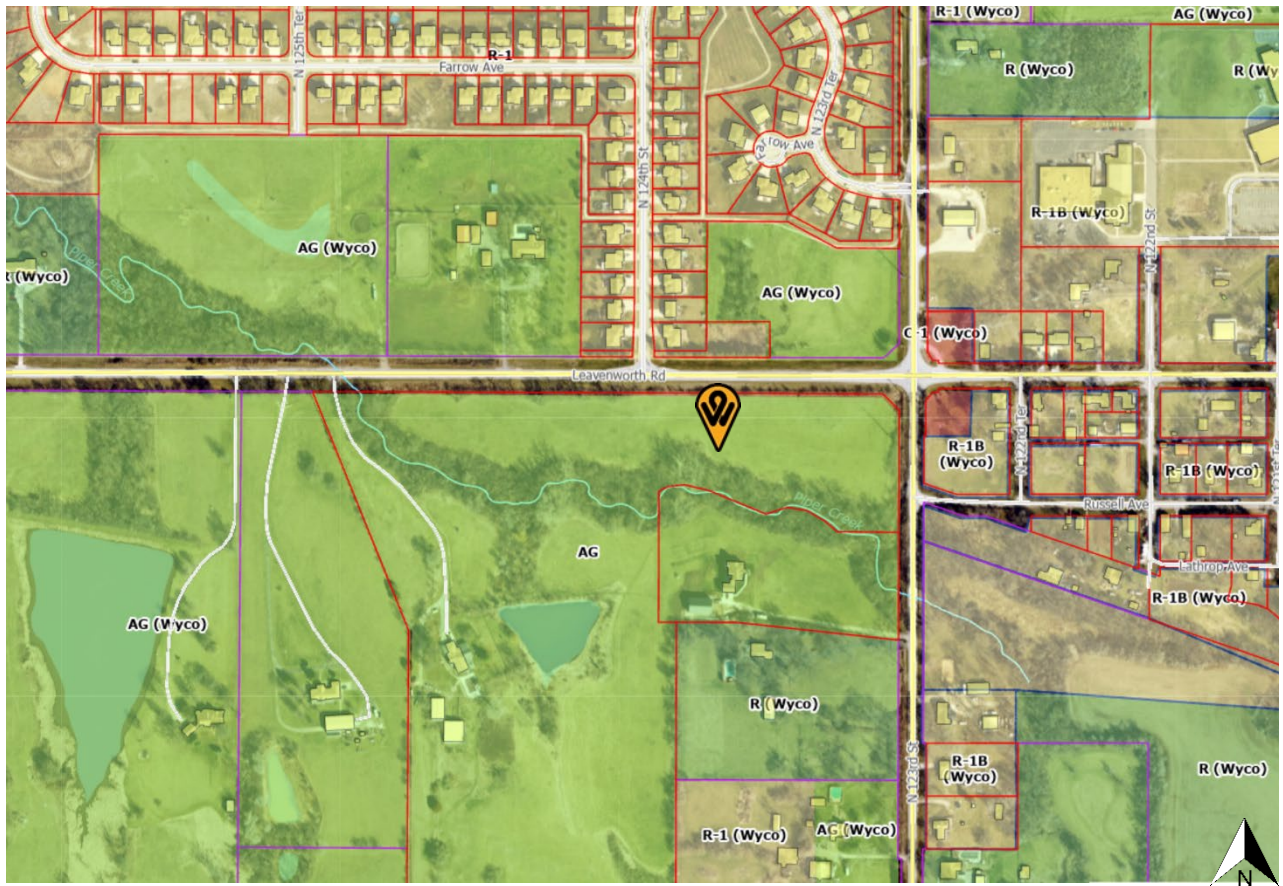
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## AERIAL IMAGERY

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# ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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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 123<sup>rd</sup> 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 123<sup>rd</sup> 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 123<sup>rd</sup> Street

Jason Rakoski

14616 W 90<sup>th</sup> 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.

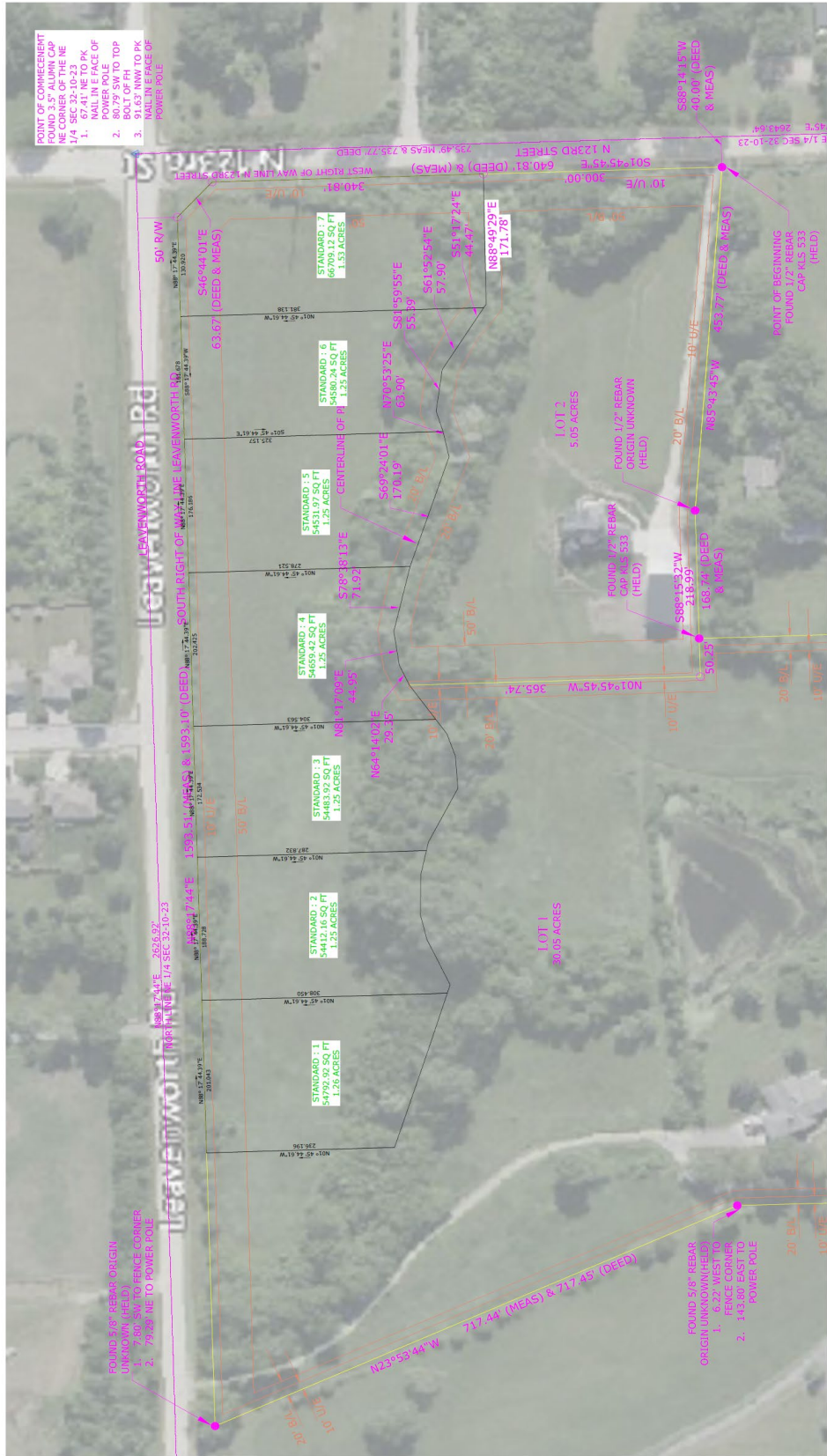
Krystal A. Voth  
Affiant

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

My commission expires 12<sup>th</sup> of January, 2027.

[Signature]  
Notary Public





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

COZ2025-022

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

**AN ORDINANCE** rezoning property hereinafter described located at approximately 12525 Leavenworth Road in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single-Family District.

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

Section 1. It is hereby found and determined that a petition was filed on August 22, 2025, by the owners of property to have the zoning of said property changed from its present zoning A-G Agriculture District to R-1 Single-Family District.

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

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

Beginning at the Northeast corner of Lot 2, Rakoski Addition; thence South 88 Deg 49'29" West, along the North line of said Lot 2, a distance of 171.78 feet; thence continuing along said North line, North 51 Deg 17'24" West a distance of 44.47 feet; thence continuing along said North line, North 61 Deg 52'54" West a distance of 57.90 feet; thence continuing along said North line, North 81 Deg 59'55" West a distance of 55.39 feet; thence continuing along said North line, South 70 Deg 53'25" West a distance of 63.90 feet; thence continuing along said North line, North 69 Deg 24'01" West a distance of 170.19 feet; thence continuing along said North line, North 78 Deg 38' 13" West, a distance of 71.92 feet; thence continuing along said North line, South 81 Deg 17'09" West a distance of 44.95 feet; thence continuing along said North line, South 64 Deg 14'02" West a distance of 29.35 feet; thence South 53 Deg 46'23" West, along the centerline of piper creek a distance of 55.74 feet; thence continuing

along said centerline, South 70 Deg 01'30" West, a distance of 31.55 feet; thence continuing along said centerline, South 85 Deg 56'42" West, a distance of 42.33 feet; thence continuing along said centerline, North 62 Deg 22'44" West, a distance of 79.87 feet; thence continuing along said centerline, North 77 Deg 31'06" West, a distance of 44.00 feet; thence continuing along said centerline, North 89 Deg 28'46" West, a distance of 52.83 feet; thence continuing along said centerline South 75 Deg 58'11" West a distance of 33.66 feet; thence continuing along said centerline South 63 Deg 56'52" West a distance of 66.34 feet; thence continuing along said centerline North 71 Deg 57'29" West, a distance of 225.28 feet; thence North 01 Deg 45'45" West, a distance of 236.20 feet to a point on the North line of said Lot 1; thence North 88 Deg 17'44" East, along said North line a distance of 1233.51 feet; thence South 46 Deg 44'01" East, a distance of 63.67 feet to a point on the East line of said Lot 1; thence South 01 Deg 45'45" East, along said East line, a distance of 340.81 feet to the point of beginning, located at 12525 Leavenworth Road,

be changed from its present zoning of A-G Agriculture District to R-1 Single-Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-1 Single-Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

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

ATTEST:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** October 30, 2025

**Re:** **Special Use Permit SP2025-041**

## GENERAL INFORMATION

### Applicant Information:

Bhavesh Patel  
1805 North 110<sup>th</sup> Street  
Kansas City, Kansas 66111

### Subject Property:

1805 North 110<sup>th</sup> 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:

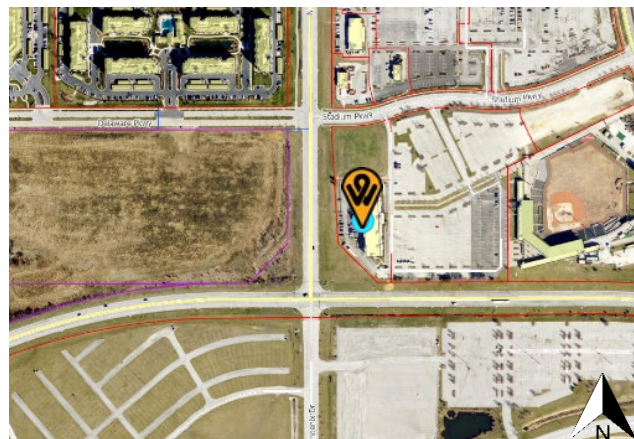
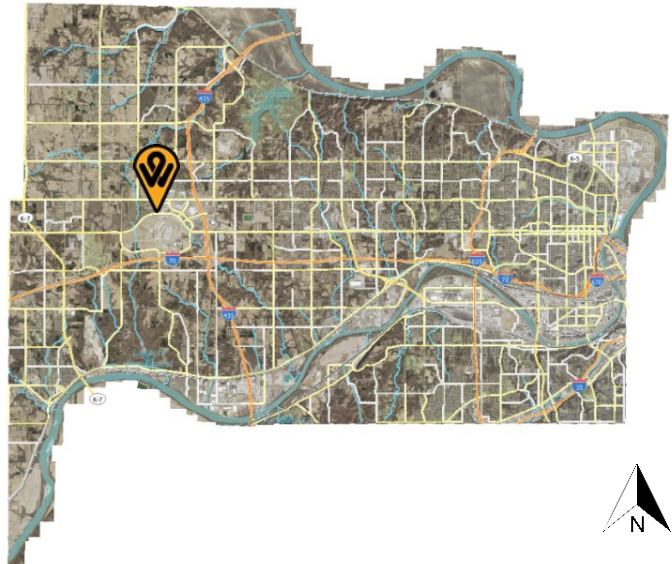
At-Large District #2 Commissioner:  
Tom Burroughs  
District #7 Commissioner:  
Chuck Stites

### Existing Zoning District(s):

CP-2 Planned General Business  
District

### Plan Area:

Prairie Delaware Piper Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	CP-2 Planned General Business District	Undeveloped lot
<b>South</b>	A-G Agriculture District	Kansas Speedway parking lot
<b>East</b>	CP-2 Planned General Business District	KC Monarch's Stadium parking lot
<b>West</b>	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, October 13, 2025, and October 30, 2025

**Public Support:** None to date.

**Public Opposition:** None to date.

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## PROPOSAL

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

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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

1. Staff does not have access to this information.

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

1. 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

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### ***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 110<sup>th</sup> 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.

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**NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 1805 North 110<sup>th</sup> Street on August 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant

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**KEY ISSUES**

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None

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**PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 2 to recommend **APPROVAL** of application **SP2025-041, for five (5) months**, subject to:

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

10. The Special Use Permit shall be valid for five (5) months 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; **(Amended by the City Planning Commission)**
11. The dumpster will have to be repaired, landscaping improved, and junk and trailers removed within 30 days of the publication of the ordinance; **(Added by the City Planning Commission)**
12. 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,
13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## **STAFF RECOMMENDATION AND CONDITIONS**

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-041** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## **ATTACHMENTS**

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October 13, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Storage Container Map  
Neighborhood Meeting Affidavit

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 8, 2025 Held over October 13, 2025 Approval	October 30, 2025

---

**STAFF CONTACT:**

**Osiris Nuñez Espinoza, Planner**  
**Oespinoza@wycokck.org**

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-041** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

## OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-041**, 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.

### **October 13, 2025, City Planning Commission Minutes:**

#### **Hearing starts at 2:13:07:**

#### **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:**

- Bhavesh Patel, Applicant, 1805 North 110<sup>th</sup> Street, Kansas City, Kansas 66111

The Commission directed their questions to the Applicant.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 2:21:22:** Lead Planner Byron Toy stated that staff's recommendation for approval of the Special Use Permit is three (3) months or six (6) months. Interior remodeling is currently underway at the property, dumpsters and shipping containers should be removed before the expiration of the Special Use Permit.

The Planning Commission directed questions to Byron Toy

**Motion starts at 2:24:16:**

On motion by Commissioner Straws, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **AMEND the conditions of approval to five (5) months:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>No</b>
<b>Armstrong</b>	<b>Aye</b>
<b>Beth</b>	<b>No</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Easterwood</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Miller</b>	<b>Aye</b>
<b>Schwartz</b>	<b>Not Present</b>

**Motion to recommend APPROVAL passed: 7 to 2**

**Motion starts at 2:31:06:**

On motion by Commissioner Ernst, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-041, amending the conditions of approval to five (5) months and adding a condition to clean up the property (repair the dumpster, improve landscaping, remove junk and trailers) within 30 days of approval:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>No</b>
<b>Armstrong</b>	<b>Aye</b>
<b>Beth</b>	<b>No</b>

Ernst                   Aye  
Jones                  Aye  
Easterwood          Aye  
Mohler                Aye  
Miller                 Aye  
Schwartz              Not Present

**Motion to recommend APPROVAL passed: 7 to 2**

**Subject to:**

- 1. 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](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 5. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 6. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 7. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 8. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal**

- summons, administrative citation, or revocation of the Special Use Permit;
9. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  10. The Special Use Permit shall be valid for five (5) months 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; **(Amended by the City Planning Commission)**
  11. The dumpster will have to be repaired, landscaping improved, and junk and trailers removed within 30 days of the publication of the ordinance; **(Added by the City Planning Commission)**
  12. 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,
  13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

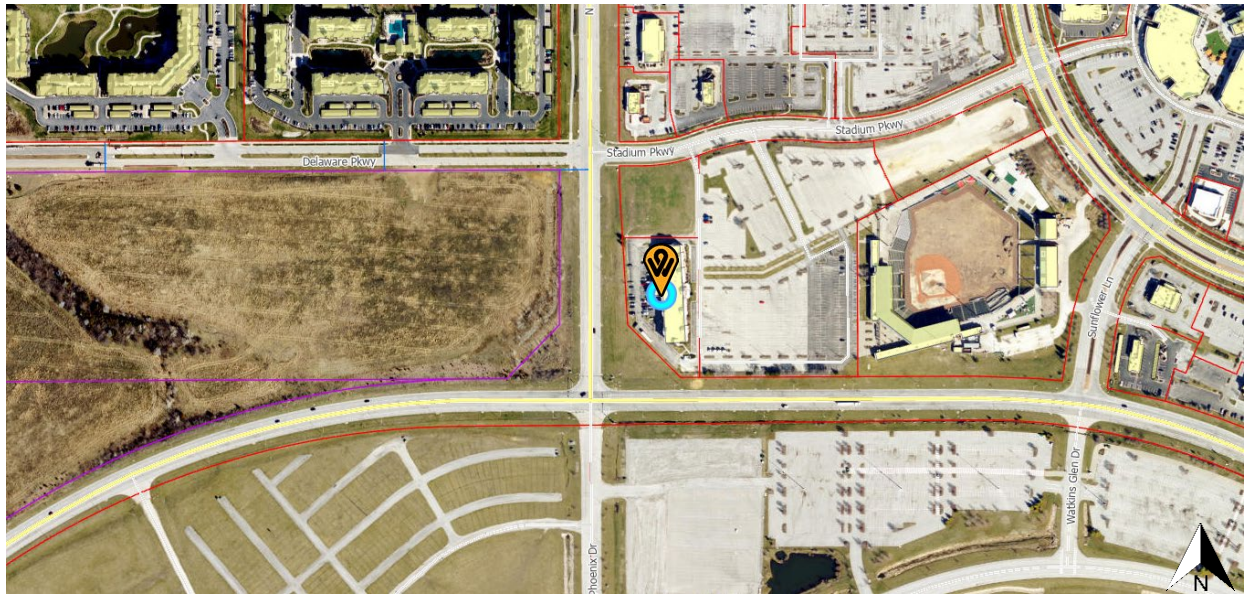
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# ATTACHMENTS

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## AERIAL IMAGERY

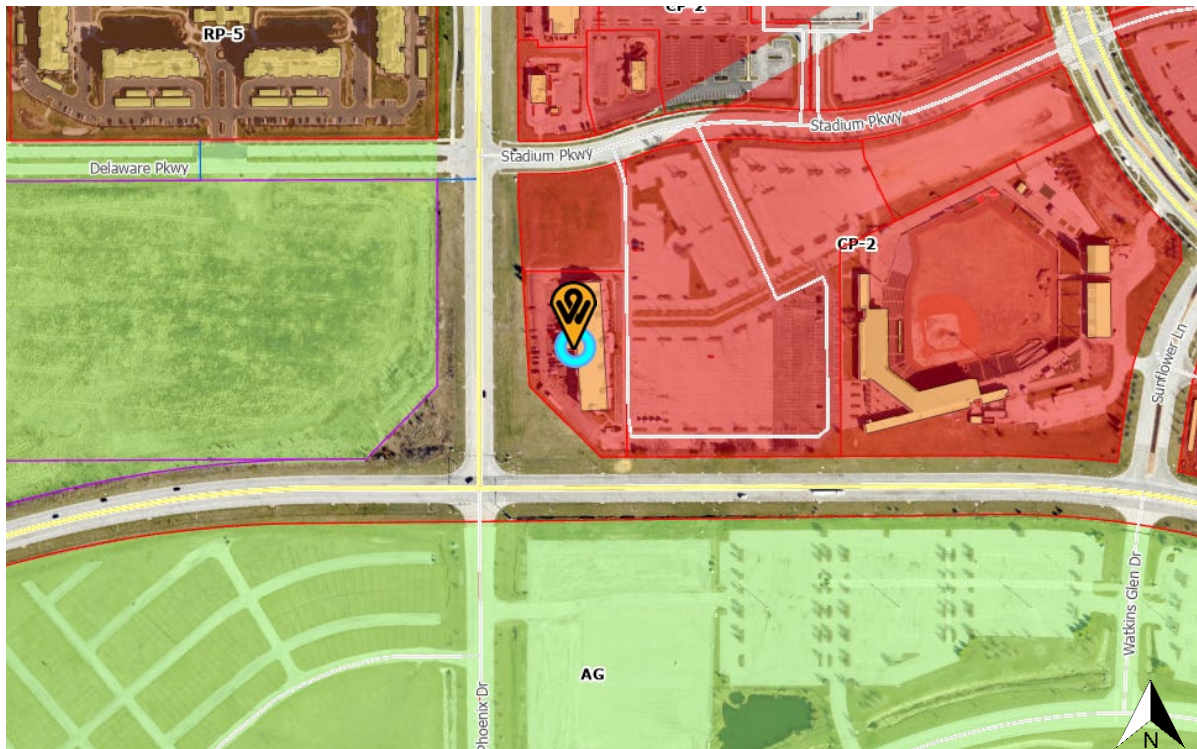
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## ZONING MAP

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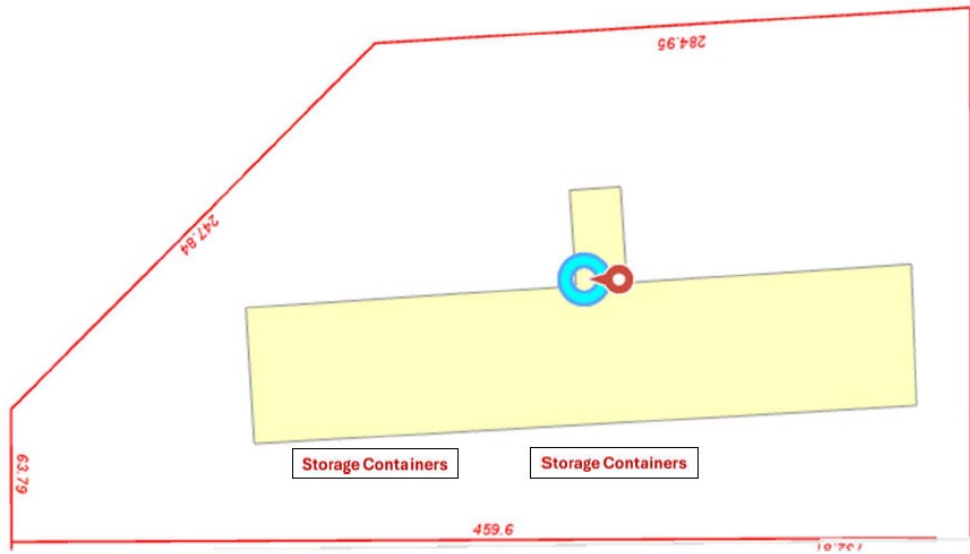
# LAND USE MAP



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# ADDITIONAL ATTACHMENTS

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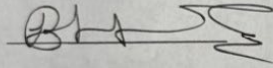
**AFFIDAVIT – NEIGHBORHOOD MEETING**

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.

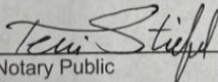


Bhavesh Patel  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22<sup>nd</sup> day of August, 2025.

My commission expires 14<sup>th</sup> of March, 2029.

TERRI STIEFEL  
Notary Public-State of Kansas  
My Appt. Expires 03/14/29

  
Notary Public

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

SP2025-041

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

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

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

**Section 1. Special Use Permit Granted.** Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-041, commonly known as 1805 North 110th Street, Kansas City, Kansas, legally described as:

Lot 4 & South 133ft Lot 3, Ballpark of Village West 2nd Plat, located at 1805 North 110th Street.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for Temporary Use of Land for a storage container.

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

- 1. 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](mailto: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](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
7. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
8. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
9. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
10. **The Special Use Permit shall be valid for five (5) months 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. **The dumpster will have to be repaired, landscaping improved, and junk and trailers removed within 30 days of the publication of the ordinance;**

12. **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,**
13. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** October 30, 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:

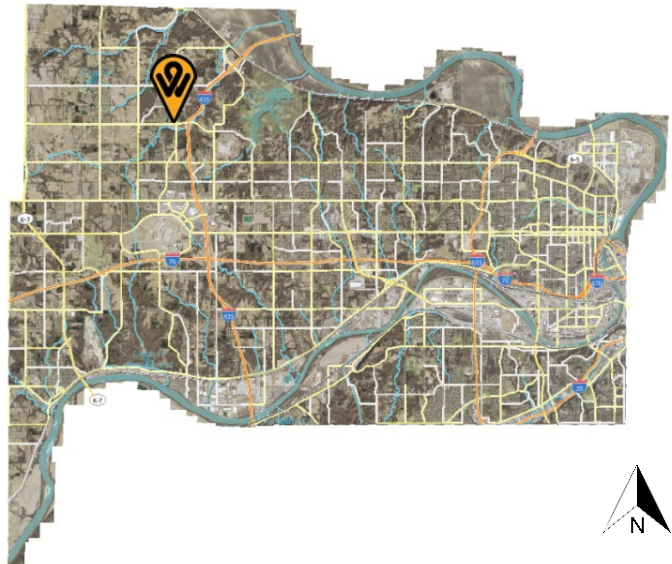
Commissioner At-Large, District #1:  
Melissa Bynum  
District #5 Commissioner:  
Michael (Mike) Kane

### Existing Zoning District(s):

CP-1 Planned Limited Business  
District

### Plan Area:

Prairie Delaware Piper Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1 Single Family District	Single-family homes
<b>South</b>	A-G Agriculture District	Large wooded lot
<b>East</b>	A-G Agriculture District	Large wooded lot
<b>West</b>	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.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – Not Required <u>Letters to Property Owners</u> – September 19, 2025
<b>Public Hearing(s):</b>	October 13, 2025
<b>Public Support:</b>	None to date.
<b>Public Opposition:</b>	Staff received a letter in opposition from Ms. Dixie Harrison, property owner at 4000 North 108 <sup>th</sup> Street, who expressed concerns about increased traffic, noise and light pollution, safety, and loss of wildlife. There were twelve (12) people present at the October 13, 2025 City Planning Commission.

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## **PROPOSAL**

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*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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

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

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

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

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

1. 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.

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### **FACTORS TO BE CONSIDERED**

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- 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.

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## NEIGHBORHOOD MEETING INFORMATION

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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.

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## KEY ISSUES

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Sidewalk and Pedestrian Connectivity  
Landscaping and Screening  
Lighting  
Hours of Operation

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 1 to recommend **DENIAL** of application **PR2025-028** as the property is not in compliance with the code and does not fit the character of the neighborhood.

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## STAFF COMMENTS AND SUGGESTIONS

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### 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 107<sup>th</sup> 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 110<sup>th</sup> 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 107<sup>th</sup> 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](mailto: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

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of Petition **PR2025-028** subject to all comments and suggestions outlined in this staff report and the reasons listed by the City Planning Commission.

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## ATTACHMENTS

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October 13, 2025 City Planning Commission Minutes  
 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  
 Applicant Submission – Environmental Safety of Modern Fuel Infrastructure

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	October 13, 2025 Denial	October 30, 2025

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### STAFF CONTACT:

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **DENY** Petition **PR2025-028**, 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.

### OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2025-028** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

### **October 13, 2025, City Planning Commission Minutes:**

#### **Hearing starts at 2:36:37:**

#### **PR2025-028 - MICHAEL RHODES**

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

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Chairman Carson stated that he has received several calls from opponents of this project.

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

- Michael Rhodes, Applicant, 10800 Donahoo Road, Kansas City, Kansas 66109

The Commission directed their question to the applicant.

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

- Dave and Kathy Smythe, 4132 North 107<sup>th</sup> Street, Kansas City, Kansas 66109
- Anthony Lesley, 4040 North 108<sup>th</sup> Street, Kansas City, Kansas 66109
- Erica Wall, 10705 Wagon Trail Court, Kansas City, Kansas 66109
- Angela Cunningham, 4003 North 107<sup>th</sup> Terrace, Kansas City, Kansas 66109

- Paul Aller, 4004 North 108<sup>th</sup> Terrace, Kansas City, Kansas 66109
- Phil Wiser, 4012 North 108<sup>th</sup> Street, Kansas City, Kansas 66109
- Tony Burkes, 4066 North 7<sup>th</sup> Terrace, Kansas City, Kansas 66109
- Hanna Lang, 3941 North 108<sup>th</sup> Court, Kansas City, Kansas 66109
- Artrell Harris, 4072 North 107<sup>th</sup> Terrace, Kansas City, Kansas 66109
- Becky Aller, 4004 North 108<sup>th</sup> Terrace, Kansas City, Kansas 66109
- Cynthia Sheppard, 3929 North 108<sup>th</sup> Court, Kansas City, Kansas 66109
- Jerry Pence, 4022 North 108<sup>th</sup> Terrace, Kansas City, Kansas 66109

**Staff Recommendation starts at 3:38:14:** Lead Planner Byron Toy stated that to address drainage, storm water will flow from the north into a retention basin on the southeast of the property. Truck traffic signs are on that road, but still do allow trucks to come in and make deliveries to businesses along them. If the applicant wanted to add four (4) more gas pumps, they would have to apply for a Change of Zone. Currently three (3) gas pumps are allowed by right in C-1 Limited Business District zoning. Lights on this property need to be shining down and cannot exceed one (1) footcandle at the property line. If approved, this project will come back to the Planning Commission at a later date as a Final Plan Review.

The Commission directed their questions to Toy.

**Motion starts at 3:51:15:**

On motion by Commissioner Straws, seconded by Commissioner Beth, the Planning Commission voted as follows to recommend **DENIAL of PR2025-028:**

<b>Carson</b>	<b>Chairman</b>
<b>Straws</b>	<b>Aye</b>
<b>Ward</b>	<b>Aye</b>
<b>Armstrong</b>	<b>Aye</b>
<b>Beth</b>	<b>Aye</b>
<b>Ernst</b>	<b>Aye</b>
<b>Jones</b>	<b>Aye</b>
<b>Mohler</b>	<b>Aye</b>
<b>Miller</b>	<b>No</b>
<b>Easterwood</b>	<b>Not Present</b>
<b>Schwartz</b>	<b>Not Present</b>

**Motion to recommend DENIAL passed:7 to 1**

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# ATTACHMENTS

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## AERIAL IMAGERY

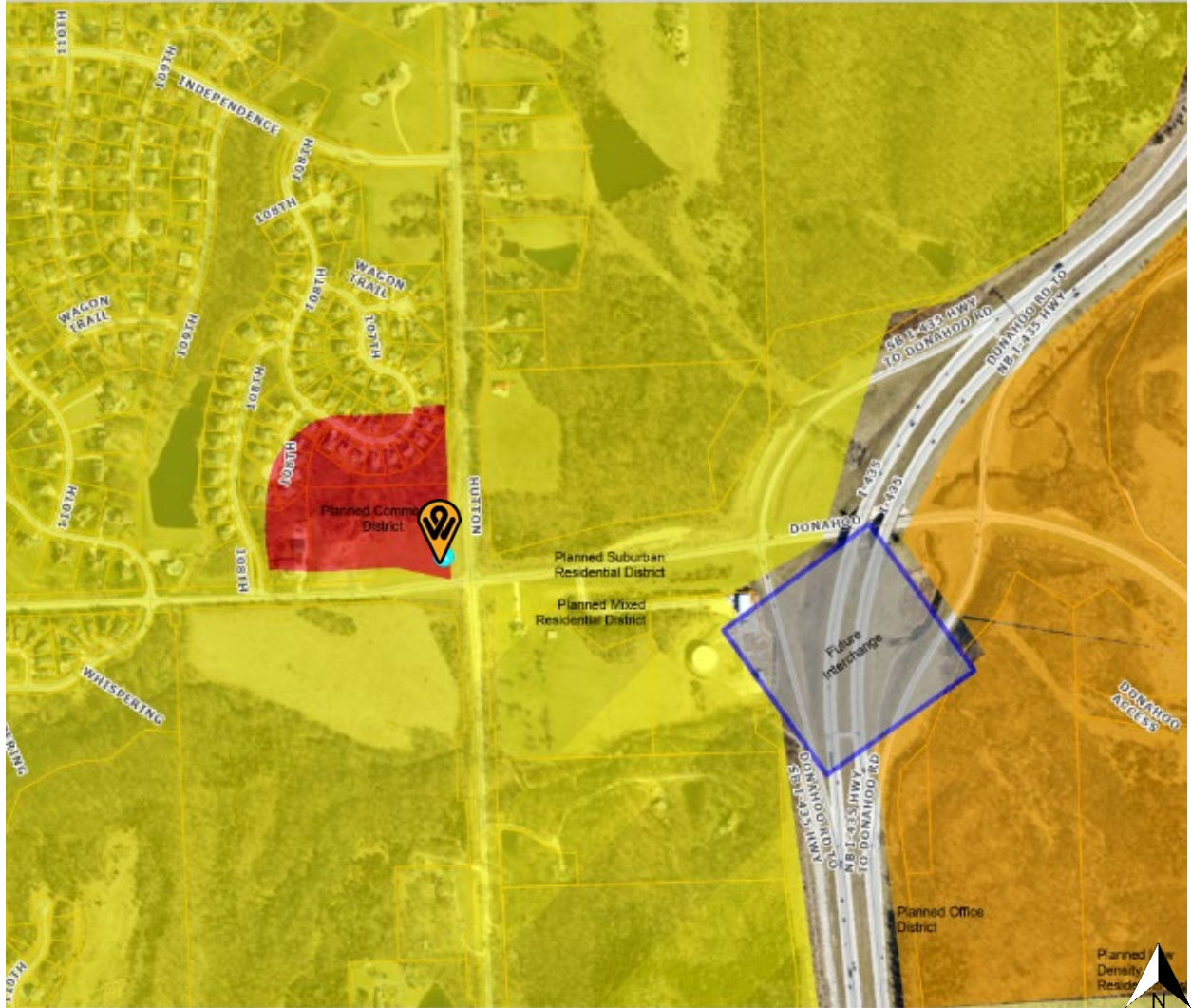
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# ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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### Comment Response Letter

To: Byron Toy, UG Planning & Urban Design  
Address: 701 N 7<sup>th</sup> Street  
Kansas City, KS 66101  
Phone: 913-573-5757  
Email: [btoy@wycokck.org](mailto:btoy@wycokck.org)  
Date: September 26<sup>th</sup>, 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

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## **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

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- 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, 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](mailto: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

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- 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](mailto:info@wycokck.org) to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Acknowledged

- 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

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or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Acknowledged

- 10) 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](mailto: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](mailto:info@wycokck.org) prior to construction to arrange this meeting.

Acknowledged

**T. Alex Elliott, PE**  
[alex@alconsult-llc.com](mailto:alex@alconsult-llc.com)  
913.702.2936

14500 Parallel Road, Suite R, Basehor, Kansas 66007

# Sprout & Vine Development

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## 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.

[Signature]  
Affiant

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

My commission expires 14<sup>th</sup> of March, 2029.

TERRI STIEFEL  
Notary Public-State of Kansas  
My Appt. Expires 03/14/2029

[Signature]  
Notary Public





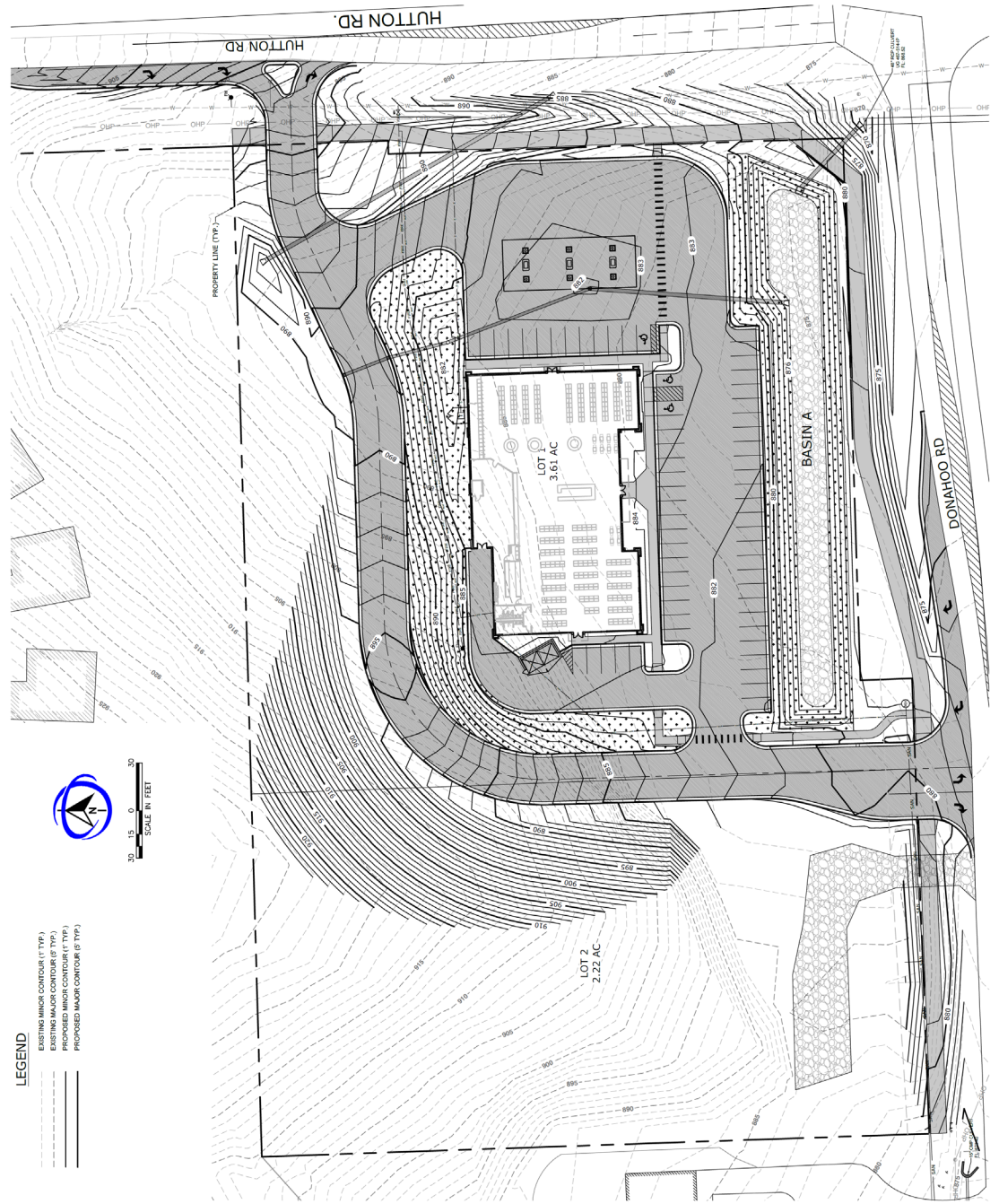
TIMOTHY A. ELLIOTT, PE  
 10702 DONAHOO RD KANSAS CITY  
 WYANDOTTE COUNTY, KS  
**SPROUT & VINE**

**NOT FOR CONSTRUCTION  
 FOR PERMIT**

PREPARED FOR:  
 MICHAEL RHODES  
 18800 DONAHOO RD  
 WYANDOTTE, KS  
 66201-5201

PROJECT #: 25-021E  
 ISSUE DATE: 09/29/2025

GRADING  
 PLAN  
**C-301**



**LEGEND**  
 --- EXISTING MINOR CONTOUR (1' TYP.)  
 --- EXISTING MAJOR CONTOUR (5' TYP.)  
 --- PROPOSED MAJOR CONTOUR (5' TYP.)



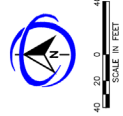
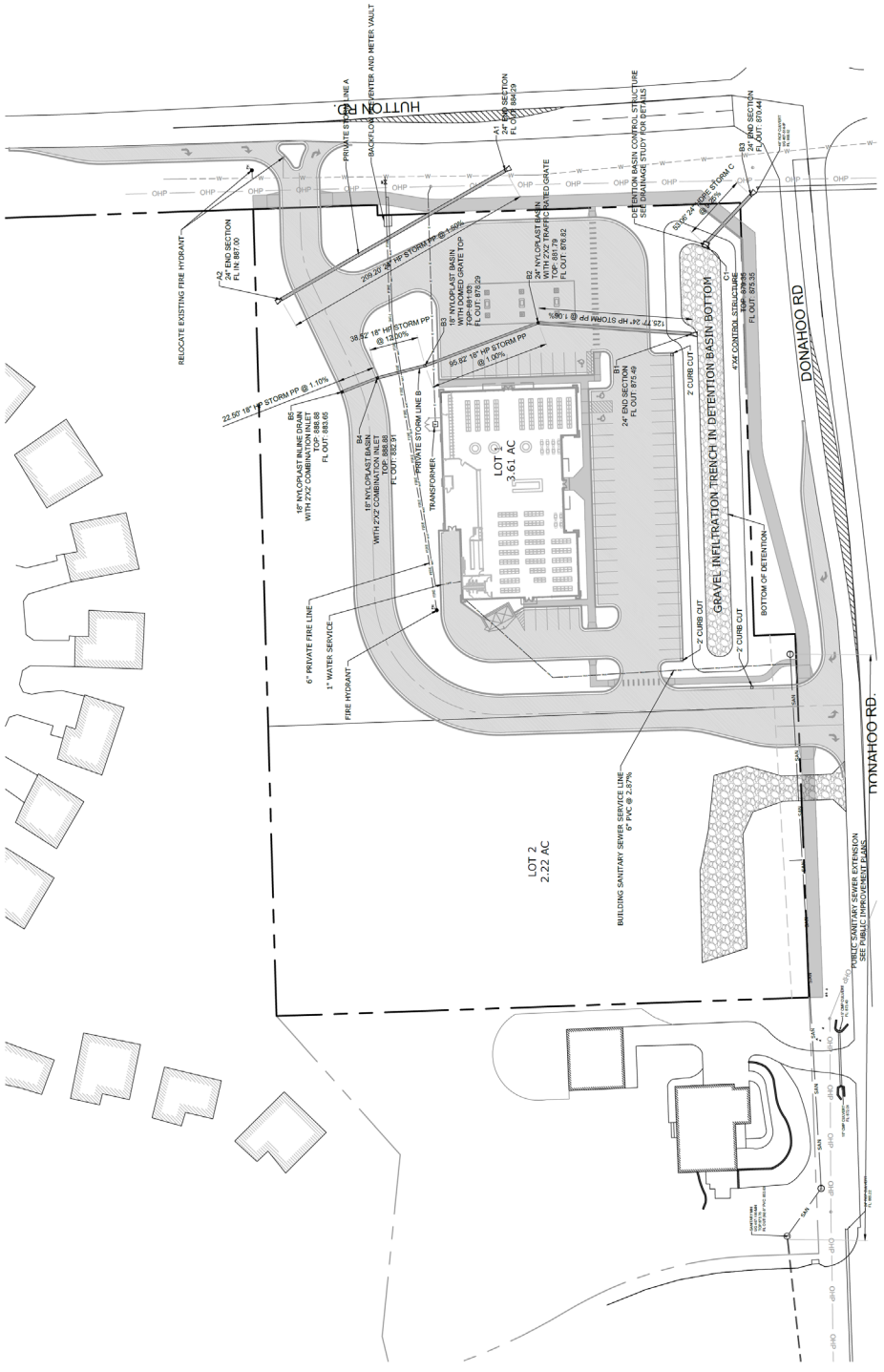
SPROUT & VINE  
 10702 DONAHOO RD KANSAS CITY  
 WYANDOTTE COUNTY, KS  
 TIMOTHY A. ELLIOTT, PE

FOR PERMIT	
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PREPARED FOR:  
 MICHAEL RHODES  
 10800 DONAHOO RD  
 WYANDOTTE COUNTY, KS  
 66201

PROJECT #: 25-021E  
 ISSUE DATE: 08/29/2025

UTILITY  
 PLAN  
 C-401



**INFILTRATION TRENCH NOTES:**  
 INFILTRATION TRENCH TO BE FILLED USING CLEAN WASHED STONE AGGREGATE (Diameter 1/2" to 1 1/2") TO A MINIMUM DEPTH OF 18" BELOW THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE PLACED WITHIN THE TOP 4' FOOT OF THE TRENCH. INFILTRATION TRENCHES TO BE PLACED WITHIN VEGETATION THAT CAN WITHSTAND PERIODS OF SATURATION AND DROOFT. TREES AND SHRUBS SHALL BE PLANTED WITHIN THE TRENCH. INFILTRATION TRENCHES SHALL BE PLACED WITHIN AREAS OF NONWORKING FILTER FABRIC TO BE PLACED 6-12 INCHES BELOW THE GROUND SURFACE. FILTER FABRIC SHALL BE PLACED OVER THE TRENCH. FILTER FABRIC SHALL BE USED IN PLACE OF





H2B architects, Inc.  
 200 W. 19th Street  
 Lawrence, KS 66044  
 785.842.1100  
 www.h2barchitects.com

REGISTERED ARCHITECTS  
 STATE OF KANSAS

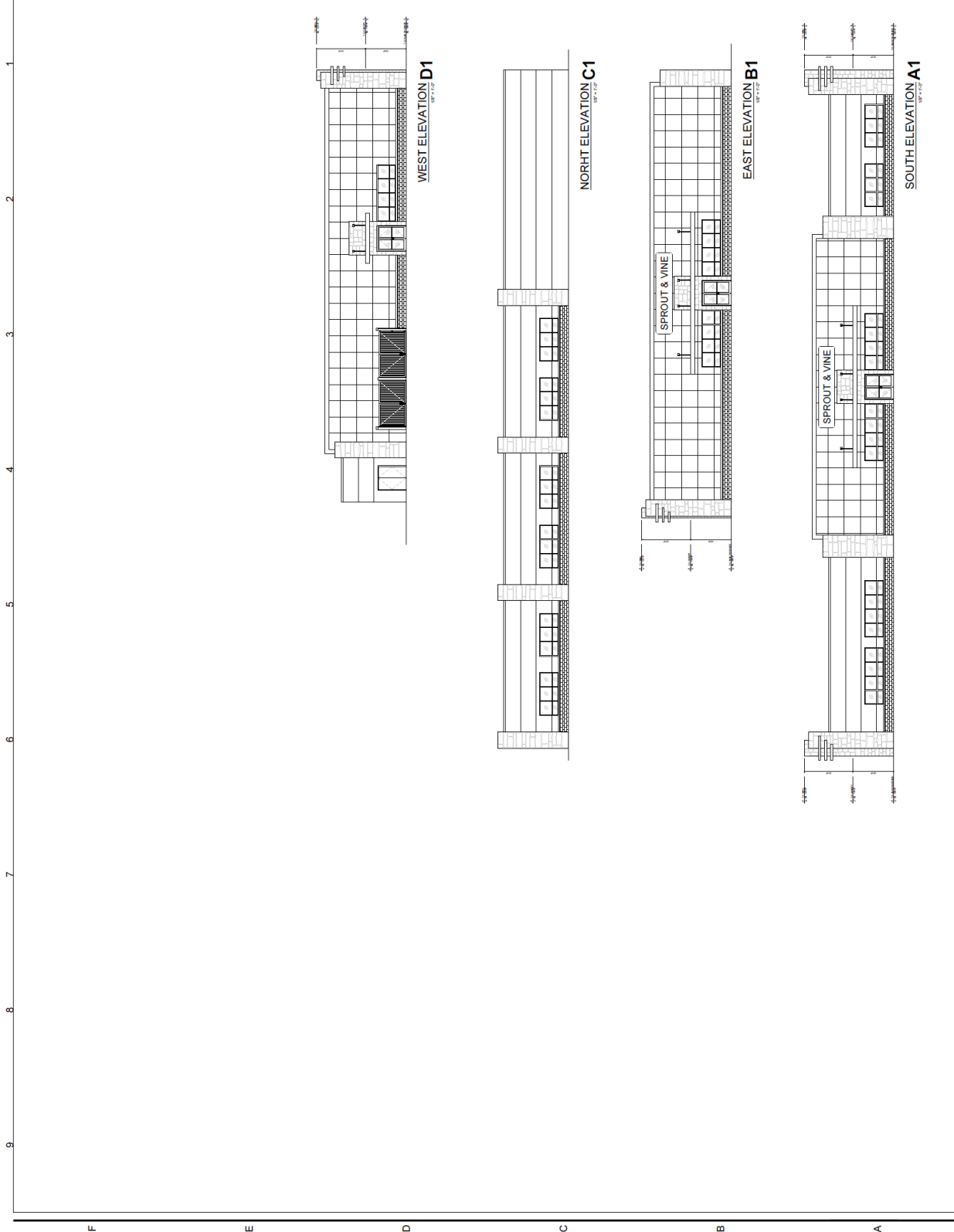
DATE: 08.22.2025  
 JOB NO.: 192  
 SHEET:  
 ELEVATIONS

SPROUT & VINE  
 10702 DONAHOO RD  
 KANSAS CITY KS

NO.	DESCRIPTION
1	ELEVATIONS

DATE: 08.22.2025  
 JOB NO.: 192  
 SHEET:  
 ELEVATIONS

A401





**SITE PHOTOGRAPHS**

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OCTOBER 3, 2025

**TO: Wyandotte County County Planning Commission Members**

**FROM: Dr. Dixie Harrison, 4000 N. 108<sup>th</sup> 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. 108<sup>th</sup> 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)

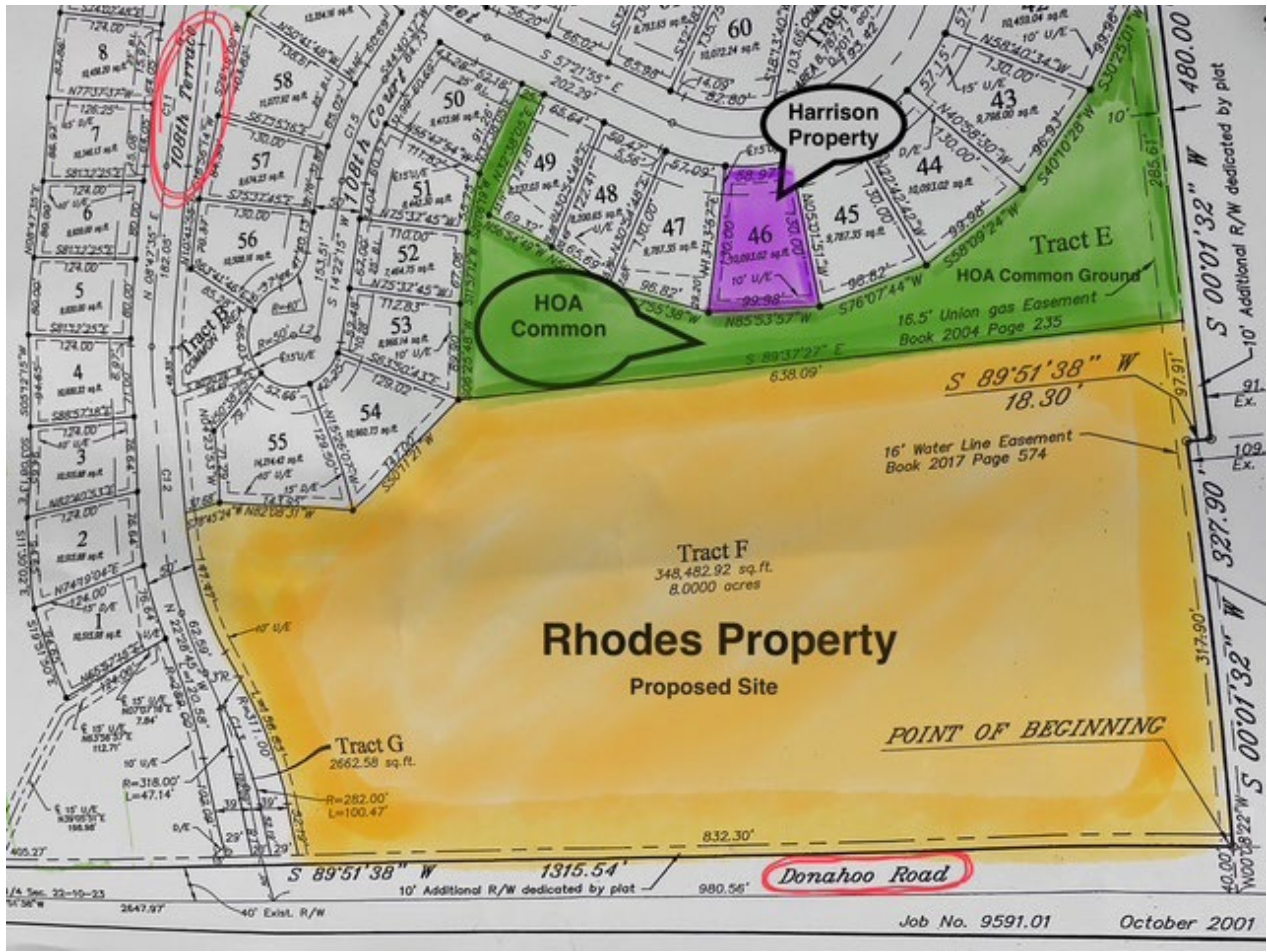
Personally, I don’t like imagining that I might have to forego future summer evenings socializing with friends on the deck, or watching the wildlife in my backyard. Would you? It’s a bleak vision, indeed.

Thank you for your consideration.

Sincerely,

Dr. Dixie Harrison

(attachment)



**ENVIRONMENTAL SAFETY OF MODERN FUEL INFRASTRUCTURE VS. RESIDENTIAL FUEL STORAGE**

**Executive Summary**

This exhibit is intended to clarify environmental risk perceptions related to the proposed installation of fuel dispensers at 10702 Donahoo Road, Kansas City, Kansas. Modern commercial fuel systems are highly regulated and incorporate multiple layers of environmental protection that exceed those found in typical residential settings. The following comparison highlights key safety differences between household gasoline storage and commercial underground storage tank (UST) systems.

Category	Residential Garage (Two Vehicles)	Modern Commercial Fuel Facility
Fuel Volume	Up to 40–50 gallons (two vehicles)	Typically 12,000–20,000 gallons, fully contained underground
Containment	No secondary containment; unmonitored	Double-wall fiberglass/composite tanks with continuous interstitial monitoring
Leak Detection	None; potential vapor accumulation	Automatic leak detection systems with alarms and auto-shutdown
Vapor Control	Unsealed vehicle tanks release vapors	Stage II vapor recovery and sealed delivery systems
Inspection & Compliance	None required	Regular EPA/KDHE inspections and continuous monitoring
Environmental Exposure	Within the home or attached garage	Isolated, buried, and designed to prevent groundwater contact

**Key Finding**

While public perception often associates fuel stations with environmental risk, the reality is that residential garages may store equivalent fuel volumes in far less controlled environments. Two cars parked in a garage overnight could easily store 40–50 gallons of fuel within a residential structure — far closer to people and ignition sources than a modern underground commercial tank. Modern fuel infrastructure employs redundant containment and monitoring systems mandated by federal and state law, making them among the safest regulated facilities in Kansas.

## Regulatory Framework and Protective Systems

Modern fuel facilities operate under stringent environmental standards designed to prevent contamination, spills, and emissions. These include federal requirements under the EPA's Underground Storage Tank (UST) program and state-specific regulations administered by the Kansas Department of Health & Environment (KDHE).

### 1. EPA and KDHE Oversight

- EPA 40 CFR Part 280 requires secondary containment, spill and overfill protection, corrosion prevention, and leak detection.
- KDHE Underground Storage Tank Regulations (K.A.R. 28-44-15) mandate design approval, installation inspection, and ongoing compliance reporting.
- SPCC Rule (40 CFR Part 112) governs the prevention and control of oil discharges to navigable waters.

### 2. Site Design Protections

- Trench drains and oil-water separators capture and treat any potential surface runoff.
- Vapor recovery systems minimize air emissions during refueling.
- Secondary containment prevents any contact between fuel systems and soil or groundwater.

### 3. Environmental Impact Mitigation

- Continuous electronic monitoring detects any release immediately.
- Routine KDHE inspections ensure system integrity.
- Site-specific Spill Prevention, Control, and Countermeasure (SPCC) plans dictate immediate containment and remediation procedures.

### 4. Conclusion

The proposed project complies with all applicable EPA and KDHE environmental safety standards. These regulations ensure that modern fueling operations are significantly safer and more environmentally protective than unregulated household fuel storage. The data demonstrates that risk perception does not reflect actual environmental performance.

*Regulatory References: U.S. Environmental Protection Agency (EPA) 40 CFR Part 280; Kansas Department of Health & Environment (KDHE) Underground Storage Tank Regulations, K.A.R. 28-44-15; Spill Prevention, Control, and Countermeasure (SPCC) Rule, 40 CFR Part 112.*

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

COZ2025-005

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

**AN ORDINANCE** rezoning property hereinafter described located at approximately 13000, 12504, and 12340 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park District.

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

Section 1. It is hereby found and determined that a petition was filed on February 28, 2025, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District (WYCO) to B-P Planned Business Park District.

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

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

BEGINNING at the Southwest corner of the Southwest Quarter of said Section 32; thence North 01 degree 21 minutes 39 seconds West, on the West line of said Southwest Quarter, a distance of 2,649.95 feet to the Northwest corner of said Southwest Quarter; thence North 88 degrees 08 minutes 43 seconds East, on the North line of said Southwest Quarter, a distance of 2,636.81 feet to the Center corner of said Section 32; thence North 88 degrees 09 minutes 45 seconds East, on the North line of the Southeast Quarter, a distance of 2,419.00 feet to a point on the West line of a tract of land described in Book 3715, Page 0537; thence departing said North line, South 01 degree 50 minutes 04 seconds East, parallel with the East line of said Southeast Quarter and on the West line of said tract of land, a distance of 135.00 feet to the Southwest corner thereof; thence departing said West line, North 88 degrees 09 minutes 45 seconds East, on the South line of said tract of land, a distance of 220.00 feet to a

point on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 458.56 feet to the Northeast plat corner of Wintergreen Acres No. 1, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 88 degrees 16 minutes 05 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1; thence South 01 degree 50 minutes 04 seconds East, departing said North line, on the West line of said Wintergreen Acres No. 1, a distance of 1,500.00 feet to the Southwest corner of said Wintergreen Acres No. 1; thence North 88 degrees 16 minutes 05 seconds East, on the South line of said Wintergreen Acres No. 1, a distance of 440.00 feet to the Southeast corner thereof, said corner also lying on said East line of said Southeast Quarter; thence South 01 degree 50 minutes 04 seconds East, departing said South line, on said East line, a distance of 150.00 feet to the Northeast corner of said Wintergreen Acres No. 1, 1st Addition; thence South 88 degrees 03 minutes 49 seconds West, departing said East line, on the North line of said Wintergreen Acres No. 1, 1st Addition, a distance of 840.46 feet to the Northwest corner of Lot 1 of said Wintergreen Acres No. 1, 1st Addition; thence South 01 degree 54 minutes 53 seconds East, on the West line of said Wintergreen Acres No. 1, 1st Addition, a distance of 399.58 feet to a point on the South line of said Southeast Quarter; thence South 88 degrees 05 minutes 31 seconds West, on said South line, a distance of 484.55 feet to the Southeast corner of the West Half of said Southeast Quarter; thence North 01 degree 43 minutes 38 seconds West, departing said South line, on the East line of said West Half, and on the East line of a Tract of land described in Book 3578, Page 0658, a distance of 790.00 feet to the Northeast corner of said Tract; thence South 88 degrees 05 minutes 31 seconds West, departing said East lines, on the North line of said Tract, a distance of 550.00 feet to the Northwest corner of said Tract; thence South 01 degree 43 minutes 38 seconds East, on the West line of said Tract, a distance of 288.50 feet to a point on the North line of a Tract of land described in Document Number 2022R-17193; thence South 88 degrees 05 minutes 31 seconds West, departing said West line, on said North line, a distance of 482.42 feet to the Northwest corner of said Tract; thence North 01 degree 42 minutes 40 seconds West, departing said North line, a distance of 730.88 feet to a point; thence South 88 degrees 04 minutes 46 seconds West a distance of 1,411.55 feet to a point; thence South 01 degree 29 minutes 26 seconds East a distance of 1,232.34 feet to a point on the South line of said Southwest Quarter; thence South 88 degrees 04 minutes 46 seconds West, on said South line, a distance of 1524.42 feet to the POINT OF BEGINNING, containing 10,548,299 Square Feet or 242.1556 Acres, more or less, located at approximately 13000, 12504, and 12340 Parallel Parkway, Kansas City, Kansas.

be changed from its present zoning A-G Agriculture District (WYCO) to B-P Planned Business Park District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-472, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

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

ATTEST:

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

APPROVED AS TO FORM:

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

Unified Government of Wyandotte County and Kansas City, Kansas



# BOARD OF COMMISSIONERS

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

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*Mayor Tyrone Garner*

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

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## MINUTES

Wednesday, October 30, 2024

7:00 PM-7:50 PM

**Attendance:**

**Commissioner's Present:**

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Hill
- Commissioner Ramirez
- Commissioner Burns
- Commissioner Townsend

**Commissioner's Absent:**

- None

**Staff Present:**

- Monica L. Sparks (Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)

**I. Call to Order (Discussion Begins 5:32)**

Mayor Garner called the meeting to order at 7:00 PM. Pastor Stevie Wakes led the invocation, followed by the Pledge of Allegiance.

**VI. Mayor's Agenda (Discussion Begins 8:29)**

**Item No. 1 PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 9:25)**

One community member was recognized by the Mayor. One community member was recognized by Commissioner Lopez. One community member was recognized by Commissioner Ramirez.:

Barbara Kill **(Discussion Begins 9:52)**

Mike Bergen, Hands to Hearts **(Discussion Begins 14:48)**

Erin Stryka, Rosedale Development Association **(Discussion Begins 20:52)**

This item was for information only and no commission action was required.

**Item No. 2 – RESOLUTION: SPANISH LANGUAGE ELECTION MATERIALS (Discussion Begins 26:42)**

Mayor Garner introduced the resolution urging the Kansas Secretary of State to work with the Wyandotte County Election Commissioner to provide Spanish language materials to voters starting in 2025. Micah Kubic, Executive Director of ACLU of Kansas, spoke in support of the resolution.

**Key Points**

- Provide Spanish language voting materials starting in 2025
- Wyandotte County is a 35% language minority population
- At least 4,000 voting-age residents have limited English proficiency
- 70% of those residents are Spanish speaking
- Resolution does not mandate action, but expresses the county's values
- Aims to increase voter participation and inclusivity
- Supported by ACLU and several commissioners

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

- Ayes: Stites, Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez
- Nays: None
- Absent: None

**Adjournment: (Discussion Begins 43:40)**

Commissioner Burroughs moved to adjourn the meeting due to inclement weather conditions and to continue all remaining items to the November 7, 2024, Board of Commissioners meeting. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

- Ayes: Stites, Davis, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez
- Nays: None
- Absent: None

The meeting adjourned at 7:50 PM.

MLS



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

Phone: 913-573-5260  
Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** September 4, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

## Weekly Business Material for August 29, 2025 – September 4, 2025

### 1. CLAIM FOR DAMAGES:

- Marie Mesa, Kansas City, KS, alleging damage to personal property on 6/9/2025.
- Jace and Megan Champlin, Kansas City, KS, alleging damage to personal property on 7/28/2025.
- Devaughn James Injury Lawyers on behalf of Geraldine Hopkins, Kansas City, KS, alleging personal injury on 5/7/2024.
- Joyce Baughman, Kansas City, KS, alleging damage to personal vehicle on 8/2/2025.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 2. SUMMONS:

- Domonique Bell vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. WY-2025-CV-000726.
- BOFK, N.A., vs. Jacqueline Miller et. al., Case No. WY-2025-CV-000717.
- Neal H. Palmer, vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. WY-2025-CV-000623.
- Neal H. Palmer, vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. WY-2025-CV-000623. (Amended Notice of Appeal)

**Action:** Received and filed. Copy previously forward to Legal.

### 3. TRAVEL REQUESTS:

- Alan Howze, Administrators Office, travel to Washington, DC, from 9/9/2025 through 9/11/2025, to attend the Hearing on Fire Apparatus industry consolidation, Employee Training & Travel.

**Action:** Approved by Administrator's Office and received and filed.

### 4. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Paper Street Smoke Company LLC, Andrea Ryan, d/b/a Beverly's, 401 N 6<sup>th</sup> Street, Kansas City, KS 66101.

**Action:** Referred to License.

### 5. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:

- Anejo Modern Mexican Cuisine & Bar LLC, William Hutton, d/b/a Anejo Modern Mexican Cuisine & Bar, 1700 Village West Pkwy., Kansas City, KS 66109.

- Beaumont Enterprises Inc, Bill Hutton, d/b/a Chateau Avalon Hotel, 701 Village West Pkwy., Kansas City, KS 66111.

**Action:** Referred to License.

**6. APPLICATIONS FOR LIQ. TEMP. LIC:**

- Holy Name Catholic Church, Beth Lopez, Ice Cream Social, 16 S Iowa St., Kansas City, KS 66103. This temporary permit is for 9/27/2025 from 5:00 PM to 10:00 PM.

**Action:** Referred to License.



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

701 North 7th Street, Suite 323  
Kansas City, Kansas 66101-3070

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Fax: 913-573-5299  
<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** September 25, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

## Weekly Business Material for September 19, 2025 – September 25, 2025

### 1. COMMUNICATION:

- Notice of Sale of Legends Outlets Kansas City in Kansas City, KS.

**Action:** Received and filed.

### 2. PUBLIC NOTICE:

- All City Tow Service, 1015 S Bethany St., Kansas City, KS 66105, held a public auto auction on August 14, 2025, at All City Tow Service.
- Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on September 2, 2025 at Alandon Tow Service.

**Action:** Received and filed.

### 3. MOTION AND NOTICE OF HEARING:

- Jameel A. Weaver vs. Unified Government of Wyandotte County/Kansas City KS, Case No. WY-2024-CV-807.

**Action:** Referred to Legal.

### 4. CLAIM FOR DAMAGES:

- Katherine Foster, Kansas City, KS, alleging damage to personal property on 6/22/2025.
- Tscher Manck, Kansas City, KS, alleging over payment on property taxes on multiple years from 2018 through present.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 5. SUMMONS:

- Nebraska Furniture Mart, Inc., vs. Ray Porter, Case No. WY-2025-LM-006458.
- Robert Porter, vs. Lawrence Barnett and The Board of Commissioners of Wyandotte County, Kansas, Case No. JO-2025-CV-001883.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 6. TRAVEL REQUESTS:

- Kent Anderson, KCKPD, travel to Denver, CO, from 10/17/2025 through 10/22/2025, to attend IACP Conference, Employee Training & Travel.
- Dion Dundovich, KCKPD, travel to Huntsville, AL, from 10/5/2025 through 10/10/2025, to attend Hazardous Devices Recertification, Employee Training & Travel.
- Emma Fonseca and Linda Ramirez, Aging, travel to Manhattan, KS, from 10/16/2025 through 10/17/2025, to attend Kansas Governor's Conference on Aging, Employee Training & Travel.

- Scott Kirkpatrick, KCKPD, travel to Lakewood, CO, from 10/19/2025 through 10/24/2025, to attend Tactical Strength & Conditioning Course, Employee Training & Travel.
- Linda Ramirez, Aging, travel to Topeka, KS, from 10/8/2025 through 10/10/2025, to attend Silver Haired Legislature Annual Conference, Employee Training & Travel.

**Action:** Approved by Administrator's Office and received and filed.

**7. APPLICATIONS FOR CATERER/DRINK EST./HOTEL:**

- KC Smashers LLC, Desiree C. Ross, d/b/a The Dotte Spot Bar & Grill, 8123 Parallel Pkwy., Kansas City, KS 66112.

**Action:** Referred to License.



Unified Government Clerk's Office  
Monica Sparks, CMC  
Unified Government Clerk

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<http://www.wycokck.org>

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** October 2, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

## Weekly Business Material for September 26, 2025 – October 2, 2025

### 1. COMMUNICATIONS:

- Land Survey Reference Report, Project Number: 2502010455, 17Z.
- Land Survey Reference Report, Project Number: 2502010455, 17V.

**Action:** Received and filed.

### 2. PUBLIC NOTICE:

- All City Tow Service, 1015 S. Bethany Street, Kansas City, KS 66105, held a public auto auction on September 11, 2025, at All City Tow Service.

**Action:** Received and filed.

### 3. CLAIM FOR DAMAGES:

- Patrick Dunn, Kansas City, KS, alleging damage to personal vehicle on 10/03/2024.
- David Griffet, Kansas City, KS, alleging damage to personal vehicle on 9/18/2025.
- Villa Alegra Apartments LLC, Platte City, MO, alleging damage to personal property on 7/17/2025.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 4. TRAVEL REQUESTS:

- Jonathan Bennett, Parks and Rec., travel to Orlando, FL, from 1/31/2026 through 2/05/2026, to attend GCSAA Conference, Trade Show & Golf, Employee Training and Travel.
- Wendy Green, Legal Dept., travel to Phoenix, AZ, from 12/10/2025 through 12/12/2025, to attend IAAO Legal Seminar, Employee Training and Travel.
- Brandon Holloway, KCKPD, travel to Kansas City Metro, from 9/2025 through 6/2026, to attend Leadership 2000, Employee Training and Travel.
- Sarah Monson, Health Dept., travel to Jefferson City, MO, from 9/24/2025 through 9/26/2025, to attend CenSARA Training, Employee Training and Travel.
- Augustine Oropeza, IT Dept., travel to Norman, OK, from 10/01/2025 through 10/02/2025, to attend KAMOUG Agenda, Employee Training and Travel.

**Action:** Approved by Administrator's Office and received and filed.

### 5. APPLICATIONS FOR DRINK. EST./PUBLIC VENUE:

- Granite City Kansas LLC, Adam Lehr, d/b/a Granite City Food & Brewery, 1701 Village West Pkwy, Kansas City, KS 66111.

**Action:** Referred to License.

**6. APPLICATIONS FOR LIQ. TEMP. LLC:**

- Fairfax Industrial Association, Melissa Clark, event name: Fairfax Festival, Kaw Point Park, 1401 Fairfax Tfwy, Kansas City, KS 66115. This temporary permit is for 10/09/2025 from 3:00 pm to 6:00 pm.
- Fairfax Industrial Association, Melissa Clark, event name: Fairfax Festival (Rain Date), Kaw Point Park, 1401 Fairfax Tfwy, Kansas City, KS 66115. This temporary permit is for 10/16/2025 from 3:00 pm to 6:00 pm.

**Action:** Referred to License.



Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
<b>AGENDA ITEM #10.1.</b>		
<b>PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT</b>		
<b>BACKGROUND</b>		
Commission action related to the BUC-EE's project: 1. Conduct a public hearing to receive comments regarding the establishment of a redevelopment district; 2. Adopting an ordinance establishing a TIF District;		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Ordinance - TIF Establishment - Buc-ee's (UG)		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on November \_\_, 2025)

**ORDINANCE NO. O-\_\_\_\_-25**

**AN ORDINANCE MAKING FINDINGS AND ESTABLISHING A REDEVELOPMENT DISTRICT PURSUANT TO K.S.A. 12-1770 ET SEQ., AND AMENDMENTS THERETO.**

**WHEREAS**, pursuant to the provisions of K.S.A. 12-1770 *et seq.*, as amended (the “Act”), the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) is authorized to establish redevelopment districts within a defined area of the Unified Government which is an area within the Unified Government that was designated as an enterprise zone prior to July 1, 1992, and is therefore an “eligible area” as said term is defined in the Act; and

**WHEREAS**, the Board of Commissioners of the Unified Government (the “Governing Body”) adopted Resolution No. R-68-25 on September 4, 2025, calling for a public hearing considering the establishment of a redevelopment district to be held by the Governing Body on October 30, 2025; and

**WHEREAS**, notice of the public hearing was given as required by the Act; and

**WHEREAS**, the public hearing was held on October 30, 2025 and closed on the same day.

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

**SECTION 1.** The Governing Body hereby finds that the real property described in **Exhibits A and B** (the “Redevelopment District”) attached hereto is an eligible area for being designated as a redevelopment district pursuant to the Act because the real property is an area within the Unified Government that was designated as an “enterprise zone” (as defined in the Act) prior to July 1, 1992.

**SECTION 2.** The Governing Body hereby finds that the real property described in **Exhibits A and B** includes only areas designated in the notice of public hearing given as required by the Act and Resolution No. R-68-25, and that all required notices under the Act were properly and timely given.

**SECTION 3.** The Governing Body hereby finds that the conservation, development or redevelopment of the Redevelopment District is necessary to promote the general and economic welfare of the Unified Government.

**SECTION 4.** The Governing Body hereby establishes the Redevelopment District, which shall consist of one (1) project area, as depicted on the map attached hereto as **Exhibit A**. The district plan is hereby approved, described in a general manner as consisting of some or all of the following uses, without limitation: general commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

**SECTION 5.** The Mayor/CEO, County Administrator, and other officers, agents and employees of the Unified Government are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Ordinance.

**SECTION 6.** This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

[Remainder of page intentionally left blank; signature page and exhibits follow.]

**ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS  
THIS 30TH DAY OF OCTOBER, 2025.**

---

Tyrone Garner, Mayor/CEO

(SEAL)

---

Monica Sparks, Unified Government Clerk

Approved as to Form:

By: \_\_\_\_\_  
Office of Chief Counsel

**EXHIBIT A**  
**MAP OF REDEVELOPMENT DISTRICT**



## EXHIBIT B

### LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT

The following property located in Wyandotte County, Kansas City, Kansas:

#### TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0.18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
<b>AGENDA ITEM #10.2.</b>		
<b>PUBLIC HEARING AND ORDINANCE: THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT FOR THE BUC-EE'S PROJECT</b>		
<b>BACKGROUND</b>		
<p>Commission action related to the BUC-EE's project:</p> <ol style="list-style-type: none"> <li>1. Conduct a public hearing to receive comments regarding the establishment of a community improvement district;</li> <li>2. Adopting an ordinance establishing a CID District</li> </ol>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Ordinance - CID Establishment - Buc-ee's (UG)		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on November \_\_, 2025)

**ORDINANCE NO. O-\_\_\_\_-25**

**AN ORDINANCE AUTHORIZING THE CREATION OF THE BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS; AUTHORIZING THE MAKING OF CERTAIN PROJECT IMPROVEMENTS RELATING THERETO; APPROVING THE ESTIMATED COSTS OF SUCH PROJECT IMPROVEMENTS; AND PROVIDING FOR THE METHOD OF FINANCING THE SAME.**

**WHEREAS**, K.S.A. 12-6a26 *et seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax to finance the Projects (as defined herein); and

**WHEREAS**, a petition (the "Petition") was filed with the Unified Government Clerk proposing the creation of the Buc-ee's Family Travel Center Community Improvement District ("District") under the Act and the imposition of a community improvement district sales tax in order to pay a portion of the costs of the Projects; and

**WHEREAS**, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

**WHEREAS**, the Board of Commissioners (the "Governing Body") of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to create the District and levy the community improvement district sales tax in an amount of one percent (1.00%) (the "CID Sales Tax") as requested in the Petition; and

**WHEREAS**, the Act provides that prior to creating any community improvement district and imposing a community improvement district sales tax, the Governing Body shall, by resolution, direct and order a public hearing on the advisability of creating such community improvement district and the construction of such community improvement district projects therein, and to give notice of the hearing by publication at least once each week for two (2) consecutive weeks in the official Unified Government newspaper and by certified mail to all property owners within the proposed community improvement district, the second publication to be at least seven (7) days prior to the hearing and such certified mail sent at least ten (10) days prior to such hearing; and

**WHEREAS**, on September 4, 2025, the Governing Body adopted Resolution No. R-67-25, directing that a public hearing on the proposed District be held on October 30, 2025, declaring its intent to impose a community improvement district sales tax, and requiring that the Unified Government Clerk provide notice for such public hearing as provided in the Act; and

**WHEREAS**, notice of the public hearing was duly published in the official Unified Government newspaper on October 9, 2025 and October 16, 2025, and mailed via certified mail to all property owners within the proposed District on September 11, 2025; and

**WHEREAS**, on this date, the Governing Body conducted a public hearing on the proposed District, the Projects, the estimated costs thereof, and the method of financing the same; and

**WHEREAS**, the Governing Body hereby finds and determines it to be advisable to create the District and set forth the boundaries thereof, authorize the Projects as described herein, approve the estimated costs of the Projects and the method of financing the same, all in accordance with the provisions of the Act.

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

**SECTION 1. Creation of Community Improvement District; Boundaries.** The Governing Body hereby finds and determines that the Petition is sufficient, and it is advisable to create, in accordance with the provisions of the Act, the District within the Unified Government. A legal description of the boundaries of the proposed District is set forth on **Exhibit A**, attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed District is attached as **Exhibit B**, attached hereto and incorporated by reference herein.

**SECTION 2. Authorization of Community Improvement District Projects and Estimated Costs.** The general nature of the proposed projects described in the Petition to be constructed within the District is approved as follows (collectively, the “Projects”):

The development of a new Buc-ee’s Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, including a prototypical Buc-ee’s Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the District under the Act.

The estimated total costs of the Projects are \$94,753,438.

**SECTION 3. Method of Financing, CID Sales Tax.** The proposed method of financing the Projects is through a combination of private equity, private debt, and District financing (including the CID Sales Tax), as pay-as-you-go financing as defined in the Act. No District special assessments or bonds are proposed with regard to the Projects. The Governing Body hereby imposes the CID Sales Tax within the District in an amount of one percent (1.00%) on the selling of tangible personal property at retail or the rendering or furnishing of services taxable pursuant to the provisions of the Kansas retailers’ sales tax act within the District. The CID Sales Tax will commence on July 1, 2026, or such other date as shall be approved by ordinance of the Governing Body, and to continue for a maximum term of twenty (20) years.

**SECTION 4. Segregation of CID Revenues.** All revenues derived from the collection of the CID Sales Tax shall be deposited into a special fund of the Unified Government to be designated as the Buc-ee’s Family Travel Center Community Improvement District Revenue Fund, with such subaccounts as may be necessary for repayment of costs of the Projects. Such revenues shall be used to pay the costs of the Projects.

**SECTION 5. Effective Date.** This Ordinance shall take effect and be in full force from and after its passage by the Governing Body and publication once in the official newspaper of the Unified Government pursuant to applicable law.

**SECTION 6. Recording.** The Clerk shall file a certified copy of this Ordinance with the Register of Deeds of Wyandotte County, Kansas.

**PASSED** by the Governing Body on this October 30, 2025 and **APPROVED AND SIGNED** by the Mayor/CEO.

By: \_\_\_\_\_  
Tyrone Garner, Mayor/CEO

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Monica Sparks, Unified Government Clerk

Approved as to form:

By: \_\_\_\_\_  
Office of Chief Counsel

**EXHIBIT A**

**LEGAL DESCRIPTION OF  
COMMUNITY IMPROVEMENT DISTRICT**

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

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BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning

of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave

to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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**EXHIBIT B**

**MAP OF COMMUNITY IMPROVEMENT DISTRICT**





Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director  cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #12.1.		
RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR BUC-EE'S PROJECT		
BACKGROUND		
Adopting a resolution authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$43,000,000 for the purposes of acquiring, constructing, and equipping a commercial project for BUC-EE's located in Kansas City, Kansas.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution of Intent - Buc-ee's (UG), Kansas City IRB Application Signed		

Approved by Mayor/Administrator to add to agenda.

**RESOLUTION NO. R-\_\_\_\_-25**

**RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$43,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A COMMERCIAL PROJECT FOR THE BENEFIT OF BUC-EE'S KANSAS CITY, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES TAX EXEMPTION ONLY)**

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

**WHEREAS**, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

**WHEREAS**, Buc-ee's Kansas City, LLC, a Delaware limited liability company (together with permitted successors or assigns, the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing, improving and equipping a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and all related improvements more fully described in the Application, located at 601 Village West Parkway in Kansas City, Kansas (collectively, the "Project") through the issuance of its industrial revenue bonds in the principal amount not to exceed \$43,000,000 (collectively, the "Bonds"), and to lease the Project to the Company or its successors and assigns in accordance with the Act; and

**WHEREAS**, the Unified Government and CSMS Management, LLC, a Delaware limited liability company, entered into that certain Development Agreement (Buc-ee's Family Travel Center) dated March 2025 (the "Development Agreement") relating to the Project; and

**WHEREAS**, it is hereby found and determined to be advisable and in the interest and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of Bonds in the principal amount not to exceed \$43,000,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company.

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

**Section 1. Approval of Project.** The governing body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act.

**Section 2. Intent to Issue Bonds.** The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct, improve and equip the Project out of the proceeds of the Bonds in the principal amount of not to exceed \$43,000,000 to be issued pursuant to the Act.

**Section 3. Provision for the Bonds.** Subject to the conditions of this Resolution, the Unified Government hereby expresses its intent to (i) issue its Bonds in one or more series to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of each series of Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

**Section 4. Conditions to Issuance.** The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with all applicable codes, laws and regulations, including without limitation the Unified Government's policies relating to the issuance of industrial revenue bonds and all building, zoning, and related codes applicable to the Project; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's compliance with the terms of payment of all of the costs of issuance related to the issuance of the Bonds.

**Section 5. Sale of the Bonds.** The sale of each series of Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of each series of Bonds shall be acceptable to the Unified Government.

**Section 6. Limited Obligations of the Unified Government.** The Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the bond trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Bond Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Bond Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

**Section 7. Authorization to Proceed.** The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

**Section 8. No Reliance on Resolution.** Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for a series of Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that the Project will be approved.

**Section 9. Termination of Resolution.** This Resolution shall terminate three (3) years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit has been issued by the Unified Government for the Project. In addition, the Resolution will terminate in the event the Development Agreement terminates for any reason. The Unified Government, upon the written request of the Company, may extend this time period.

**Section 10. Benefit of Resolution.** This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the prior written request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

**Section 11. Further Action.** Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of each series of Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

**Section 12. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

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**ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 30TH DAY OF OCTOBER, 2025.**

By: \_\_\_\_\_  
Tyrone Garner, Mayor/CEO

(Seal)

**ATTEST:**

By: \_\_\_\_\_  
Monica Sparks, Unified Government Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Office of Chief Counsel



**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**



**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**  
(A non-refundable application fee of \$1,000 must accompany this application  
when filed with the Unified Clerk's Office)

The undersigned hereby agrees that the submission of this Application to the Unified Government, and the Unified Government's adoption of a Resolution indicating an intent to issue the Bonds to provide funds for the Project will not give rise to an obligation by the Unified Government to fund such Project in the amount requested or in any amount. The undersigned further understands and agrees that there is no assurance that Bonds will be issued by the Unified Government or that Bond proceeds will be sufficient to fund the Project as hereby requested.

June 9, 2025  
Date of Application

**Buc-ee's Kansas City, LLC a Delaware limited liability company**

Applicant (Firm Name or Name of Individual)

Telephone Number 979.230.2920  
 Fax Number \_\_\_\_\_  
 E-mail Address legal@buc-ees.com

327 FM 2004 Lake Jackson TX 77566

Address

**Joe O'Leary**

Name of Responsible Officer

**Vice President**

327 FM 2004 Lake Jackson TX 77566

Title

Address

**TBD**

Attorney for Applicant

Telephone Number \_\_\_\_\_  
 Fax Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Address

**TBD**

Underwriter or Purchaser of Bonds (If known)

Telephone Number \_\_\_\_\_  
 Fax Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

Address

Amount of Bonds Requested:

\$ 43,000,000

Nature of Project:

- Industrial
- Commercial
- Agricultural
- Pollution Control
- Other (please specify) \_\_\_\_\_

**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

**I. Corporate or Business Entity Information**

A. In what line or lines of business is the applicant engaged?

**Buc-ee's is a family travel center, not a truck stop, known throughout the country for its clean restrooms, great fresh food, and friendly staff. >80% of Buc-ee's visitors come from more than 100 miles away.**

B. Is the Applicant a proprietorship, partnership, limited liability company or corporation?  
**a limited liability company**

C. Year and state of incorporation or formation of business entity?  
**2024, Delaware**

If proprietorship, partnership, limited liability company or closed corporation, list the names and owners and the approximate amounts owned by each of its principal stockholders:

**Buc-ee's Ltd. - 100%**

D. If applicant is subsidiary of another business entity, state name and address of parent:  
**Buc-ee's Ltd., 236 FM 2004, Lake Jackson, TX 77566**

E. List the name and titles of the principal officers of the applicant firm:  
**Arch H. Aplin, III - President**

**Joseph O'Leary - Vice President**

**Jeff Nadalo - Secretary & General Counsel**

F. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant firm (or its parent books and records for the past five years):

**Deloitte & Touche, LLP**

If the applicant corporation or its parent is a publicly held corporation and regularly files annual and quarterly reports on Form 10-K and Form 10-Q, respectively, attach as a part of this application, copies of the most recent Form 10-K and Form 10-Q, the applicant's most recent report to shareholders, as well as any reports on Form 8-K filed within the past fiscal year.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

II. The Project

A. Type of project (check one)

- New business
- Establishment of branch plant/business
- Acquisition of existing business
- Expansion of existing business

B. Briefly describe the nature of the proposed project, including detailed information as to the structure itself (size of building, amount of land to be purchased, etc.), and what products or services are to be manufactured or provided:

Buc-ee's Travel Center is a 74,000 square foot travel destination situated on +/- 23 acres on I-70 at Exit 410 just south of the Kansas City Speedway. The large format family travel center serves over 5 million customers each year.

Buc-ee's provides fuel and convenience items, but is mainly known for its fresh food offerings, unique gifts, and iconic customer experience. Buc-ee's is not a truck stop; no 18 wheelers are allowed on the property.

C. Will the facility engage in direct retail sales? If so, are any of the retail sales catalog or on-line sales, and if so, how much:

Direct sales; no catalog or on-line.

D. What is the street address or location of the proposed project?

601 Village West Parkway, Kansas City, KS 66111

E. Legal description of the property (attach separate sheet if necessary):

See attached

F. Appraised value of property to be acquired from County Appraiser:

Real Estate	\$	TBD
Improvements	\$	TBD
Equipment	\$	TBD

**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

G. Will the applicant be in direct competition with other local firm(s)? If so, name the firm(s):  
**No**

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Describe the nature of the competition:

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H. Does the applicant have a single or a multiple plant business or operation?

**Buc-ee's owns/operates 34 Travel Centers in 9 states; this location will be the first Buc-ee's in Kansas.**

I. Does the applicant or its parent presently have facilities located in Kansas City, Kansas and/or Wyandotte County? If so, describe and provide location:

**No**

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J. Will the Kansas City Kansas/Wyandotte County facility be the main operation of the applicant? If not, where is the main operation located?

**Each Buc-ee's location is self-sustaining and supported by its headquarters in Lake Jackson, Texas**

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**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

**III. Nature of Improvements**

A. Approximate amount requested:

Land	\$	<u>10,000,000</u>
Buildings	\$	<u>22,000,000</u>
Machinery and Equipment	\$	<u>11,000,000</u>
Financing Costs	\$	<u>0</u>
Other (specify)	\$	<u>0</u>
<hr/>		
<b>Total</b>	\$	<u>43,000,000</u>

B. What type of machinery and equipment is proposed to be financed?

All site and building materials, fuel storage and delivery systems, refrigeration systems  
food preparation systems and all related equipment and fixtures

C. Name, address and telephone number of contractor, architect, engineer:

General Contractor: BerryHutton Construction; Scott Mitchell; 2525 Broad St. Chattanooga TN; 423.267.2234

Architect: LA Architects; Luz Denizze; 7800 Washington Houston TX; 713.600.3600

Engineer: Kimley Horn; John Chamberlin; 805 Pennsylvania Av; KCMO; 816.319.2698

D. How many persons will be employed at the project?

> 175 full time

How many new jobs will be created initially?

175 is the "baseline" expectation for full time staff on opening date.

How many new jobs will be created ultimately?

Full time staff roster may include up to 250-300 depending upon operational needs

E. Briefly describe the approximate numbers of persons to be employed at the project at all levels (management, office, skilled, and unskilled, for example):

See attached.

F. What dollar amount or percentage of the applicant's total projected annual sales is expected to be generated by the project?

100%

**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

G. What were applicant's total assets at all locations at the end of the last fiscal year?  
\$0

H. Is the prospective location properly zoned?  
**Yes**

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

I. Is there likelihood for expansion of the proposed facility within 3 years?

**No**

Is such expansion contemplated in this application for the resolution of intent?

J. What is the estimated date for operations to begin at the project?

**1st Quarter 2027**

**IV. The Financing**

A. Will the applicant pledge any assets other than the project itself to secure the bonds? If so, what?  
**No**

B. What other person, firm or corporation will guarantee the payment of the bonds?  
**Buc-ee's Limited**

**SUBMIT AS AN ATTACHMENT, THE SAME FINANCIAL INFORMATION WITH RESPECT TO THE GUARANTOR AS IS REQUESTED FOR THE APPLICANT UNDER PART III ABOVE.**

C. What portion of the project will be financed from funds other than bond proceeds?

**TBD**

What is the source of such funds?

**Equity and private financing**

**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

- D. Has the applicant consulted a prospective purchaser or underwriter to determine whether the bonds are marketable?

**No**

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If so, state the name, address and principal contact of the prospective underwriter:

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- E. If the bonds are to be privately placed, please attach the letter of intent or commitment letter relating to such sale:

**TBD**

- F. Has the applicant considered conventional financing?

**Yes**

- G. Does the applicant or its parent intend to purchase all or any part of the proposed bond issue?

**Yes; all**

**V. Tax Abatement**

Is the applicant requesting any tax abatement for the project in accordance with the Unified Government's policy? Describe estimated amount of tax abatement?

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**Applicant is a party to a TIF and a CID Agreement with the UG; see attached.**

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**VI. Appraiser's Statement    TBD**

Attach as a part of this application, a letter signed by the County Appraiser stating the estimated amount of ad valorem taxes payable for the land and improvements to be financed through the proceeds of the proposed bonds.

**UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**

**VI. Certification of Applicant**

The undersigned hereby represents and certifies that, to the best knowledge and belief of the undersigned, this application contains no information or data, contained herein or in the exhibits or attachments, that is false or incorrect and that it is truly descriptive of the property which is intended as the security for the proposed bonds.

A check in the amount of \$1,000 representing the non-refundable application fee is enclosed.

The undersigned acknowledges and agrees to pay a bond origination fee calculated on the schedule set forth below (less the \$1,000 application fee) to the Unified Government simultaneously with the issuance of the bonds.

**Buc-ee's Kansas City, LLC,**  
a Delaware limited liability company

By:   
Joe O'Leary (Sep 19, 2025 14:19:38 CDT)  
Joe O'Leary, Vice President

M.L.



Bond Origination Fee: .400% of principal amount of bonds issued up to \$10,000,000  
.250% of principal amount of bonds issued \$10,000,000 -- \$25,000,000  
.125% of principal amount of bonds issued \$25,000,000 and over

Dated this 19th day of September, 2025.

**Buc-ee's Kansas City, LLC,**  
a Delaware limited liability company

By:   
Joe O'Leary (Sep 19, 2025 14:19:38 CDT)  
Joe O'Leary, Vice President

M.L.



**FIRM DATA SHEET**  
**(To be completed by the Firm)**

**Firm and Its Employees**

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Name of Firm: Buc-ee's Kansas City, LLC

Description of the Firm's location or expansion in the community:

601 Village West Parkway will be the first Buc-ee's Travel Center in Kansas

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SIC 5541

**Market Value of the Firm's initial new or additional investment in:**

Land	\$ <u>6,000,000</u>
Building and improvements	\$ <u>54,000,000</u>
Furniture, fixtures and equipment	\$ <u>11,000,000</u>

**Projected expansions:**

**Expansion 2:**

Year of expansion: NA

Additional investment in:

Land	\$ _____
Buildings and improvements	\$ _____
Furniture, fixtures and equipment	\$ _____

**Expansion 3:**

Year of expansion NA

Additional investment in:

Land	\$ _____
Buildings and improvements	\$ _____
Furniture, fixtures and equipment	\$ _____

**Expansion 4:**

Year of expansion NA

Additional investment in:

Land	\$ _____
Buildings and improvements	\$ _____
Furniture, fixtures and equipment	\$ _____

**FIRM DATA SHEET**  
**(To be completed by the Firm)**

**New or additional sales of the firm**

Year	
1	\$ <u>25,000,000</u>
2	\$ <u>25,500,000</u>
3	\$ <u>26,010,000</u>
4	\$ <u>26,530,000</u>
5	\$ <u>27,061,000</u>
6	\$ <u>27,602,000</u>
7	\$ <u>28,154,000</u>
8	\$ <u>28,717,000</u>
9	\$ <u>29,291,000</u>
10	\$ <u>29,877,000</u>

**Percent of sales subject to sales taxes in the:**

City	<u>80</u>	%
County	<u>80</u>	%
State	<u>80</u>	%

**Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:**

Unknown %

**Annual purchases of the firm:**

Year	
1	\$ <u>15,000,000</u>
2	\$ <u>15,300,000</u>
3	\$ <u>15,606,000</u>
4	\$ <u>15,918,000</u>
5	\$ <u>16,236,000</u>
6	\$ <u>16,561,000</u>
7	\$ <u>16,892,000</u>
8	\$ <u>17,230,000</u>
9	\$ <u>17,575,000</u>
10	\$ <u>17,927,000</u>

**Percent of purchases subject to sales taxes in the:**

City	<u>10</u>	%
County	<u>10</u>	%
State	<u>10</u>	%

**FIRM DATA SHEET**  
**(To be completed by the Firm)**

**Annual utilities that will be used by the firm:**

Water	\$	<u>80,000</u>
Wastewater	\$	<u>171,000</u>
Telephone	\$	<u>16,000</u>
Electricity	\$	<u>657,000</u>
Gas	\$	<u>16,000</u>
Garbage	\$	<u>78,000</u>
Cable	\$	<u>NA</u>
Other	\$	<u>                    </u>
	\$	<u>                    </u>
	\$	<u>                    </u>
	\$	<u>                    </u>

Year		
1	\$	<u>                    </u>
2	\$	<u>                    </u>
3	\$	<u>                    </u>
4	\$	<u>                    </u>
5	\$	<u>                    </u>
6	\$	<u>                    </u>
7	\$	<u>                    </u>
8	\$	<u>                    </u>
9	\$	<u>                    </u>
10	\$	<u>                    </u>

**Number of new employees moving to the county each year:**

Year	From out-of state	Total
1	<u>Undetermined</u>	<u>                    </u>
2	<u>                    </u>	<u>                    </u>
3	<u>                    </u>	<u>                    </u>
4	<u>                    </u>	<u>                    </u>
5	<u>                    </u>	<u>                    </u>
6	<u>                    </u>	<u>                    </u>
7	<u>                    </u>	<u>                    </u>
8	<u>                    </u>	<u>                    </u>
9	<u>                    </u>	<u>                    </u>
10	<u>                    </u>	<u>                    </u>

**FIRM DATA SHEET**  
**(To be completed by the Firm)**

**Average Annual Salaries of employees:**

Year	
1	\$ <u>44,814 (2024 Median)</u>
2	\$ _____
3	\$ _____
4	\$ _____
5	\$ _____
6	\$ _____
7	\$ _____
8	\$ _____
9	\$ _____
10	\$ _____

<b>Household size of a typical new worker:</b>	<u>Undetermined</u>
<b>Number of school age children in the household of a typical new worker:</b>	<u>Undetermined</u>

**Construction**

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**Initial construction or expansion:**

Cost of construction at the firm's new or expanded facility:	\$ <u>54,000,000</u>
If construction is by an outside contractor, estimated percent profit on the cost of construction:	\$ <u>5%</u>
Amount of taxable construction materials purchased in:	
Kansas	\$ <u>32,000,000</u>
The County	\$ <u>same</u>
The City	\$ <u>same</u>
Amount of taxable furniture, fixtures and equipment purchased in:	
Kansas	\$ <u>11,000,000</u>
The County	\$ <u>same</u>
The City	\$ <u>same</u>
Total construction salaries:	\$ <u>Undetermined</u>
Amount paid to an average construction worker during the construction period	\$ <u>Undetermined</u>
Household size of an average construction worker:	\$ <u>Undetermined</u>
Number of construction workers:	<u>Undetermined</u>

**FIRM DATA SHEET**  
**(To be completed by the Firm)**

**Expansion 2:**

Expansion construction costs:	\$	NA
If construction is by an outside contractor, estimated percent profit on the cost of construction:	\$	
Amount of taxable construction materials purchased in:		
Kansas	\$	
The County	\$	
The City	\$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	\$	
The County	\$	
The City	\$	
Total construction salaries:	\$	
Amount paid to an average construction worker during the construction period:	\$	
Number of construction workers:		

**Expansion 3:**

Expansion construction costs:	\$	NA
If construction is by an outside contractor, estimated percent profit on the cost of construction:	\$	
Amount of taxable construction materials purchased in:		
Kansas	\$	
The County	\$	
The City	\$	
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	\$	
The County	\$	
The City	\$	
Total construction salaries:	\$	
Amount paid to an average construction worker during the construction period:	\$	
Number of construction workers:		

**FIRM DATA SHEET  
(To be completed by the Firm)**

**Expansion 4:**

Expansion construction costs:	\$	<u>NA</u>
If construction is by an outside contractor, estimated percent profit on the cost of construction:	\$	<u>                    </u>
Amount of taxable construction materials purchased in:		
Kansas	\$	<u>                    </u>
The County	\$	<u>                    </u>
The City	\$	<u>                    </u>
Amount of taxable furniture, fixtures and equipment purchase in:		
Kansas	\$	<u>                    </u>
The County	\$	<u>                    </u>
The City	\$	<u>                    </u>
Total construction salaries:	\$	<u>                    </u>
Amount paid to an average construction worker during the construction period:	\$	<u>                    </u>
Number of construction workers:		<u>                    </u>

**Visitors**

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**Number of out-of -town visitors expected at the firm:**

Year	
1	\$ <u>4-5 Million annually</u>
2	\$ <u>Same</u>
3	\$ <u>                    </u>
4	\$ <u>                    </u>
5	\$ <u>                    </u>
6	\$ <u>                    </u>
7	\$ <u>                    </u>
8	\$ <u>                    </u>
9	\$ <u>                    </u>
10	\$ <u>                    </u>

**Number of days that each visitor will stay in area:** Undetermined

**Number of nights that a typical visitor will stay in a local hotel or motel:**

In the City: Undetermined

Anywhere in the county: Undetermined