Unified Government of Wyandotte County and Kansas City, Kansas

Kansas City, Kansas Planning Commission

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

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

AGENDA

Monday, November 10, 2025
6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE OCTOBER 13, 2025 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.1 **SP2025-055 - CARRIE DEPEW**

Synopsis: Renewal of a Special Use Permit (SP-2020-23, expires October 8, 2025) for continuation of outside storage of used, damaged and undamaged, operable and inoperable vehicles at 6130 Kansas Avenue.

Tracking #: 211182

3.2.2 **SP2025-066 - JOHN AND AUDREY SILL WITH CHENSATIONAL PROPERTIES LLC**

Synopsis: Special Use Permit Renewal for a short-term rental at 819 Southwest Boulevard.

Tracking #: 211184

3.2.3 **SP2025-067 - WINGFU AARON LAU WITH ETERNAL INVESTING LLC**

Synopsis: Special Use Permit (Renewal of SP2024-090) for a short-term rental at 4110 South Minnie Street.

Tracking #: 211185

3.2.4 **SP2025-068 - DAVID DICKEY WITH DICKEY LLC**

Synopsis: Special Use Permit (Renewal of Sp2024-091, expires January 23, 2025) for a short-term rental at 4516 Eaton Street.

Tracking #: 211187

3.2.5 **SP2025-070 - PATRICIA SOTO**

Synopsis: Special Use Permit (Renewal of SP-2020-47, expired October 8, 2025) for keeping one (1) horse at 741 South 76th Street.

Tracking #: 211188

3.3 Subdivision Application

3.3.1 **PLAT2025-031 - JUSTIN DIXON WITH CASE VENTURES INC**

Synopsis: Final Plat for a 297-unit multifamily apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PR2025-032).

Tracking #: 211177

3.3.2 **PLAT2025-033 - SHELBY MILES WITH REDBUD RESERVE LLC**

Synopsis: Final Plat for one (1) multi-family residential lot at 6909 State Avenue.

Tracking #: 211179

3.4 Plan Review Application(s)

3.4.1 **PR2025-022 - KHALID BANDAY**

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

Tracking #: 21931

3.4.2 **PR2025-032 - JUSTIN DIXON WITH CASE VENTURES INC**

Synopsis: Final Plan Review for a 297-unit multifamily apartment development at 1498 North 98th Terrace and 1501 North 98th Street (in conjunction with PLAT2025-031).

Tracking #: 211180

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.1 **COZ2025-022 - DARYL RAKOSKI**

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

Tracking #: 211112

4.1.2 **COZ2025-023 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION**

Synopsis: Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District at 2320 Metropolitan Avenue.

Tracking #: 211113

4.1.3 **COZ2025-025 - ROBERT FRECKS**

Synopsis: Change of Zone from R-1 Single-Family District to A-G Agriculture District for storage and a garden at 6208 Riverview Avenue.

Tracking #: 211173

4.1.4 **COZ2025-026 - CASSANDRA JAQUEZ**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for farming, keeping of hens and goats at 1721 North 55th Street.

Tracking #: 211174

4.1.5 **COZ2025-027 - PHILIP BOUTWELL**

Synopsis: Change of Zone from C-O Nonretail Business District to C-D Central Business District for mixed commercial, office, and residential uses at 601 Minnesota Avenue.

Tracking #: 211175

4.1.6 **COZ2025-028 - BRITNI ANDREASSEN**

Synopsis: Change of Zone from C-1 Limited Business District to CP-2 General Planned Business District for a Casey's convenience store and gas station at 9338 State Avenue.

Tracking #: 211176

4.2 Special Use Permit Application(s)

4.2.1 **SP2025-051 - MARK MASTER**

Synopsis: Special Use Permit for general automobile maintenance at 6125 Speaker Road.

Tracking #: 21937

4.2.2 **SP2025-062 - TAMARA MCCONNELL**

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

Tracking #: 211124

4.2.3 **SP2025-065 - JACE AND AMY LARSEN**

Synopsis: Special Use Permit for a short-term rental at 4206 Mission Road.

Tracking #: 211183

4.2.4 **SP2025-069 - ANDREA RYAN AND DENISE WHITEMAN**

Synopsis: Special Use Permit for a restaurant and drinking establishment with live entertainment at 401 North 6th Street.

Tracking #: 211186

4.2.5 **SP2025-071 - NORTHWOOD LIQUOR**

Synopsis: Special Use Permit for a liquor store at 2862 West 47th Avenue.

Tracking #: 211189

4.2.6 **SP2025-072 - KURT RIETEMA**

Synopsis: Special Use Permit for a short-term rental at 1425 South 36th Street.

Tracking #: 211190

4.2.7 **SP2025-073 - JOHN O'DWYER**

Synopsis: Special Use Permit for a short-term rental at 548 North 80th Terrace.

Tracking #: 211191

4.2.8 **SP2025-074 - SARAH BELARDE**

Synopsis: Special Use Permit for a short-term rental at 3008 South 9th Street.

Tracking #: 211192

4.2.9 **SP2025-075 - STEVEN MCCORD**

Synopsis: Special Use Permit for a used automotive dealership at 2100 North 5th Street.

Tracking #: 211193

4.3 Vacation Application(s)

4.3.1 **VAC2025-003 - ROSA MAINOR**

Synopsis: Vacation of a right-of-way for an undeveloped subdivision at 1910 South 16th Street.

Tracking #: 211195

4.4 Subdivision Application

4.4.1 **PLAT2025-032 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

Synopsis: Preliminary Plat for a new middle school building (Central Middle School) at 51, 52. 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PR2025-033).

Tracking #: 211178

4.5 Plan Review Application(s)

4.5.1 **PR2025-033 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS**

Synopsis: Preliminary Plan Review for a new middle school building (Central Middle School) at 51, 52. 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PLAT2025-032).

Tracking #: 211181

5 REPORTS

5.1 AN ORDINANCE AMENDING PORTIONS OF THE ZONING CODE, INCLUDING RESIDENTIAL ZONING DISTRICT REGULATIONS, COMMERCIAL DISTRICT USES, AND EXPANDING THE PERMITTED USE OF ACCESSORY DWELLING UNITS

Synopsis: Presenting options, at the request of Mayor Garner, for Zoning Code changes that would facilitate additional housing, especially at the lower end of the housing market. Includes a redlined Ordinance with amendments to portions of the Zoning Code, including adjustments to lot size, setbacks and expanding the permitted use of accessory dwelling units.

Tracking #: 211196

6 Adjourn

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

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

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

Connect to Zoom from your computer, tablet or smartphone at: https://wycokck.zoom.us/j/86190643051
Meeting ID:861 9064 3051
Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US
Join via audio:
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International numbers available: https://wycokck.zoom.us/u/kdIKjxwSim

Cell phones may mute and unmute by dialing *6.
Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

CITY PLANNING COMMISSION
OCTOBER 13, 2025
MINUTES

The City Planning Commission met in regular session on Monday, October 13, 2025, at 6:30 p.m. (10:10), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Brandie Armstrong (Zoom), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom, out at around 3:38:14), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), and Aaron Ward (Zoom). (Absent: Schwartz).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber) Alyssa Marcy, Long Range Planner (Commission Chamber), Alan Howze, Assistant County Administrator (Commission Chamber), Wendy Green, Deputy Chief Counsel (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

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

Please note the following instructions for the meeting:

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

The Planning Commission is a voluntary body of citizens which will review each zoning proposal. For all Change of Zones, Special Use Permits, Vacations, and Preliminary Plan Reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on Thursday, **October 30, 2025**. For Final Plats and Final Plan Reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing.

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

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

   The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
8. Finally, the Planning Commission will discuss the application and make their recommendation.

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

At the request at the interim Planning Director and Commission Chairman, we will quickly take a vote to holdover **SP2025-062** until the November 10th meetings as the applicant is not in attendance for their related Board of Zoning Appeals application, as well, the Reports section will be moved up before the consent agenda. The Consent agenda and non-consent agenda will take place right after.

Hearing starts at 13:50:

SP2025-062 - TAMARA MCCONNELL
Synopsis: Special Use Permit for a liquor store at 1130 Quindaro Boulevard (in conjunction with BOZA2025-025). *Detailed Outline of Requested Action:* The applicant, Tamara McConnell, is requesting a Special Use Permit to operate a liquor store at 1130 Quindaro Boulevard.

Motion starts at 15:22:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2025-062 for 30 days until the November 10, 2025 City Planning Commission meeting:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Ernst	**Aye**
Jones	**Aye**
Easterwood	**Aye**

Mohler Aye
Miller Aye
Schwartz Not Present
Motion to HOLD OVER passed: 9 to 0

Hearing starts at 17:25:

RESOLUTION: VISION, MISSION AND GOALS OF THE VISION ZERO ACTION PLAN
Synopsis: Adoption of the identified Vision, Mission, and Goals of the the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan, in order for the Unified Government to be eligible for additional funding opportunities.

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

Present in Support:

- Alyssa Marcy, Presenter, Long Range Planner

The Planning Commission directed questions to Marcy.

Present in Opposition:

- No one appeared

Motion starts at 26:30:

On motion by Commissioner Straws, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL:**
Carson Chairman
Straws Aye
Ward Aye
Armstrong Aye
Beth Aye
Ernst Aye
Jones Aye
Easterwood Aye
Mohler Aye
Miller Aye
Schwartz Not Present
Motion to recommend APPROVAL passed: 9 to 0

Hearing starts at 27:25:

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.

Present in Support:

- Alan Howze, Presenter, Assistant County Administrator
- Alyssa Marcy, Presenter, Long Range Planner

Present in Opposition:

- No one appeared

The Commission directed their questions to Marcy and Green.

Motion starts at 58:46:

On motion by Commissioner Miller, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL:**

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

Motion to recommend APPROVAL passed: 9 to 0

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.

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

Present in Support:

- Wendy Green, Presenter, Deputy Chief Counsel

Present in Opposition:

- No one appeared

Motion starts at 59:50:

On motion by Commissioner Miller, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL:**

Carson	**Chairman**
Straws	**Aye**

Ward **Aye**
Armstrong **Aye**
Beth **Aye**
Ernst **Aye**
Jones **Aye**
Easterwood **Aye**
Mohler **Aye**
Miller **Aye**
Schwartz **Not Present**
Motion to recommend APPROVAL passed: 9 to 0

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

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

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

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

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

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, October 30, 2025, at 7:00 p.m.**

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.

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.

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.

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.

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.

PR2025-022 - KHALID BANDAY
Synopsis: Final Development Plan for a building tenant conversion to a convenience store and gas canopy addition at 2135 South 34th Street. *Detailed Outline of Requested Action:* The applicant, Khalid Banday with KAM Design Group LLC, has filed a Final Development Plan for a 5,400 square foot convenience store/gas station and fueling canopy at 2135 South 34th Street.

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:**

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

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

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

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 to begin this process;**
2. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
3. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
4. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**

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

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 (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
12. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
13. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
14. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-**

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

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

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

to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

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 45th 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:**

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

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 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.**

<u>Hearing starts at 1:15:53:</u>

PR2025-022 - KHALID BANDAY

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

Present in Support:

- Gerald Menafee, Applicant Representative, Project Engineer, 6811 North Michigan, Gladstone, Missouri 64118

The Commission directed their questions to the Applicant Representative.

Present in Opposition:

- Janie Harris, 5333 Hagemann, Kansas City, Kansas 66106

Staff Recommendation starts at 1:24:23: Lead Planner Byron Toy stated that the project is being built in a strip mall where the sports bar Big D's On the Hill used to be. In response to Harris's concern, all construction is going to take place inside the parcel's property. The addition of gas pumps triggered the need for a Final Development Plan, a conversion of tenant would be allowed by right.

Motion starts at 1:26:23:

On motion by Commissioner Armstrong, seconded by Commissioner Miller, the Planning Commission voted as follows to **HOLD OVER PR2025-022 until the November 10, 2025 City Planning Commission Meeting to allow the applicant to set up a community meeting:**

Carson	**Chairman**
Straws	**No**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Ernst	**Aye**
Jones	**Aye**
Easterwood	**Aye**
Mohler	**No**
Miller	**Aye**
Schwartz	**Not Present**

Motion to HOLDOVER passed: 5 to 4

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

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 90th Street, Lenexa, Kansas 66215

Present in Opposition:

- Neal Palmer, 2600 North 131st 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 applicants 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:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**No**
Ernst	**No**
Jones	**Aye**
Easterwood	**Aye**
Mohler	**No**
Miller	**Aye**
Schwartz	**Not Present**

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.**

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 104th 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:**

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

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 properly lines, setbacks, proposed and existing building elevations, 100-year floodplain**

and/or floodway shall be designated, the base flood elevation provided, FIRM panel number, and effective date shall be included. The Survey is required to be signed and sealed by and Kansas licensed surveyor or engineer;

3. **The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for the Storage of Materials and Equipment:**
    a. **The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.**
    b. **Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;**
4. **The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for Construction Elevation Inspections when the project is approved for construction:**
    a. **Certificate of elevation shall be provided when the top of the first floor has been constructed.**
    b. **Final certificate of elevation shall be provided when the structure is completed and prior to the request for a final inspection (TCO/CO);**
5. **Section 27-700(b)(4) Trees may be required depending on the particular location and surrounding of the project to a maximum of one (1) tree per 15,000 square feet of site area. Based on site area, 2.28 acres, 7 trees are required to be planted;**
6. **One (1) street tree shall be planted per 30 feet of frontage along South 59th Lane and Turner Diagonal;**
7. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
8. **Fencing along South 59th Lane shall be a privacy fence, up to 8 feet in height. The fence may be wood or metal paneling and shall have masonry columns every 32 feet running;**
9. **Section 27-470(d)(2) No equipment, material, or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six (6) feet from the street line and not less than three (3) feet in height;**
10. **Section 27-470(d)(3) All accessory materials and products that have been previously used, such as lumber, steel and other metals and concrete products shall be totally screened from view from off the premises. Yards for junk, inoperable vehicles, or salvage storage are not permitted in this district;**
11. **Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled.**

Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures;

12. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front**
    d. **For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customer must take into account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) of spacing between each tree taking account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**
    g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**
13. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
14. **Pole and pylon signs are prohibited in the Sign Ordinance;**
15. **Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
16. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
17. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
18. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

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

19. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
20. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
21. **Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
22. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
23. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
24. **Section 27-211(j) In the event that a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the Unified Government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such a final approval shall terminate and shall be deemed null and void unless such time period is extended by the Planning Commission upon written application by the landowner. Wherever a final plan or section thereof has been abandoned as**

provided in this section, no development shall take place on the property until a new development plan has been approved.

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:**

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

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:**

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

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

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 110th 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:**

Carson	**Chairman**
Straws	**Aye**
Ward	**No**
Armstrong	**Aye**
Beth	**No**
Ernst	**Aye**
Jones	**Aye**
Easterwood	**Aye**
Mohler	**Aye**
Miller	**Aye**
Schwartz	**Not Present**

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:**

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

constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

10. **The Special Use Permit shall be valid for 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.**

Hearing starts at 2:32:06:

PLAT2025-028 - JOHN WITZGALL
Synopsis: Preliminary and Final Plat to subdivide one (1) lot into three (3) single-family residential lots at 4801 Metropolitan Avenue.
Detailed Outline of Requested Action: The applicant, John Witzgall, Tim Atkins with Engineering Solutions, is requesting a Preliminary and Final Plat to plat three (3) lot single-family lots (Seven Birch Acres) on 15.14 acres at 4801 Metropolitan Avenue.

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

Present in Support:

- Wil Anderson, Applicant Representative, BHC INC, 712 State Avenue, Kansas City, Kansas 66101

Present in Opposition:

- Karen Schibi, Attendee, not in opposition, with questions about the location

The Planning Commission directed questions to the applicant.

Staff Recommendation starts at 2:33:17: Lead Planner Byron Toy stated that staff recommends approval of this application.

Motion starts at 2:35:51:

On motion by Commissioner Straws, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2025-028:**

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

Motion to APPROVE passed:9 to 0
Subject to:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer.**
2. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
3. **Utility easements shall connect with easements established in adjoining properties;**
4. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
5. **Any development on the newly created lots must abide by all R-1 standards; and,**
6. **Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**

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 107th Street, Kansas City, Kansas 66109
- Anthony Lesley, 4040 North 108th Street, Kansas City, Kansas 66109
- Erica Wall, 10705 Wagon Trail Court, Kansas City, Kansas 66109
- Angela Cunningham, 4003 North 107th Terrace, Kansas City, Kansas 66109
- Paul Aller, 4004 North 108th Terrace, Kansas City, Kansas 66109
- Phil Wiser, 4012 North 108th Street, Kansas City, Kansas 66109
- Tony Burkes, 4066 North 7th Terrace, Kansas City, Kansas 66109
- Hanna Lang, 3941 North 108th Court, Kansas City, Kansas 66109
- Artrell Harris, 4072 North 107th Terrace, Kansas City, Kansas 66109
- Becky Aller, 4004 North 108th Terrace, Kansas City, Kansas 66109
- Cynthia Sheppard, 3929 North 108th Court, Kansas City, Kansas 66109
- Jerry Pence, 4022 North 108th 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:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**Aye**
Ernst	**Aye**
Jones	**Aye**
Mohler	**Aye**
Miller	**No**
Easterwood	**Not Present**
Schwartz	**Not Present**

Motion to recommend DENIAL passed:7 to 1

There being no further business, the meeting adjourned at 10:14 PM.

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-055**

GENERAL INFORMATION

Applicant Information:
Carrie Depew with Copart of Kansas, Inc.
14185 Dallas Parkway, Suite 300
Dallas, Texas 75254

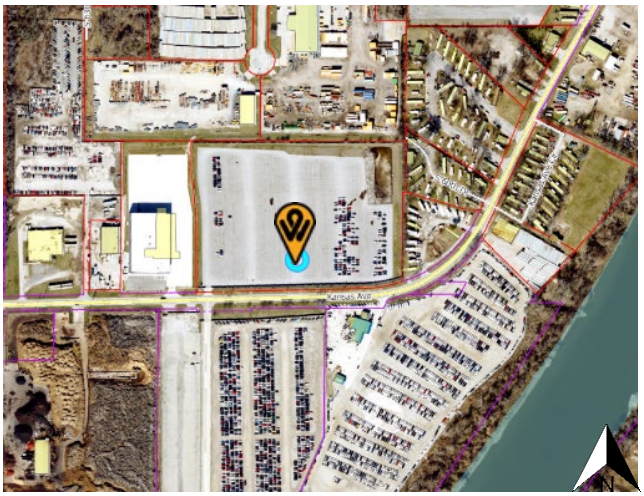
Subject Property:
6130 Kansas Avenue
Kansas City, Kansas 66109

Requested Action and Purpose:
Renewal of a Special Use Permit for outside storage for used, damaged and undamaged vehicles (previous Special Use Permit expires on October 8, 2025).

Commission Districts:
At-Large Commissioner District #2: Tom Burroughs
District #6 Commissioner: Philip Lopez

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Trailer storage
South	M-3 Heavy Industrial District	Auto storage (Copart)
East	M-3 Heavy Industrial District	Mobile homes
West	M-3 Heavy Industrial District	National Powersport Auction

Total Tract Size: 12.04 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 potentially noxious impacts.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Kansas Avenue as Minor Arterial.

Parking Requirement: Section 27-470(f) states that one (1) space for each 500 square feet of building area be provided. The property does not have any structures on site so there is not a minimum requirement for parking lot spaces.

Landscaping Requirement: Section 27-470(h) states that a six (6) foot high architectural screening in combination with a buffer area is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025 and October 3, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Carrie Depew, is requesting a Renewal for a Special Use Permit to continue operating an outside storage of used, damaged, and undamaged, operable and inoperable vehicles at property address 6130 Kansas Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP-2020-23 – Special Use Permit for car storage – October 8, 2020. Completed – Special Use Permit Renewal.
2. BOZA 2317 – Variance from the approved landscape plan – March 11, 2019. Approved.
3. BOZA 2304 – Variance to not install a landscape buffer – November 13, 2018. Approved.
4. SP-2017-32 – Special Use Permit for car storage – October 26, 2017. Approved.
5. Copart Final Plat – Final Plat for one (1) lot – October 9, 2017. Approved.
6. PR-2017-21 – Preliminary and Final Plan Review to create a parking lot for car storage – October 26, 2017. Approved.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Muncie-Stony Point Statistical Neighborhood, Census Block Group 0440041. The neighborhood consists of largely comprised of industrial businesses and uses, bordering the parcel to the north, west and south (across Kansas Avenue). While the zoning is M-3 Heavy Industrial District, there is a mobile home court to the east of the proposed development.

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

   The zoning and uses of properties nearby are set out above. The proposed use, a vehicle storage lot, is relatively compatible with the surrounding properties because of the low volume of traffic coming to the site, and it is fenced from view on all four sides. The business and the surrounding adjacent parcels are also M-3 Heavy Industrial.

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

   The proposed use is suitable for the subject property because it is within the correct zone for the business and no conditions have been breach from the previous Special Use Permit. The removal of restrictions The removal of the restrictions should not have a detrimental effect on nearby property because there is appropriate landscaping and screening and the storage of vehicles is setback from the mobile homes.

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property Industrial, which allows for small, medium, and large scale industrial processing, manufacturing, and outdoor storage. These uses are often the most intensive uses characteristics of heavy truck traffic, excessive noise, and potentially 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 does have the potential to increase vehicular traffic, but it should not exceed the capacity of Kansas Avenue, a Minor Arterial to accommodate it if managed properly. The previous Special Use Permit had as condition that approximately 30 – 40 cars per day are moved to and from this lot to the main lot across the street. Only loaders are on this property. Transport trucks and tow trucks are not permitted on the property.

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, and will not permanently injure the appropriate use, visual quality or marketability of nearby property.

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

   Heavy Industrial zones tend to have association with noise, vibration, dust, and illumination. However, it should not be an issue because the hours of operation are during the typical work week hours, 8:00 AM to 5:00 PM, Monday through Friday.

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

   In 2020 the proper measures were taken and the infrastructure (oil-water sand separator) operates correctly, as installed. The proposed use should not pollute the land or water as long as the infrastructure is properly maintained.

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 M-3 Heavy Industrial use. Additionally, in 2020 stormwater quality measures and sand oil separators were installed to treat the water before it enters the storm sewer system.

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

    The relative gain to the public health, safety, and welfare is minimal as compared to the hardship imposed on the landowners because if the application is denied, the applicant will need to vacate the premises.

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 it has not been an issue in the past and nothing in changing within their renewal request.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have the conditions from SP2020-023 been met?
   a. Approximately 30 – 40 cars per day are moved to and from this lot to the main lot across the street. Only loaders are on this property. Transport trucks and tow trucks are not permitted on the property;
   b. Hours of operation shall be from 8:00 AM to 5:00 PM, Monday through Friday;
   c. All lighting installed in the parking lot shall continue to have 90-degree cutoff fixtures;
   d. Vehicles are brought to the site by haulers, they shall be stored in an orderly manner, not stacked on one another and entirely screened from public view;
   e. No speaker will be used for communications for auctions;
   f. File a new, and maintain, an occupation tax application current from Business License Department for this property.
2. Has there been any changes to the services the business provides?
3. Provide the current landscape plan of the property.
4. Provide a current site plan.

Applicant's Response: Copart further acknowledges that the conditions mentioned on page six (6) have been met and no changes have been made to operations.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-055** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Approximately 30 – 40 cars per day are moved to and from this lot to the main lot across the street. Only loaders are on this property. Transport trucks and tow trucks are not permitted on the property;**
2. **Hours of operation shall be from 8:00 AM to 5:00 PM, Monday through Friday;**
3. **All lighting installed in the parking lot shall continue to have 90-degree cutoff fixtures;**
4. **Vehicles are brought to the site by haulers, they shall be stored in an orderly manner, not stacked on one another and entirely screened from public view;**
5. **No speaker will be used for communications for auctions;**
6. **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;**
7. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division and shall renewed annually;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
10. **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;**
11. **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;

12. **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;**
13. **The Special Use Permit shall be valid for 10 years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
14. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Landscape Plan
Images provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-055** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

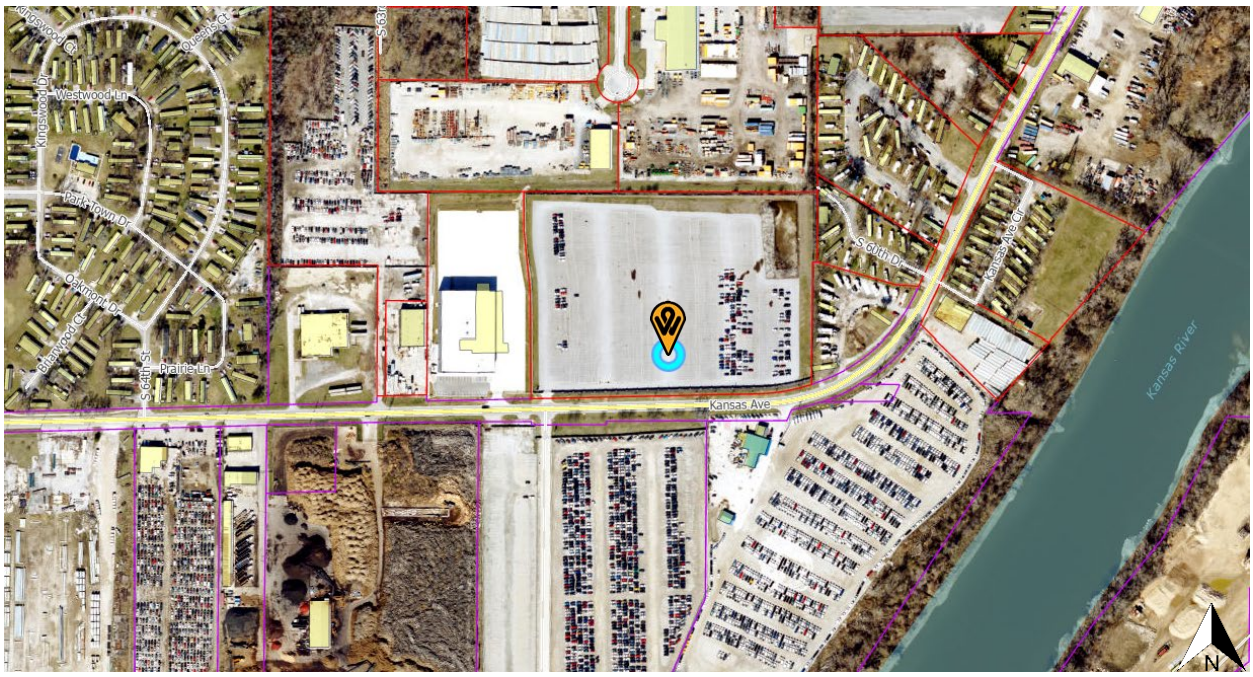
3. _____.

OR

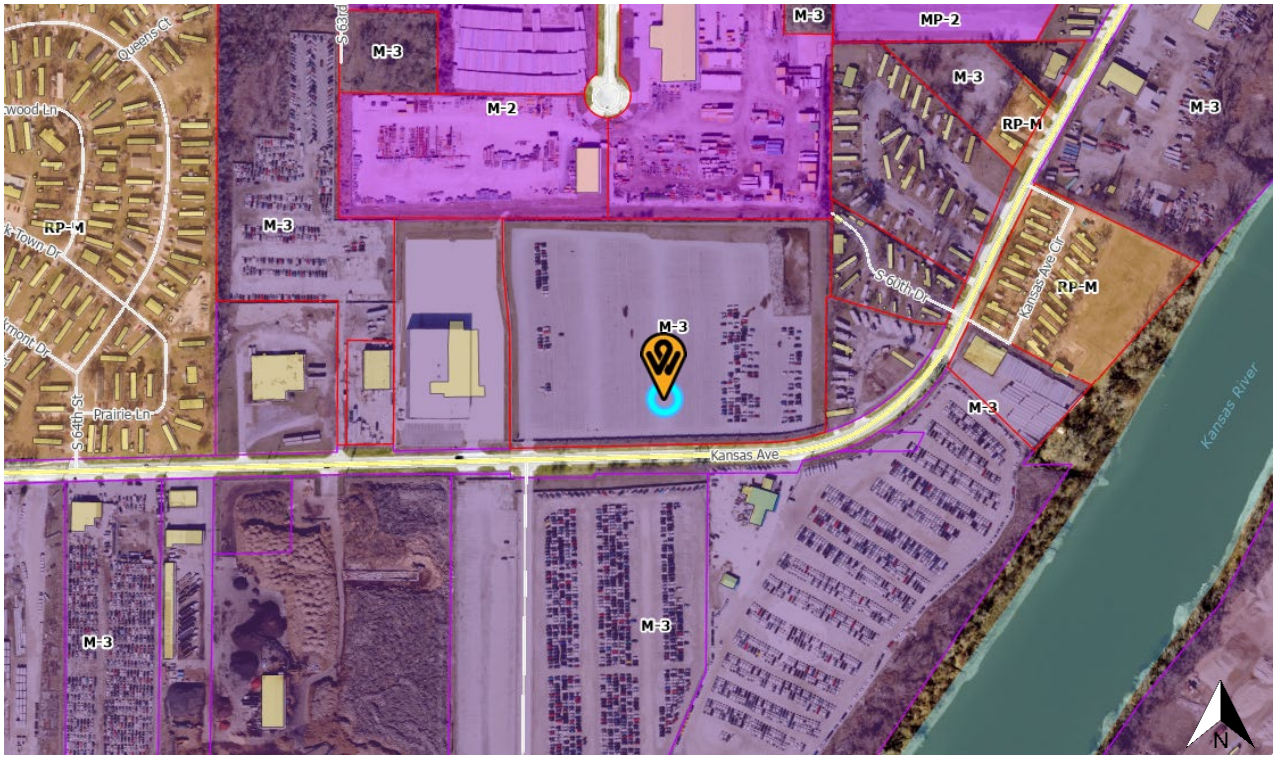
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-055,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP

Low-Density Residential
Business Park
Utilities
Medium-Density Residential
Floodway
Right-of-Way
Rural Residential
Public / Semi-Public Institutional
Neighborhood Commercial
SPEAKER
RICHLAND
KANSAS
MIAMI
OSAGE
CLARK
PITKIN
PAWNEE
KLAMM
SWARTZ
INLAND
ROYAL
VALLEYVIEW
KINGSWOOD
QUEENS
PARK TOWN
OAKMONT
BRIARWOOD
PRAIRIE
BERGER
THORN
TURNER DIAGONAL
N

AFFIDAVIT OF Jon Lawson

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, personally came and appeared Jon Lawson, Corporate Counsel at Copart.

[ ]

who, after being duly sworn by me, did depose and state as follows:

1. My name is Jon Lawson, I am a person of the age of majority.

2. I understand that this Affidavit will be used in connection with Application SP #2025-055.

3. I am competent to testify to the matters addressed in this affidavit.

4. I am employed by Copart, Inc. as a Corporate Counsel.

5. On September 29, 2025, Copart Inc. by and through its wholly owned subsidiary Copart of Kansas, Inc., held a neighborhood meeting via Microsoft Teams, in conformance and including the information above. No members of the public attended.

[*Signature Page Follows*]

AFFIANT FURTHER SAYETH NOT.

Jon Lawson

SWORN TO AND SUBSCRIBED before me this 30th day of September, 2025.

NOTARY PUBLIC

Kathryne Evans, Notary No. 128251906

My Commission expires 4/26/26

September 29, 2025 MINUTES:

Application Number #SP2025-055
Date and Location: September 29, 2025, 1pm CST, Microsoft Teams

Meeting called to order at: 1pm CST, September 29, 2025

Names of people in attendance:
Jon Lawson, Copart
Carrie Depew, Copart

Introductions:

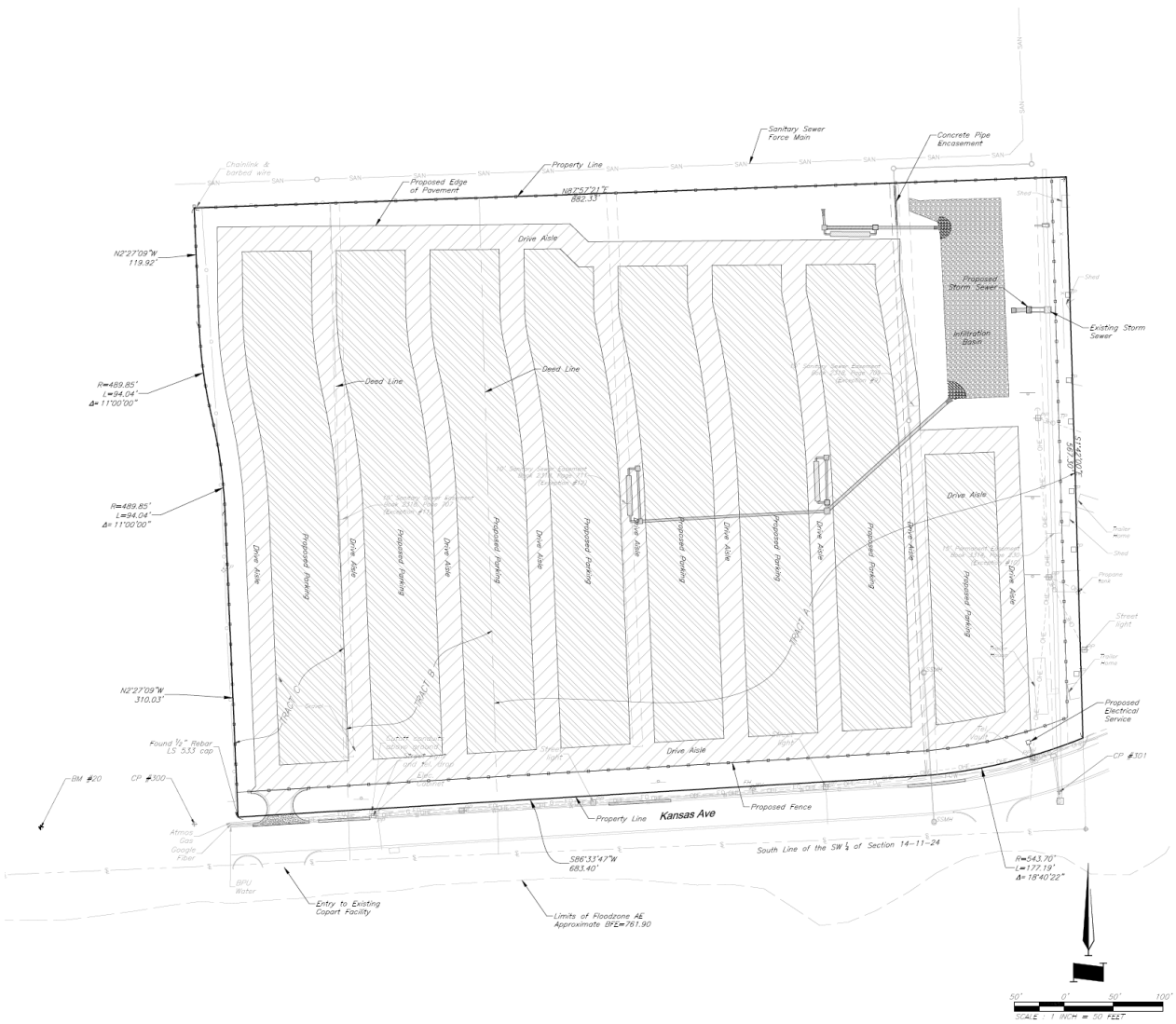
NA – no presentation given

Questions and answers (include the following):

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

Meeting adjourned at: 1:30pm CST, September 29, 2025

Minutes taken by: Jon Lawson, Copart



CLINT LOUMASTER LICENSED 21477 PROFESSIONAL ENGINEER

GBA architects engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE:	9/22/17
DESIGN BY:	CEL
DRAWN BY:	JRH
PROJECT NO.:	13670.00
SHEET NO.	C01
TOTAL SHEETS	C14

Clint Loumaster
Professional Engineer
License No. 21477

Final Development Plan

COPART PARKING ADDITION

6130 Kansas Ave Kansas City, Kansas

NO.	DATE	REVISIONS	BY	APPROVED
1	4/21/17	City Comments	JRH	
2	5/22/17	City Comments	JRH	
3	6/1/17	City Comments	JRH	
4	7/26/17	City Comments	JRH	
5	8/25/17	City Comments	JRH	
6	9/14/17	City Comments	JRH	
7	9/22/17	City Comments	JRH	

General Notes

General:

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override.
2. All traffic control shall be the responsibility of the Contractor and shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
3. Property Corners and/or Section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the state of Kansas, at the Contractor's expense.
4. Construction Staking shall be the responsibility of the General Contractor.
5. The Contractor shall be responsible for the restoration of the Right-of-Way and for damaged improvements such as curbs, driveways, sidewalks, manholes, curb inlets, street light and traffic signal junction boxes, traffic signal equipment, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest Unified Government of Wyandotte County and Kansas City, Kansas standards and to the Unified Governments satisfaction.
6. All work shall be confined within easements and/or construction limits as shown on the plans.
7. The Contractor shall, prior to the commencement of work, investigate surface and subsurface conditions to be encountered across the site and notify the Engineer if any discrepancies or changed conditions are noted.
8. This project will include numerous activities occurring on site including grading and storm sewer construction etc. Contractor shall coordinate his work with other contractors on site.
9. All trash and debris identified on site shall be properly handled and disposed of in accordance with state of Kansas regulations.
10. All measurements on these plans are horizontal distances, not slope distances.
11. All Construction shall conform to the requirements of The Technical Provisions and Standard Drawings for Roads and Sewers, Prepared by the Unified Government of Wyandotte County/Kansas City, Kansas. The contractor shall have a copy of the aforementioned technical provisions on site at all times.

Permitting:

12. Contractor is responsible for obtaining all required permits, paying all fees, and for otherwise complying with all applicable regulations governing the work. Permits include, but are not limited to, the Unified Government Public Works Department, Right-of-Way, Hauling, Land Disturbance, etc.

Erosion Control:

13. The Contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses, and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the Right-Of-Way, or adjacent properties to original or better condition.
14. Contractor shall ensure that all construction shall conform to the requirements of the Stormwater Pollution Prevention Plan (SWPPP) a copy of which shall be maintained and updated on site by the Contractor.
15. Inspection and maintenance of the sediment and erosion control BMPs shall be per the project SWPPP, but at a minimum shall be once every 7 days or within 24 hours of a precipitation event of 0.5 inches or greater. Records of inspections shall be kept with the project SWPPP.

Earthwork:

16. The Contractor shall be responsible for removing and disposing of grass and vegetation that is found on site. Contractor shall strip site of organic material prior to the placement of fill. Disposal of all debris shall be performed by the contractor in strict accordance with all applicable codes and ordinances.
17. Slopes shall be constructed to a maximum slope of 3:1 (Horiz:Vert).
18. Unless otherwise noted, all spot elevations and contours are shown to "finish" grade surface.
19. All temporary slopes and excavations should conform to Occupational Safety and Health Administration (OSHA) standards for the Construction Industry (29 CFR part 1026, subpart P).

Utility:

20. Prior to beginning work, the Contractor shall notify all utility companies who have facilities in the vicinity of the project area of the work to be performed by calling the Kansas One Call, 811 or 1-800-DIG-SAFE.
21. All Manholes, Catch Basins, Utility Valves, Meter Pits, and other utility equipment shall be adjusted or rebuilt to grade as required.
22. All Utility extensions and construction shall conform to the Standards and Specifications of the applicable Utility Companies.
23. No open cutting of public streets will be allowed.

Storm Sewer:

24. All RCP shall be Class III.
25. Pipe Lengths are called out from center of structure to center of structure.
26. Drainage across the project site during construction shall be the Contractor's responsibility. Surface drainage shall be controlled to reduce or prevent the flow of surface water onto adjacent grounds. Contractor shall control downstream erosion and silting during construction. Flexibility is given to to the Contractor to make minor grading revisions along roads or between building pads to improve drainage during construction, with prior approval of the engineer.
27. Prior to ordering precast storm sewer structures, Contractor shall provide shop drawings to the Engineer for review and approval.

LEGEND

PP	Power Pole	x	Combination Woven/Barbed wire fence
	Guy Anchor	o	Chain Link Fence
CI	Curb Inlet	760	Existing Contour Major
JB	Junction Box	759	Existing Contour Minor
SSMH	Sanitary Sewer Manhole	FO	Fiber Optic Line
SDMH	Storm Sewer Manhole	FM	Sanitary Force Main
LP	Light Pole	G	Gas Line
	Sign	OHE	Over Head Electric
TP	Telephone Pedestal	W	Water Line
	Asphalt Pavement Drive Aisle	FH	Fire Hydrant
	Asphalt Pavement Parking Area	WV	Water Valve
	Infiltration Trench		Proposed Storm Sewers
			Existing Storm Sewers

General Layout & Notes

© L:\36701\Civil_3D\Production Drawings\Construction Site Plans\L36702700.dwg, Layout: L02 Landscape Notes & Details -- Friday, September 22, 2017, 10:08am -- Copyright 2017, George Butler Associates\Metric\ CGM 8.4-82, Professional Engineer CGM 8.4-82, Professional Land Surveyor CGM 15-5

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10. ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.

SHRUB BEDS TO BE MULCHED WITH 3" DEPTH HARDWOOD MULCH OR SMOOTH RIVER ROCK 1"-5" DIAMETER IN EARTH TONE COLORS. ROCK TO BE INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. @ 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. DISTURBED LAWN AREAS TO BE SODDED OR SEEDED IN LAWN LOCATIONS SHOWN ON PLANS, HOWEVER, SEEDED LAWN, IF DESIRED BY OWNER, TO BE HYDRO-SEEDED OR DRILLED. SOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE: TURF-TYPE TALL FESCUE BLEND OF 3 TYPES OF TURF TYPE TALL FESCUE OR THE FOLLOWING SEED BLEND:

TRI-STAR* QUICK TURF MIXTURE OR SIMILAR BLEND:

SEEDING RATE: 8 -10 LBS PER 1,000 SF
25% TITAN LTD FESCUE
25% FALCON IV TALL FESCUE
25% 2ND MILLENNIUM TALL FESCUE
25 % TURF PERENNIAL RYEGRASS

*TRI-STAR SEED COMPANY
SPRING HILL, KS 66083
800-874-3308

7. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO

8. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

9. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOS-PHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUNDED" AS SHOWN ON DETAIL SHEET. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS.

MYKE PRO MYCCHORIZAE GRANUALS TO BE ADDED TO ALL PLANTINGS PER MANUFACTURERS RECOMMENDATIONS.

10. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

11. ALL PLANT BEDS TO BE SEPARATED FROM LAWN AREAS WITH A CULTIVATED LANDSCAPE EDGE. STEEL LANDSCAPE EDGING MAY BE USED AS AN ADD ALTERNATE. A CULTIVATED EDGE SHALL BE INSTALLED TO SEPARATE GROUND COVER VEGETATION TYPES.

12. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

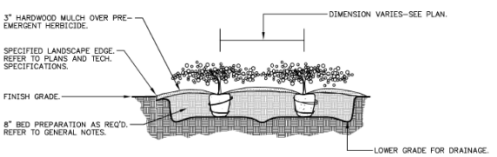
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND PAYD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.

14. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER, ENGINEER OR LANDSCAPE ARCHITECT.

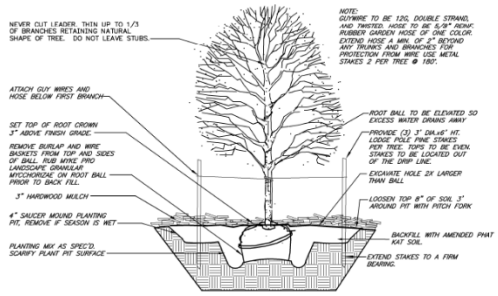
15. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE OWNER AND CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

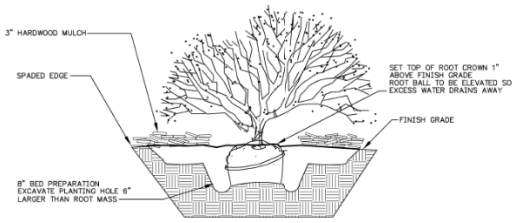
17. PERMEABLE WEED CONTROL FABRIC SHALL BE MINIMUM 3 OZ. PER SQ. YD. WITH 130 LBS. OF TENSILE STRENGTH. BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.



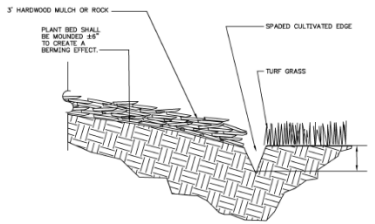
SHRUB / GROUNDCOVER MASS PLANTING
N.T.S.



TYPICAL TREE PLANTING
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.



CULTIVATED EDGE TYP.
N.T.S.

WAYNE L. KRICHHOFF 103 STATE OF KANSAS
5.10.17

Landscape Notes & Details

		GBA architects engineers	DATE:	9/22/17
			DESIGN BY:	CEL
			DRAWN BY:	JRH
		9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com	PROJECT NO.:	136701.00
			SHEET NO.	L02
			TOTAL SHEETS	L03

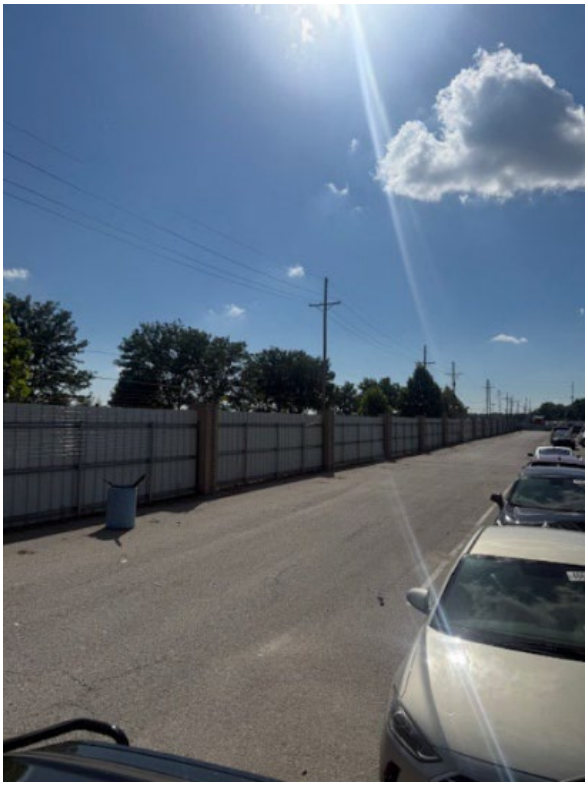
Clint Loumaster
Professional Engineer
License No. 21477

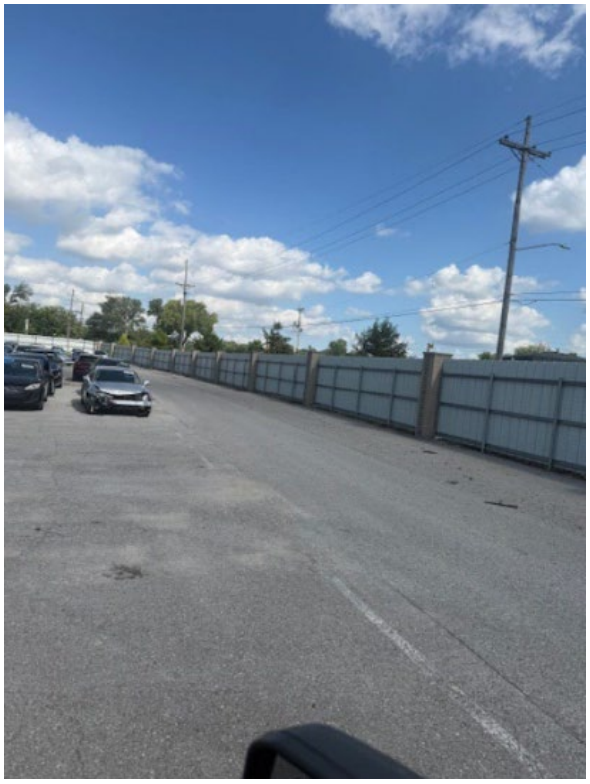
Final Development Plan
COPART PARKING ADDITION
6130 Kansas Ave Kansas City, Kansas

NO.	DATE	REVISIONS	BY	APPROVED
1	4/21/17	City Comments	JRH	
2	5/22/17	City Comments	JRH	
3	6/1/17	City Comments	JRH	
4	7/26/17	City Comments	JRH	
5	8/25/17	City Comments	JRH	
6	9/14/17	City Comments	JRH	
7	9/22/17	City Comments	JRH	

PRIVATE
PROPERTY
NO
TRESPASSING

NOTICE
EMPLOYEES
ONLY





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-066**

GENERAL INFORMATION

Applicant Information:
John Sill and Audrey Sill
Property Owners
8915 East Windwood Street
Wichita, Kansas 67226

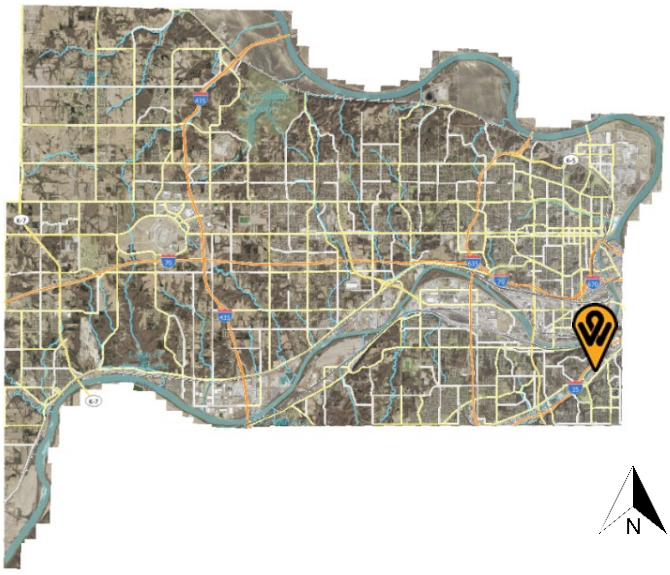
Subject Property:
819 Southwest Boulevard
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Special Use Permit (Renewal) for a short-term rental (expiring December 14, 2025).

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

Existing Zoning District(s):
R-2(B) Two Family District

Plan Area:
Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-2(B) Two Family District	Duplex and Single-family residence
South	M-2 General Industrial District	Vacant warehouse and Restaurant equipment supply store
East	R-1(B) Single Family and R-2(B) Two Family Districts	Duplex and single-family residence
West	M-2 General Industrial District	Hardware Store and Sheetmetal distributor (former Frank Rushton Bakery)

Total Tract Size: 0.17 Acres

Comprehensive Plan Designation: The Rosedale Area Plan classifies the subject property as Urban Mixed Use. The Urban Mixed Use land use designation allows for townhomes, small apartment buildings up to three (3) stories, multi-family apartments, institutional uses, and neighborhood convenience commercial uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Southwest Boulevard as a Major Collector.

Parking Requirement: Section 27-457(d) states one (1) parking space for each dwelling unit shall be provided on the premises. The subject property has three (3) off-street parking spaces, meeting this requirement.

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. Aerial photos of the subject property demonstrate sufficient landscaping on the property parcels (see “Aerial Map” within the Attachments section of this report).

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing: November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, John and Audrey Sill, are requesting a Special Use Permit to operate a short-term rental at 819 Southwest Boulevard. This is not the owner's primary residence. This is the first and only permitted short-term rental on the 800 block of Southwest Boulevard. While this property has had previous Special Use Permits for a short-term rental, the property ownership changed, thus necessitating a new Special Use Permit. This is the first renewal by John and Audrey Sill.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There have been no noise or disturbance complaints on the subject property since the prior approval in 2022.

Building, Zoning, or Code Enforcement Complaints:

1. There have been two (2) Notices of Violation on the property since the previous approval:
    a. 2024 – ENV24-2202 – Environmental – Open Case.
    b. 2022 – STR22-0551 – Structural – Broken Windows.

Outstanding or Related Permit and Cases:

1. There is an active Notice of Violation for environmental violations:
    a. 2024 – ENV24-2202 – Environmental.

Previous Planning Actions:

1. Approval of a Special Use Permit (SP2024-077) for a short-term rental for one (1) year in 2024.
2. Approval of a Special Use Permit (SP2022-078) for a short-term rental for five (5) years in 2022.
3. Approval of a Special Use Permit (SP-2020-55) for a short-term rental for two (2) years in 2020.
4. Approval of a Special Use Permit (SP-2019-75) for a short-term rental for two (2) years in 2019.
5. Approval of a Change of Zone (COZ 3160) from M-2 General Industrial District to R-2(B) Two Family District in 2018.

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Rosedale Statistical Neighborhood, the Rosedale Development Association (RDA) and the Hilltop Neighborhood Group. The neighborhood consists of primarily a mix of single-family residences and duplexes, as well as a variety of industrial uses. The property is located along the Southwest Boulevard mixed used corridor, which runs west into Merriam, Kansas, and east into Downtown KCMO.

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), R-2(B) and M-2 zoning districts. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant and has been used as a short-term rental since 2019.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan classifies the subject property as Urban Mixed Use. The Urban Mixed Use land use designation allows for townhomes, small apartment buildings up to three (3) stories, multi-family apartments, institutional uses, and neighborhood convenience commercial uses. The proposed use conforms to the area designation with a Special Use Permit.

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

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Southwest Boulevard, a Major Collector, 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, 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.

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

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

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

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

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

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

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

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

the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

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

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

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meeting on October 27, 2025.Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval from SP2024-077:
   a. All repairs identified above must occur prior to publication of the ordinance for SP2024-077. Failure to provide proof of repair will result in the ordinance not being published, nullifying any approval.
   b. Maximum number of guests shall be no more than 7 upstairs between the units on the ground floor.
   c. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.
   d. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.

e. 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.
f. Applicant is to maintain liability insurance.
g. The property must remain in proper maintenance and free of hazards, pests, or infestations.
h. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
i. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
j. 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.
k. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
l. 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.
m. All existing and future driveways must feature curb cuts that are constructed to UG standards.
n. 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.
o. 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.
p. 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.

q. 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.
r. 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.
s. 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.
t. 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.

Applicant Response: We have complied with the conditions of approval from SP2024-077, as listed in this commentary.

2. The following items identified in the home inspection report shall be repaired prior to the case being heard by the Planning Commission:
    a. Wood rot identified in the home inspection report shall be repaired (Page 12);
    b. Siding, trim, and paint shall be repaired/repainted (Page 13);
    c. All missing storm windows shall be replaced (Page 14);
    d. Fascia rot and decay shall be repaired (Page 14);
    e. Extend downspouts as identified in the inspection report (Page 18-19);

f. Install GFCI outlets at the identified outlets (Page 41-42);
g. Mold and mildew must be removed and treated (Page 66-67);

Applicant Response: In the fall of 2024, we hired a professional contractor to finish the renovation of the third floor of the house. Additionally, we paid this same contractor to address the issues of repairing wood rot, repair/repaint the siding and trim, replace window, repair fascia rot and decay.

In the spring of 2025, once the weather warmed up, we paid our landscaper to extend and bury all of our downspouts. We hired an electrician to install GFCIs. While the qualified inspector indicated mold is not an active problem, we paid our cleaner to address the area and add Kilz mold killer to the area.

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

   Applicant Response: The areas rented for short-term rental will be divided into three (3), internally connected floors. Unit 1 is ground level and will include three (3) bedrooms and two (2) bathrooms, and direct access to the backyard. Unit 2 is upstairs and will include four (4) bedrooms and two (2) bathrooms, direct access to an elevated deck. Stairs to the backyard.

   Maximum number of vehicles allowed will be three (3) and must be parked in the designated uncovered parking pad.

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

   Applicant Response: The property hosts the standard maximum of 7 people.

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

   Applicant Response: The designated property manager is John Sill, (316) 516-8548. I will coordinate any issues at the property with my local agents as needed, and I am the owner of the property.

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

   Applicant Response: I will provide my contact information ahead of time. I also have various contact information of immediate neighbors already.

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

   Applicant Response: 30 minutes.

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

   Applicant Response: Around 45%.

9. Indicate how you will maintain the property in a safe and sanitary manner, including:
   a. Working smoke detectors in each bedroom plus each level of the unit/house;

      Applicant Response: Several smoke detectors are already installed. I will be adding more for sufficient coverage of every room and level. The smoke detectors I used also provide carbon monoxide detection for added safety

   b. GFCI outlets required in bathrooms;

      Applicant Response: Updated GFCIs.

   c. Double keyed locks are not allowed;

      Applicant Response: None exist on the property.

   d. Copper cannot be used for gas supply lines;

      Applicant Response: Mostly PVC, some steel.

   e. Windows must be operable, not blocked or boarded;

      Applicant Response: Compliant.

   f. Handrails are required at sets of 4 or more stairs/ risers;

      Applicant Response: Handrails currently exist at every set of stairs on property.

   g. Hot water tank and furnace must be vented properly and operational;

      Applicant Response: Complaint.

   h. Electric panel and circuits must be safe; and

      Applicant Response: Verified through inspection.

   i. Facility cleaned and sanitized after each guest check-out.

      Applicant Response: Professional cleaning hired and to be performed on schedule between every stay.

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

    Applicant Response: It will automatically connect through AirBnB for the rental revenue charged.

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

    Applicant Response: Yes, instructions on the listing, as well as additional documentation on the contract with renters. We have a handbook in the property that provides additional notice of rules.

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

    Applicant Response: No – our policy is "no pets allowed".

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

    Applicant Response: We will add this information to our renter's handbook.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
    1) None
B) Items that are conditions of approval:
    1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-066** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be no more than 7 upstairs between the units on the ground floor;**

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

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Applicant Response Letter
Neighborhood Meeting Documents
Home Inspection Report
Floor Plan
Site Photos, Taken by Staff, Dated September 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-066** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

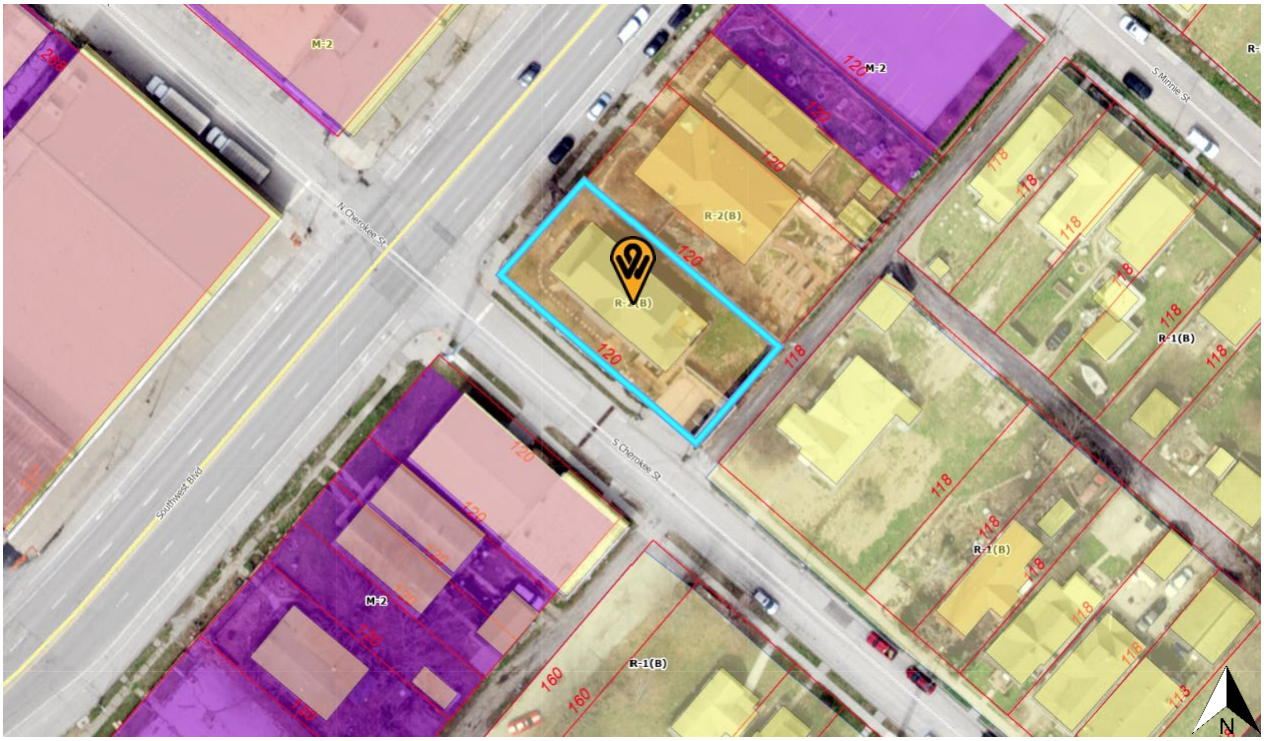
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-066,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

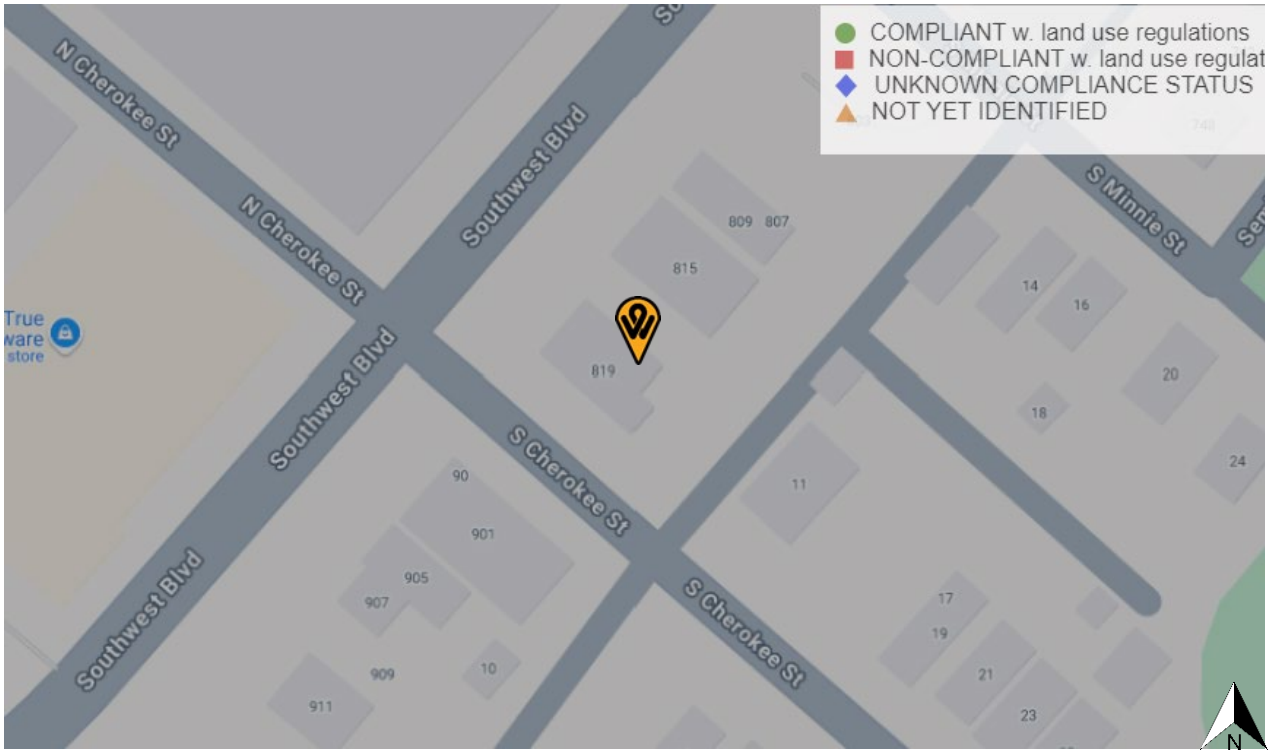
AERIAL IMAGERY

ZONING MAP



LAND USE MAP

SHORT-TERM RENTAL MAP



Planning and Urban Design Comment Responses

Special Use Permit Petition ***SP2025-066***

Property History Comment: This property was previously owned by a separate and unique owner before us. We purchase the property in mid-2024, went through the application process for a special use permit and were eventually approved in late 2024. While the referenced complaints were prior to our ownership, we believe we have resolved of any outstanding issues.

We provide the following responses, as requested, to the committee's comments:

1. We have complied with the conditions of approval from SP2024-077, as listed in this commentary.
2. We took the following steps to handle the issues listed for repair as follows:
    a. In fall of 2024, we hired a professional contractor to finish the renovation of the third floor of the house. Additionally, we paid this same contractor to address the issues of repairing wood rot, repair/repaint the siding and trim, replace window, repair fascia rot and decay;
    b. In spring of 2025, once weather warmed up, we paid our landscaper to extend and bury all of our downspouts;
    c. We hired an electrician to install GFCIs
    d. While the qualified inspector indicated mold is not active problem, we paid our cleaner to address the area and add Kilz mold killer to area

3. The areas rented for the short-term rental will be divided into three, internally connected floors.

    Unit 1 is ground level and will include 3 bedrooms and 2 bathrooms, direct access to backyard.

    Unit 2 is upstairs and will include 4 bedrooms and 2 bathrooms, direct access to an elevated deck. Stairs to the backyard.

    Maximum number of vehicles allowed will be 3 and must be parked in the designated uncovered parking pad.

4. The property hosts the standard maximum of 7 people.

5. Designated property manager is John Sill, (316) 516-8548.

    a. I will coordinate any issues at property with my local agents as needed
    b. I am owner of property

6. I will provide my contact information ahead of time. I also have various contact information of immediate neighbors already.

7. If there are serious issues at the property, I can have a representative of manager or owner on site within 30 minutes

8. Around 45%

9. The property will be maintained in a safe and sanitary manner as follows:

    a. Several smoke detectors already installed, I will be adding more for sufficient coverage of every room and level. The smoke detectors I used also provide carbon monoxide detection for added safety
    b. Updated GFCIs;
    c. None exist on the property;
    d. Mostly PVC, some steel;
    e. Compliant;
    f. Handrails currently exist at every set of stairs on property;
    g. Compliant;
    h. Verified through inspection;
    i. Professional cleaning hired and to be performed on schedule between every stay

10. It will automatically collect through AirBnB for the rental revenue charged

11. Yes, instructions on the listing, as well as additional documentation and contract with renters. We have a handbook in the property that provides additional notice of rules.

12. No – our policy is "no pets allowed"

13. We will add this information to our renter's handbook

MINUTES:

Application Number SP2025-066
Date and Location: 10/27/25 – Google Meeting

Meeting called to order at: 6:30 PM

Names of people in attendance: 0

Introductions:

Presentation by applicant and/or team prepared displaying existing STR and plans to continue operations

Questions and answers (include the following):

- No questions asked

Meeting adjourned at: 6:45 PM

Minutes taken by:_John Sill

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Sedgwick)

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

1. That I am the petitioner for Petition #SP2025-066.
2. That I conducted a neighborhood meeting on 10/27/25 @ 6:30 PM.
3. The notice to nearby property owners was sent on October 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

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

My commission expires 12th of February, 2028.

DANIELLE S. RANDALL-VIX
Notary Public - State of Kansas
My Appt. Expires Feb. 12, 2028

Notary Public

2.4.3 Exterior Windows

STORM WINDOW - MISSING

One or more of the exterior storm windows were noted as missing.

2.6.1 Eaves, Soffits & Fascia

FASCIA/SOFFIT - ROT/DECAY

One or more sections of the fascia/Soffit are rotted. Recommend qualified siding company evaluate & repair.

Note that sufficiently damaged soffits and or facia can become an entry point for a pests into the attic or living Spaces of the home.

Recommendation

Contact a qualified roofing professional.

2.6.2 Eaves, Soffits & Fascia

FASCIA/SOFFIT OPENING

There is opening, gap or hole in fascia/soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified siding specialist.

2.7.1 Porches

PORCH POST ROT

One or more of the supporting posts for the porch covering shows signs of rot and/or deterioration. Recommend repairs. In some cases the rot is only in the trim pieces, not the actual supporting posts.

Recommendation

Contact a qualified professional.

2.8.1 Decks

DECK - STAIN/SEALING RECOMMENDED

The deck is showing signs of weathering and/or water/moisture damage. We recommend water sealant/weatherproofing be applied to help preserve the decking materials.

Here is a helpful article on staining & sealing your deck. During this process any rotten boards should be replaced.

Recommendation

Recommended DIY Project

Inadequate clearance between siding materials and the ground was noted. We recommend a minimum clearance between bottom of siding materials and the ground of about 4" to 6". Siding that is closer to or in contact with the ground cover creates conditions conducive to termite activity and moisture damage.

Recommendation

Contact a qualified siding specialist.

2.3.2 Siding, Flashing & Trim

SIDING- WOOD ROT

Wood rot was noted at the exterior in the siding/trim. This condition is present on nearly all structures where the exterior siding or trim materials are made of wood. We recommend evaluation and repair cost be completed by a wood rot repair specialist. Where available it may be advantageous to replace the wood products with PVC or other hardboard materials to help prevent future decay.

This observation is made to inform you that the conditions exists on the structure at this time. It is not an exact or exhaustive list of every location where this condition is present or may develop in the future. Locating and determining the extent of the condition and the cost to correct the condition is for a wood rot repair specialist and is beyond the scope of this inspection.

Recommendation

Contact a qualified siding specialist.

2.3.3 Siding, Flashing & Trim

BRICK - CRACKING, REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry). All cracked and/or damage brick should also be repaired at this time.

Recommendation

Contact a qualified professional.

2.3.4 Siding, Flashing & Trim

SIDING/TRIM- PAINT(STAIN)/CAULK

Some areas of the siding/trim are showing evidence of wear and are in need of routine paint and caulk maintenance. This maintenance is necessary to help protect the siding materials from moisture and future rot or decay. Some minor wood rot repair should be anticipated as part of this routine maintenance.

Recommendation

Contact a qualified painting contractor.

2.3.5 Siding, Flashing & Trim

REMOVE NEST - BEE/BIRD/ANIMAL

The nests should be removed as bees/birds/animals can do significant damage to the home and can be a safety hazard to small children or those with allergies.

Recommendation

Contact a qualified pest control specialist.

2.4.1 Exterior Windows

GLAZING PUTTY REPAIRS

Loose or damaged/missing glazing putty/bead should be repaired at this time. These repairs should be combined with routine paint and caulk maintenance of the windows.

Recommendation

Contact a qualified window repair/installation contractor.

2.4.2 Exterior Windows

STORM WINDOW REPAIRS NEEDED

The storm windows require routine repair and maintenance/adjustment in various locations around the home. This can typically be accomplished by a homeowner or handy person. Improvements can be made on a discretionary basis.

Recommendation

Recommended DIY Project

Due to the height of the roof (20 feet or greater from the ground) and or the pitch a "walk on" roof inspection could not be performed. Every effort is made to evaluate the condition of the roofing system from the visible portions of the ground and from the portions visible in the attic space below the roof however these conditions significantly limit our ability to assess the condition of the roof coverings/materials. Wet/damp/dew/snow covered shingles can mask pronounced wear and or damage. We recommend having a roofing contractor evaluate the roofing system prior to the end of the inspection period in your contract accordingly.

General

ROOF MATERIALS

We do not do "walk on" roof covering inspections on a roof constructed with wood shake/shingle, terra cotta, cement, plastic, steel or that is a brand new installation. These roofs cannot be walked upon due to insurance regulations prohibiting walking access due to the potential of damaging the roofing system. Recommend further evaluation by licensed roofer.

Coverings

ROOF HEIGHT/PITCH

Due to the height of the roof (20 feet or greater from the ground) and or the pitch a "walk on" roof inspection could not be performed. Every effort is made to evaluate the condition of the roofing system from the visible portions of the ground and from the portions visible in the attic space below the roof however these conditions significantly limit our ability to assess the condition of the roof coverings/materials. Wet/damp/dew/snow covered shingles can mask pronounced wear and or damage. We recommend having a roofing contractor evaluate the roofing system prior to the end of the inspection period in your contract accordingly.

Coverings

SPECIAL MATERIALS

We do not do "walk on" roof covering inspections on roof constructed with wood shake, terra cotta, cement, plastic or steel. These roofs cannot be walked upon due to insurance regulations prohibiting walking access due to the potential of damaging the roofing system. Recommend further evaluation by licensed roofer.

Recommendations

3.2.1 Coverings

ROOF - SHINGLES DAMAGED/MISSING

Shingles appear to be damaged/missing from area(s) of the roof. Recommend qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

3.3.1 Roof Drainage Systems

DOWNSPOUT - DRAIN NEAR STRUCTURE

One or more downspouts drain too close to the structure foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your structure.

Recommendation

Contact a qualified gutter contractor

3.3.2 Roof Drainage Systems

GUTTER - INSUFFICIENT SLOPE

Gutters are improperly sloped in areas, which can lead to improper drainage around the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement and/or leakage. Recommend qualified gutter contractor repair the slope to ensure proper drainage at this time.

Recommendation

Contact a qualified gutter contractor

One or more lights are not operating. New light bulb possibly needed. If new bulb doesnt work circuit could be in need of repairs.

Recommendation

Contact a qualified electrical contractor.

2nd Floor Stairs

6.5.2 Lighting Fixtures, Switches & Receptacles

RECEPTACLE UPWARD FACING

Upward facing (floor mounted) receptacles are required to have a cover in place when not in use. These covers are to help prevent debris or fluids from entering the receptacle and creating a short. Improvements are recommended at this time.

Recommendation

Contact a qualified electrical contractor.

1st Floor East Bedroom

6.5.3 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE LOOSE

The light fixture was loose. Recommend repairs.

Recommendation

Contact a qualified professional.

3rd Floor

6.6.1 GFCI & AFCI

Safety Hazard

NO GFCI PROTECTION INSTALLED

No GFCI protection present in standard locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Depending on the age and location of the property this observation may not be a requirement, however we still recommend the improved the safety of these devices.

Recommendation

Contact a qualified electrical contractor.

1st Floor Bath

1st Floor Bath

Previous repairs have been made to the foundation. Recommend consulting with current owner to obtain all work completed and warranty information.

Recommendation

Contact a qualified professional.

10.2.3 Foundation

FORM BOARDS STILL IN PLACE

The form boards for the concrete pour are still in place. Recommend removal of these boards to prevent potential future termite activity.

Recommendation

Contact a qualified professional.

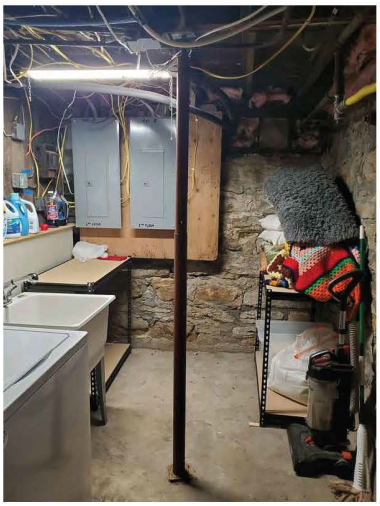
10.4.1 Floor Structure

ADDITIONAL COLUMN FOOTING

There are supplemental supports (lally columns) installed in the basement/crawl space of the home. These additional supports are not installed over proper footings/piers and may cause some cracking in the floor below the new columns. These supplemental supports can provide support to sagging floors or for use below specific furniture/appliances to prevent floor sags. This area should be monitored going forward.

Recommendation

Contact a qualified professional.



10.4.2 Floor Structure

Safety Hazard

MOLD/MILDEW

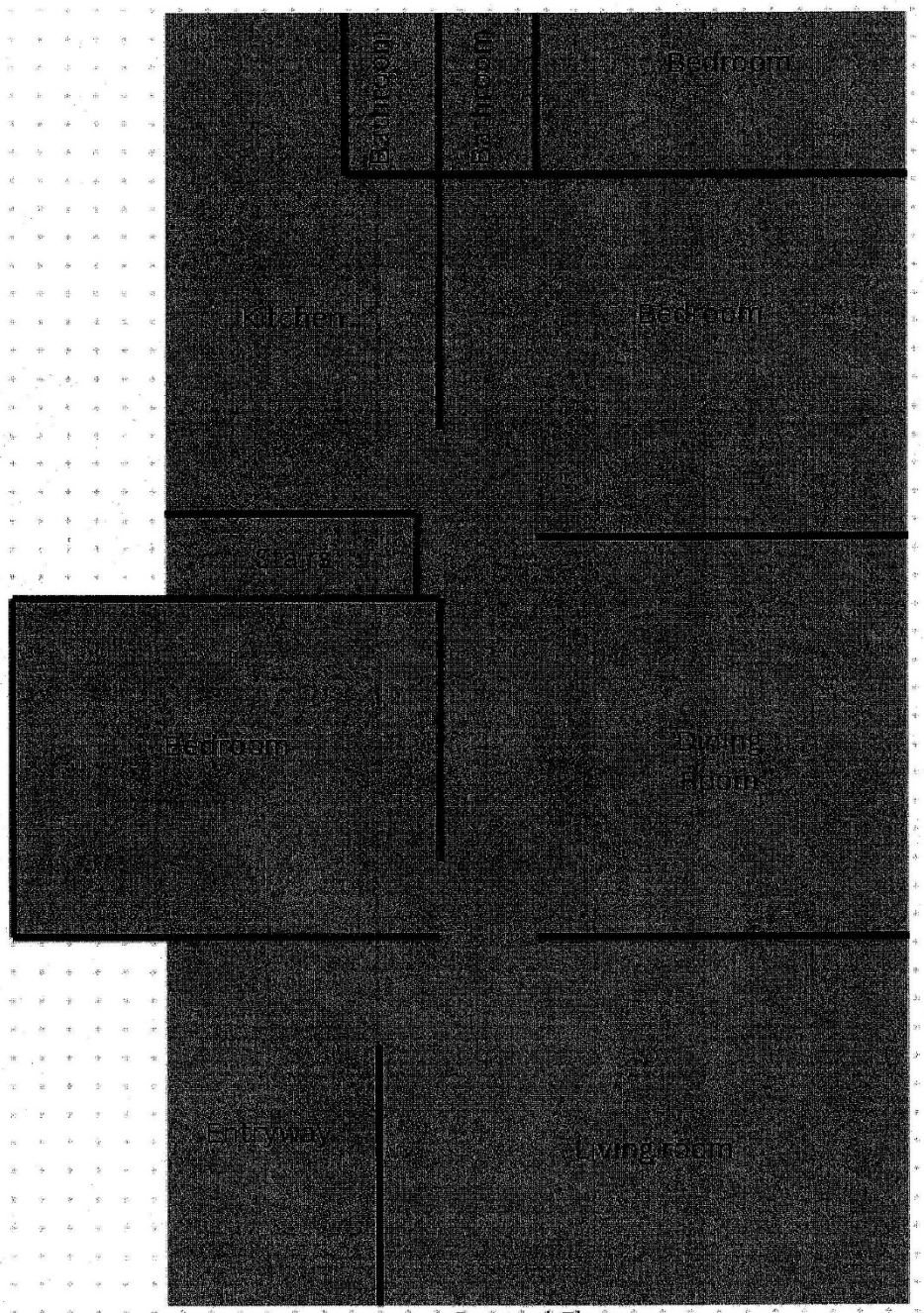
Observed signs of mildew/mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

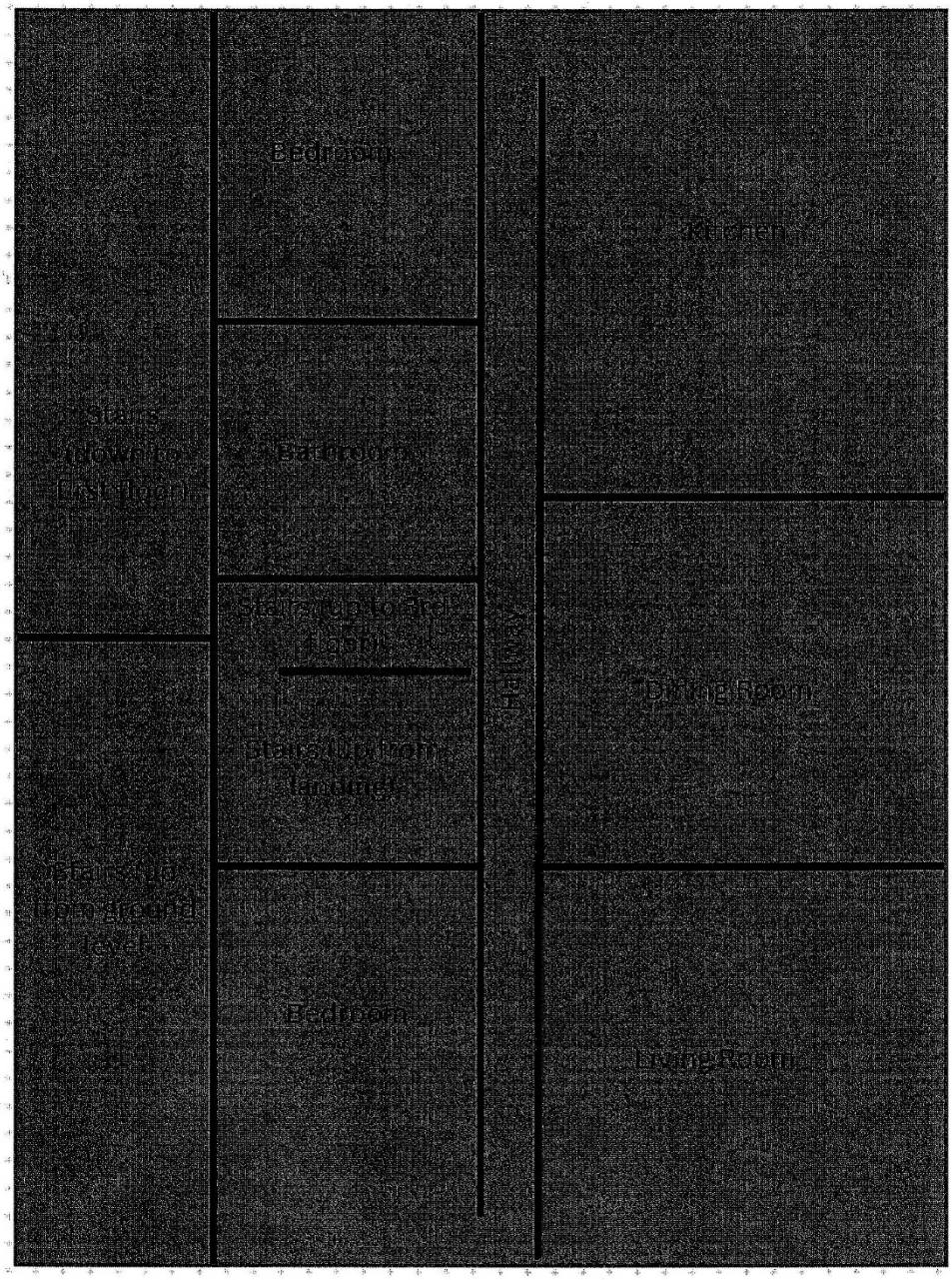
Contact a qualified mold inspection professional.

FLOOR PLAN

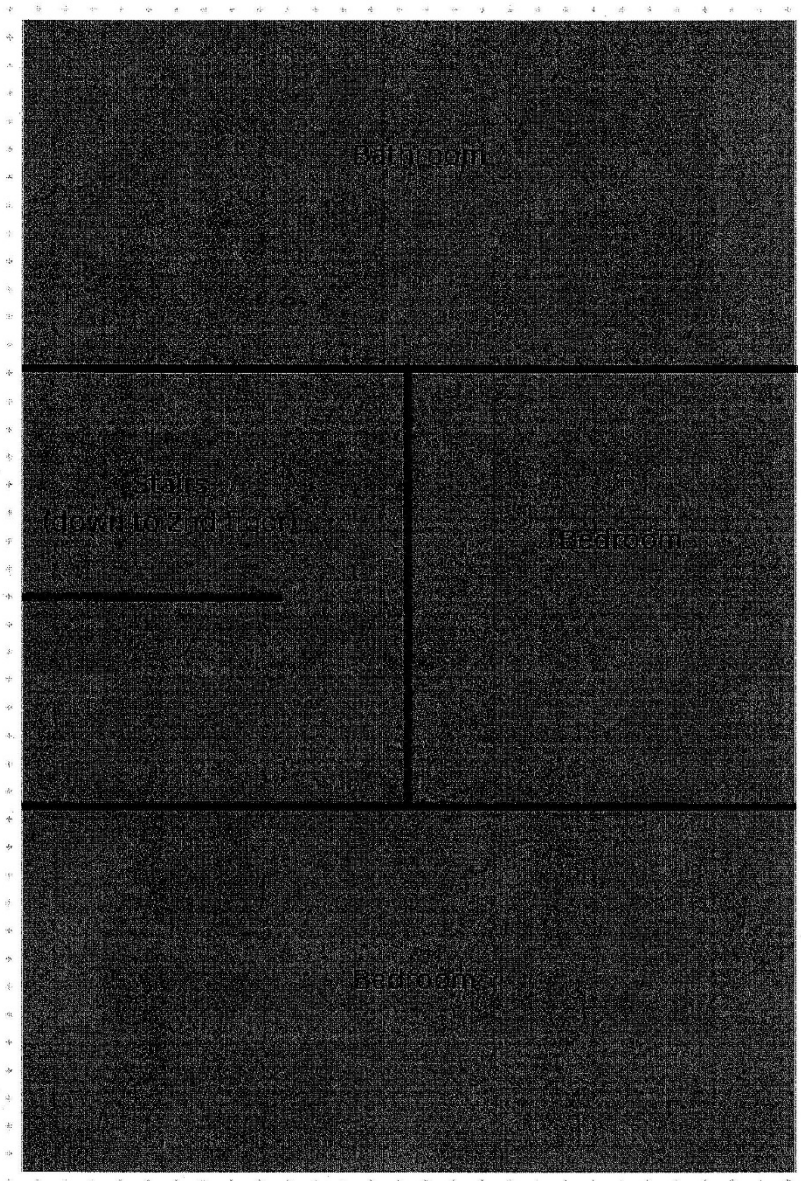
THIRD FLOOR
15'0" x 13'0"
20'0" x 14'0"
BATH
15'0" x 14'0"
SECOND FLOOR
BEDROOM 2
12'0" x 11'0"
LIVING ROOM
14'6" x 15'0"
DINING ROOM
14'6" x 13'5"
KITCHEN
14'6" x 13'0"
BATHROOM
7'6" x 8'0"
BEDROOM 1
12'0" x 9'0"
12'0" x 5'0"
DECK
14'0" x 14'0"
MAIN FLOOR
PORCH
LIVING ROOM
10'0" x 13'0"
HALLWAY
4'6" x 13'0"
BEDROOM 1
5'0" x 9'0"
DINING ROOM
17'6" x 14'6"
KITCHEN
12'0" x 14'0"
MASTER
BEDROOM
12'6" x 13'6"
BATHROOM
6'5" x 8'5"
6'0" x 8'5"
7'0" x 8'0"
BEDROOM 2
13'0" x 8'0"



Ground Floor
(Unit 1)



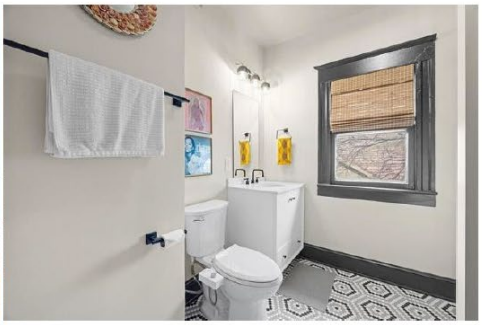
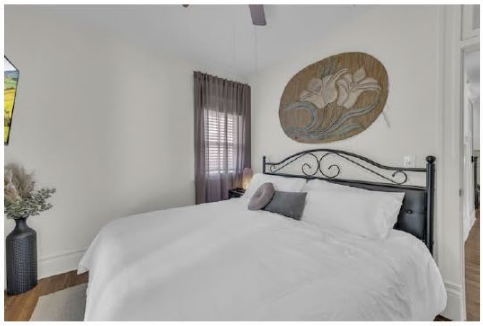
Second Floor
(Unit 2)

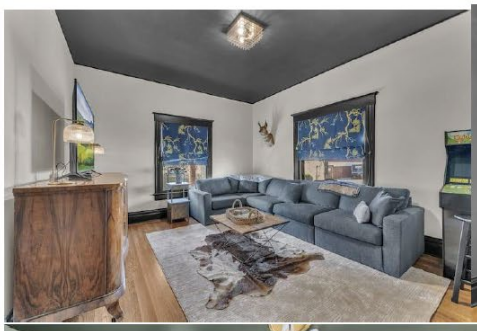


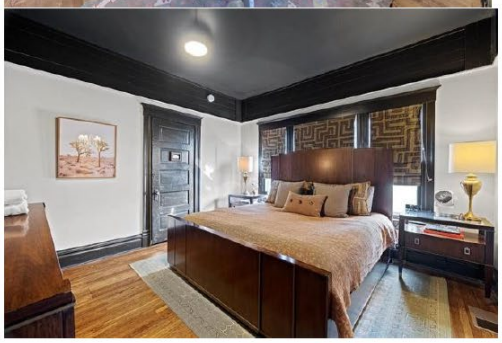
Third Floor
(Entry from
Unit 2)

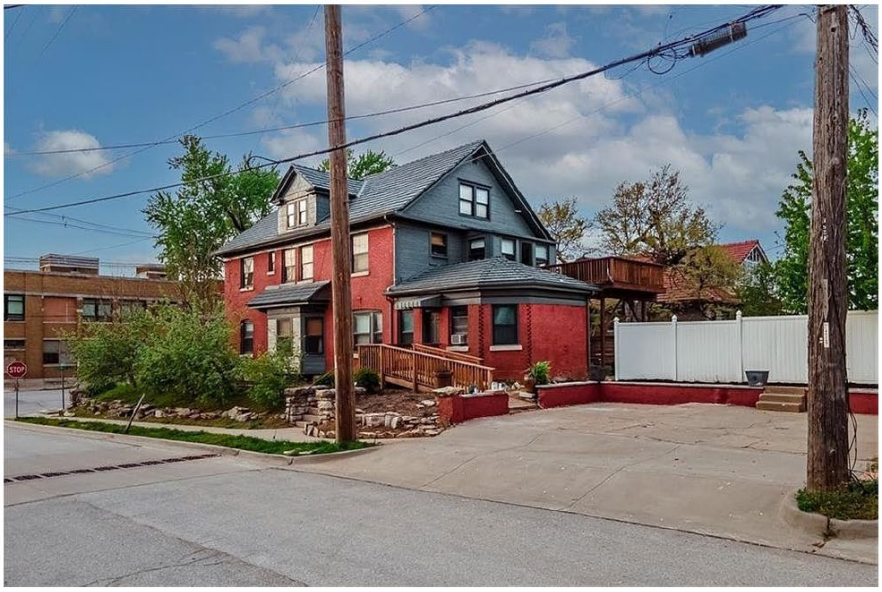
Short-Term Rental Application

Photos of the Property







Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-067**

GENERAL INFORMATION

Applicant Information:
Wingfu Aaron Lau
Owner
12230 Goodman Street
Overland Park, Kansas 66213

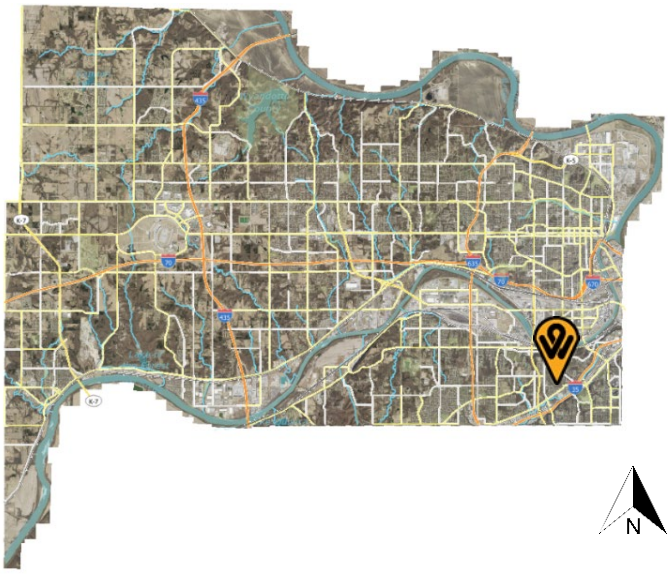
Subject Property:
4110 South Minnie Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Renewal Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

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

Plan Area:
Rosedale Area Plan



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

Total Tract Size:	0.16 Acre
Comprehensive Plan Designation:	The Rosedale Area Plan designates the subject property as General Urban, which allows rowhouses, townhomes, and single-family houses.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates South Minnie Street as a Local Street.
Parking Requirement:	Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The property provides two (2) parking spaces.
Landscaping Requirement:	Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement.
Advertisement:	The Wyandotte Echo – October 16, 2025 Letters to Property Owners – October 17, 2025
Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Wingfu Aaron Lau, is requesting a Special Use Permit to operate a short-term rental at 4110 South Minnie Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This is the first and only permitted short-term rental on the 4100 block of South Minnie Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-3978 – Code-Environment – October 2, 2025 – Noticed Issued – Trash set up on property too early.
2. STR23-1057 – Structural – October 9, 2023 – Repair windows, replace downspouts, repaint exterior trim, repair porch and damaged siding (closed).
3. ENV23-3171 – Environment – October 9, 2023 – Tires and trash present on property (closed).

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-090 – Special Use Permit, Short-Term Rental – September 26, 2024 – Approved for one (1) year.
2. SP2023-097 – Special Use Permit, Short-Term Rental – November 30, 2023 – Approved for six (6) months.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located in the Rosedale Statistical Neighborhood, the Hilltop Neighborhood Group, the Rosedale Development Association (RDA) Neighborhood Business Group, and Census Block Group #0451002. The neighborhood consists of a mix of residential uses, including single-family residences, duplexes, fourplexes, and garden style apartments.

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 and the RP-5 Planned Apartment 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 diverse housing typologies. 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. The property has operated as a short-term rental since 2023.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as General Urban which allows for which allows rowhouses, townhomes, and single-family houses. 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 South Minnie Street, a Local Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. 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 six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3930 Rainbow Boulevard on October 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have the conditions from SP2024-090 been satisfied?
    a. The following items identified in the Home Inspection Report shall be repaired prior to the publication of the associated ordinance: o
        i. Repair the missing window trim (page 2); and,
        ii. Repair the damaged/loose spindles on the deck (page 2);
    b. One (1) shade tree must be planted in the front or corner side yard to comply with Section 27-700(a);

    Applicant Response: Yes, the trim & spindles are repaired (see picture) And the tree is planted at the front (see picture).

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

    Applicant Response: Six (6) people.

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

    Applicant Response: I will be self-managing. If there is any issue, I will be able to go to property within 15 to 20 minutes.

    Yes, I provide my contact information to the neighbors.

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

    Applicant Response: I provide my contact information in the notice I send out, including my phone number and email.

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

    Applicant Response: I can reach the property within 15 to 20 minutes.

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

   Applicant Response: 75 to 80%.

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

   Applicant Response: Yes, I have working smoke detectors in each bedroom, GFCI in bathroom, no double keyed lock, no copper use for gas, all windows are in operation, handrails are provided, hot water tank and furnace are vented, and fully functional, electric panel is safe and operating, and professional cleaner clean and sanitized after each guest use.

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

   Applicant Response: Yes, Airbnb platform collects and pays the tax for each booking.

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

   Applicant Response: absolutely. I provide guest manual. On my advertising, I specifically mention "NO party" & be kind to neighbors, etc. If anyone violates the rule, they will be asked to leave immediately.

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

    Applicant Response: Yes.

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

    Applicant Response: Yes, the information is provided in the welcome packet.

P.S.: ENV25-3978 – Code-Environment – October 02, 2025 – Noticed Issued – Trash set up on property too early.
I have informed the inspector Gina Lane this issue is corrected on 10/14 via email. The guests didn't read my instructions and made a mistake putting the trash can out early. I immediately informed the guests, and they were able to put it back by the front patio.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-067** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

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

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Floor Plans
Home Inspection Report
Insurance
Guestbook
Images Submitted by Applicant
Images of Home Improvements

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-067** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

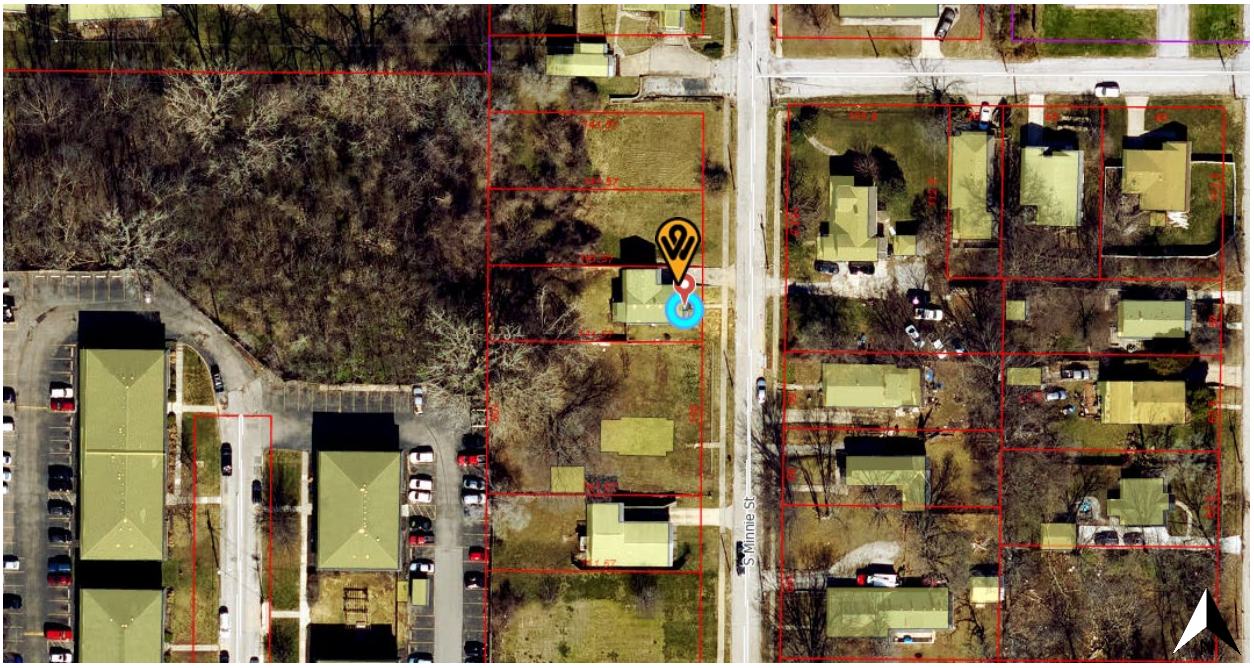
3. _____.

OR

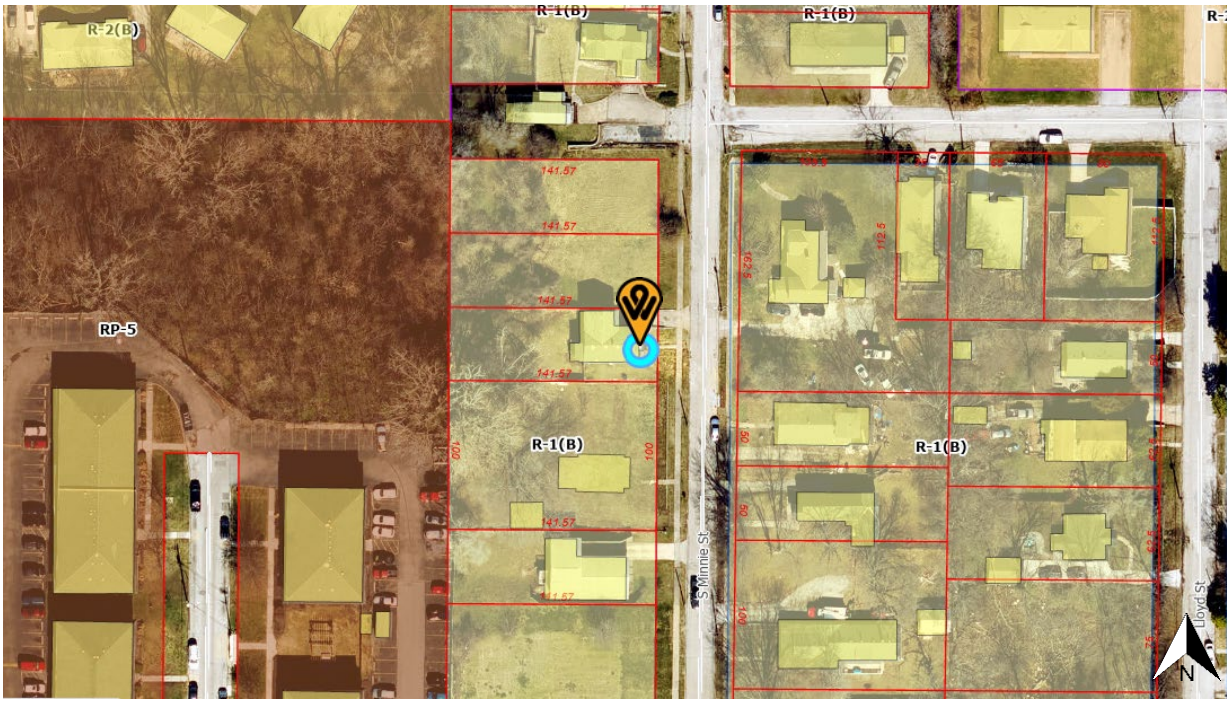
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-067,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

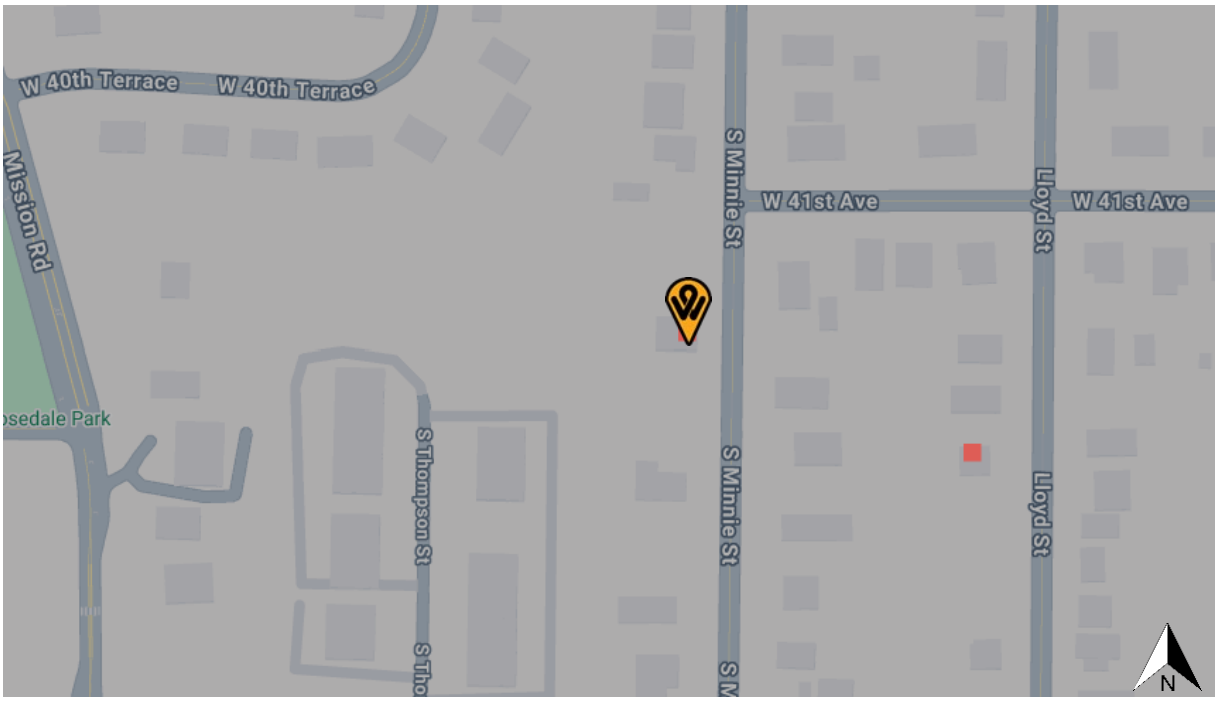


ZONING MAP



LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Wimpfen Aaron Lee, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-067.
2. That I conducted a neighborhood meeting on 10/24/25.
3. The notice to nearby property owners was sent on 10/8/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of October 2025.

My commission expires 24th of August, 2027.

NOTARY PUBLIC - State of Kansas
CHARITY LYNN KETCHAM
My Appt. Expires 08/24/2027

Notary Public

4110 S Monroe St

Name and Contact Information

~~SAMPLE~~ MINUTES:

Application Number SP2025-067
Date and Location: 10/24 5pm

Meeting called to order at: Five Guys

Names of people in attendance: ϕ Nobody show.

Introductions:

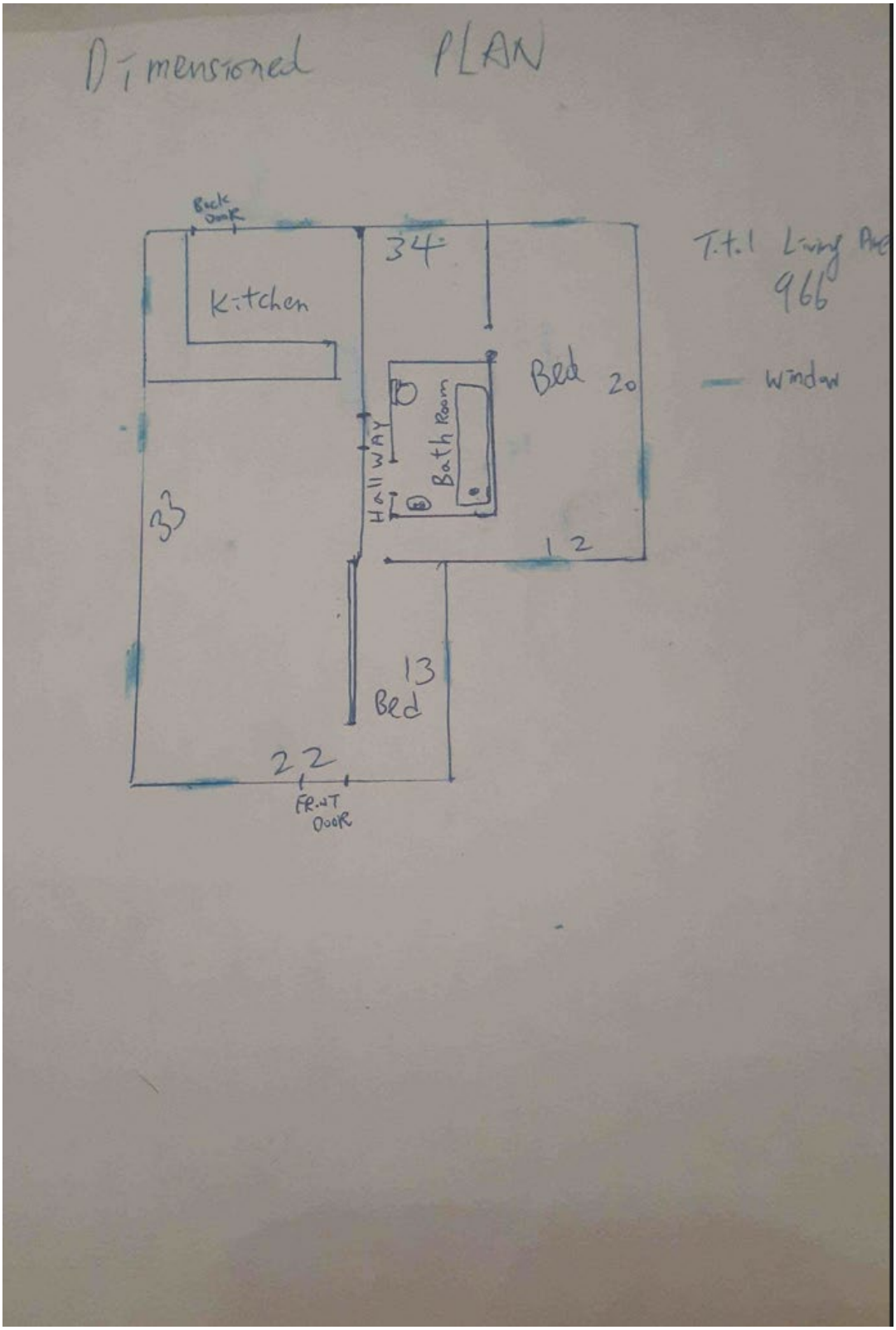
Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

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

Meeting adjourned at: 5:45 pm

Minutes taken by: [signature]


Dimensioned PLAN
Back Door
34
Kitchen
Bed
20
Bath Room
HALL WAY
33
12
13
Bed
22
FRONT DOOR
T.t.l Living Area
966
window

Descretionary Repairs

ROOFING

• **Monitor, Repair:** The roofing is near the end of its life. No leaks were visible, but it is recommended to watch for leaks and expect to replace the roof soon.

Items Needing Repair

ROOFING

• **Repair:**A rain cap and screen needs to be installed on the chimney flue(s).

EXTERIOR

• **Repair:** A window is missing the trim at the bottom. Repair is needed.
(Repaired)**-Repair:**Damaged/loose spindles were observed at the deck, repair is needed.

Major Concerns

None apparent

Observations

Windows (Exterior) • **Repair:** A window is missing the trim at the bottom. Repair is needed.

Photos

Missing trim

This confidential report is prepared exclusively for Aaron Lau
©2024 KC Realty Inspections

Exterior

Observations cont.

Deck (Repaired)**-Repair:**Damaged/loose spindles were observed at the deck, repair is needed.

Photos

Loose spindle

Shelter Mutual Insurance Company
1817 W Broadway
Columbia, MO 65218
1-800-SHELTER (743-5837)

CG 30 00 3407 G

General Liability Insurance Policy Declarations

Named Insured:
ETERNAL INVESTING LLC
12230 GOODMAN ST
OVERLAND PARK KS 66213-1274

Policy Number: [redacted]
Effective Date: 09-22-2025 (12:01 AM CST)
Expiration Date: 09-22-2026 (12:01 AM CST)

Agent: WILLIAMS AGENCY LLC
15-AG79-23
11005 W 60TH ST
SUITE 300
SHAWNEE KS 66203
913-422-2555

These **Declarations** are part of your policy and replace all prior **Declarations**.

Business of the Named Insured: REAL ESTATE INVESTOR

The Named Insured is a(n): Corporation
Audit Period: Annual

Limits of Insurance		
General Aggregate (Other Than Products - Completed Operations)	$2,000,000	
Products - Completed Operations Aggregate Limit (See Each Classification Below)	Included	
Personal And Advertising Injury Limit	$1,000,000	
Each Occurrence Limit	$1,000,000	
Rented To You Limit	$100,000	Any One Premises
Medical Expense Limit	$5,000	Any One Person

Description of Hazards	Premium Basis	Rates (Annual)	Advance Premium
PREMISES & OPERATIONS-			
63010 DWELLINGS - ONE FAMILY (LESSORS RISK ONLY)	EACH	97.452	$97.00
INCLUDING PRODUCTS &/OR COMPLETED OPERATIONS	1		
ITEM ZIP CODE: 66103			
4110 S MINNIE ST KANSAS CITY KS			

Total for Term (This is Not a Bill): $97.00
This policy has a fully-earned non-refundable minimum premium of $35.00
Total for Adjusted Term (This is Not a Bill): $97.00

Policy forms and additional endorsements attached to this policy	Number
Commercial General Liability Coverage Form	CG 00 01 04 13
Limitation Of Coverage To Designated Premises, Project, or Operation 63010 Described Premises	CG 21 44 04 17
Asbestos Exclusion	B-559-B
Lead Poisoning Exclusion Endorsement	B-601-B
Exclusion-Unmanned Aircraft	CG 21 09 06 15
Employment-related Practices Exclusion	CG 21 47 12 07
Amendatory Endorsement	G-252.1-G

Welcome

4110 S minnie st, kansas city , KS 66103

About this space

Enjoy a stylish experience at our bright and beautiful remodeled home -We have comfortable King bed, Queen bed, twin mattresses. Each room has smart HDTV, blackout curtain, Gigabit WIFI, Washer/Dryer and Garage parking included. Pet friendly with Fenced yard trees add extra privacy. Centrally located walking distance to restaurants, bars, KU Medical Center, and minutes to KC downtown/Plaza. Please msg me for any questions :)

The space

Recently renovated with stainless steel appliances, beautiful hardwood floor, designated work area, Comfortable beds, Washer/dryer included, nicely equipped kitchen, self check in, Central AC, Fenced yard, relax with a cup of coffee at the porch ...and more, make this a perfect choice.

Guest access

The entire house except the basement is used for storage only.

Other things to note

No party, No smoking. Please be kind to neighbors. If there is smoking in the home you will be charged an additional cleaning fee. Parking must be off-street, either garage or driveway.

PETS- This property welcomes well-behaved pets and their responsible owners. Guests are responsible for picking up after their pets. Evidence of excessive pet waste or damage is subject to a fine. Please be responsible pet owners :)

Great place to check out less than 5 mins drive from the house while staying:

*Rosedale Park- Very nice fun park to play and relax , especially if you have pets

*Joe's Kansas City BBQ- one of the most famous BBQ in KC with over 30 years history! Their Z man sandwich is really Good!

*West 39th street- over 100+ local shops and restaurants to Eat, Shop and Explore.

Additional information
Emergency information:

Nearest Major Hospital:

Research Medical Center
This center offers 24-hour emergency care for severe conditions, including heart attacks and strokes.

Nearest Police station:

Roeland Park Police Department

4600 W 51st St #100, Roeland Park, KS 66205

Nearest Fire station:

KCK Fire Department Station No. 10

2210 W 36 Ave, Kansas City, KS 66103

Natural disaster emergency hotline:
913 573 6727 / 913 573 8877
To disconnect power, main panel is located near garage area
To disconnect water, main shut off is located near the porch in the front of the house

Utility:
Kansas city BPU (power/water):
(913) 573-9190
Kansas gas:
(800) 794-4780

Trash pick up:
Thursday morning
Please bring the trash the night before and bring it back to the front porch area after it's empty

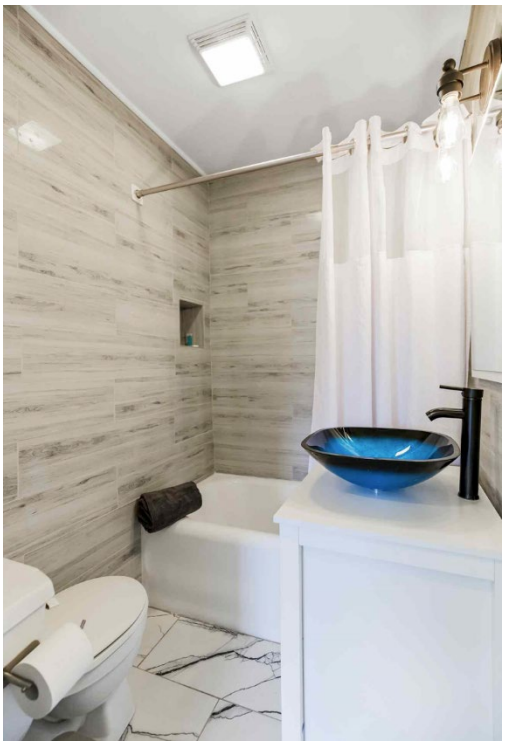
Properties built before 1978, potentially lead based paint within the residence
https://www.epa.gov/system/files/documents/2024-09/lead-disclosure-rule-fact-sheet.pdf

Pet owner: Pet shall be kept in respect Chapter 7 of municipal code, Article VI Dogs & Cats

https://library.municode.com/ks/wyandotte_county_-_unified_government/codes/code_of_ordinances?nodeId=CH7AN

Owner/manager Emergency Contact information:
Aaron Lau
650 504 2992

HOME
Sweet
HOME



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-068**

GENERAL INFORMATION

Applicant Information:
David Dickey
4516 Eaton Street
Kansas City, Kansas 66103

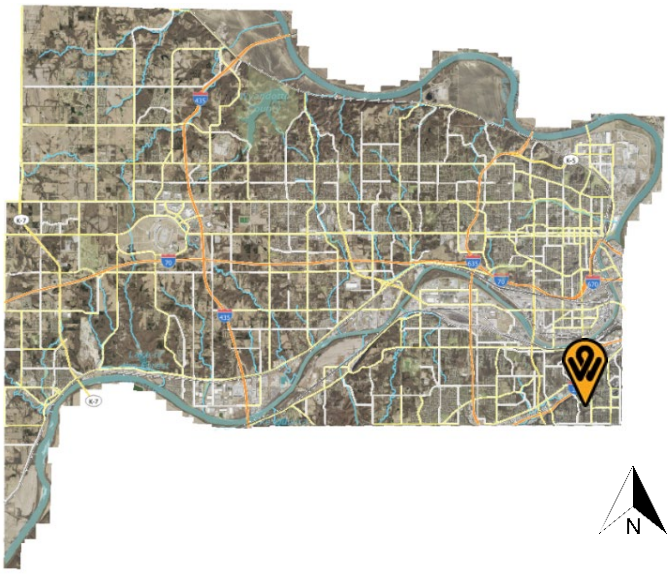
Subject Property:
4516 Eaton Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Renewal of Special Use Permit to operate an Investor Short-Term Rental.

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

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

Plan Area:
Rosedale Area Plan



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

Total Tract Size: 0.13 Acre

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

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

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

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, David Dickey, is requesting a Renewal for a Special Use Permit to operate a short-term rental at 4516 Eaton Street, Kansas City, Kansas 66103. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4500 block of Eaton Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. CMP25-1406 – June 9, 2025 – Closed – Three (3) cars parked on driveway and two (2) on street.
2. CMP25-1006 – May 8, 2025 – Closed – Trash placed outside too early, 4pm trash out day before. It's 11am day before trash pickup and the ST Party house rental has trash out, pizza boxes all over etc.

Building, Zoning, or Code Enforcement Complaints:

1. 16208-01211 – Code-Environment – June 30, 2016 – Grass needs to be cut – Complete.
2. 13208-00206 – Code-Environment – February 6, 2013 – Vehicle with no tags – Complete.
3. 01212-00000-00017 – Code-Environment – April 17, 2001 – Exterior needs maintenance.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-091 – Special Use Permit – Short-Term Rental – January 23, 2025 – Approved for one (1) year.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, the Spring Valley Neighborhood Group, the Rosedale Development Association Business Group, and Census Block Group #0452003 The neighborhood consists of primarily single-family residences. The subject property is in close proximity to the Rainbow Boulevard and the West 47th Avenue mixed-use corridors.

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

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as Single-Family, which allows for designed for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed-use or neighborhood corridor. The proposed use conforms to the Rosedale Area Plan designation with the approval of a Special Use Permit.

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

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

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

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

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

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

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 8. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on October 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Overparking
Parties

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Submit updated Insurance Policy.

   Applicant Response: Yes, it's been submitted.

2. Have any parties or large gatherings taken place at the subject property?

   Applicant Response: No, there has not been any, I have a 24-hour noise monitoring device in the property that tracks the decimal levels at all times, I have only gotten one alert of high levels detected in the 9 months I have been hosting, that alert was nothing.

3. Have there been any updates to the property in regards of the Home Inspection report?

   Applicant Response: No there has not, just carpet and flooring was put in.

4. Are there any plans to update the driveway?

   Applicant Response: Yes, hopefully by the end of next year.

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

   Applicant Response: Allowed 7, but requesting 10.

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

   Applicant Response: I am the dedicated property manager so no, there will not be anyone else.

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

   Applicant Response: Text, phone or email, what's ever easiest.

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

   Applicant Response: 15 minutes.

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

   Applicant Response: 78%.

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

    Applicant Response:
    A. There is a working smoke detector in each bedroom and room of the home.
    B. There are only GFCI outlets in the home.
    C. There are no doubled keyed locks in the home.
    D. Copper wire is not used for the gas supply.
    E. All windows are workable, and they are not blocked.
    F. The stairs the basement has a handrail.
    G. Hot water take is vented and operational and will do routine maintenance to make sure it stays that way.
    H. electric panel is safe out of the way.
    I. Yes, I have a cleaner who cleans the home each time between stays.

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

Applicant Response: Yes, the short-term rental platform that I use pays the taxes to the city on my behalf.

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

    Applicant Response: yes guests are sent a message with all the house rules two days prior to their arrival. There is also a sign in the both the living room and rec room to reminding them about quite hours and they are from 10:00 PM to 7:00 AM.

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

    Applicant Response: Yes, only two (2) pets per stay are allowed.

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

    Applicant Response: Yes, the guests I have my contact information and I have theirs as well.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-068** subject to all comments and suggestions outlined in this staff report and summarized by the following conditions:

1. **Maximum number of guests shall be eight (8);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

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

storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes

Floor Plans
Inspection Report
Lodging Inspection
Insurance Policy
Guestbook
Guest Comment
Images of Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-068** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

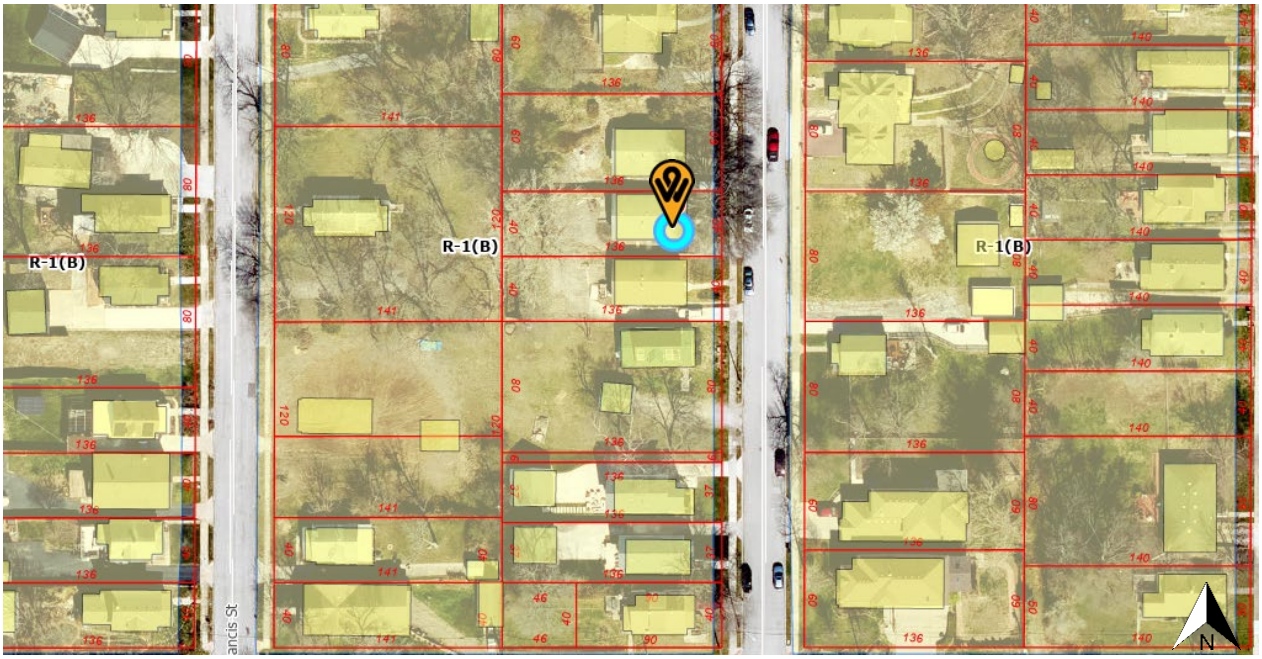
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-068,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

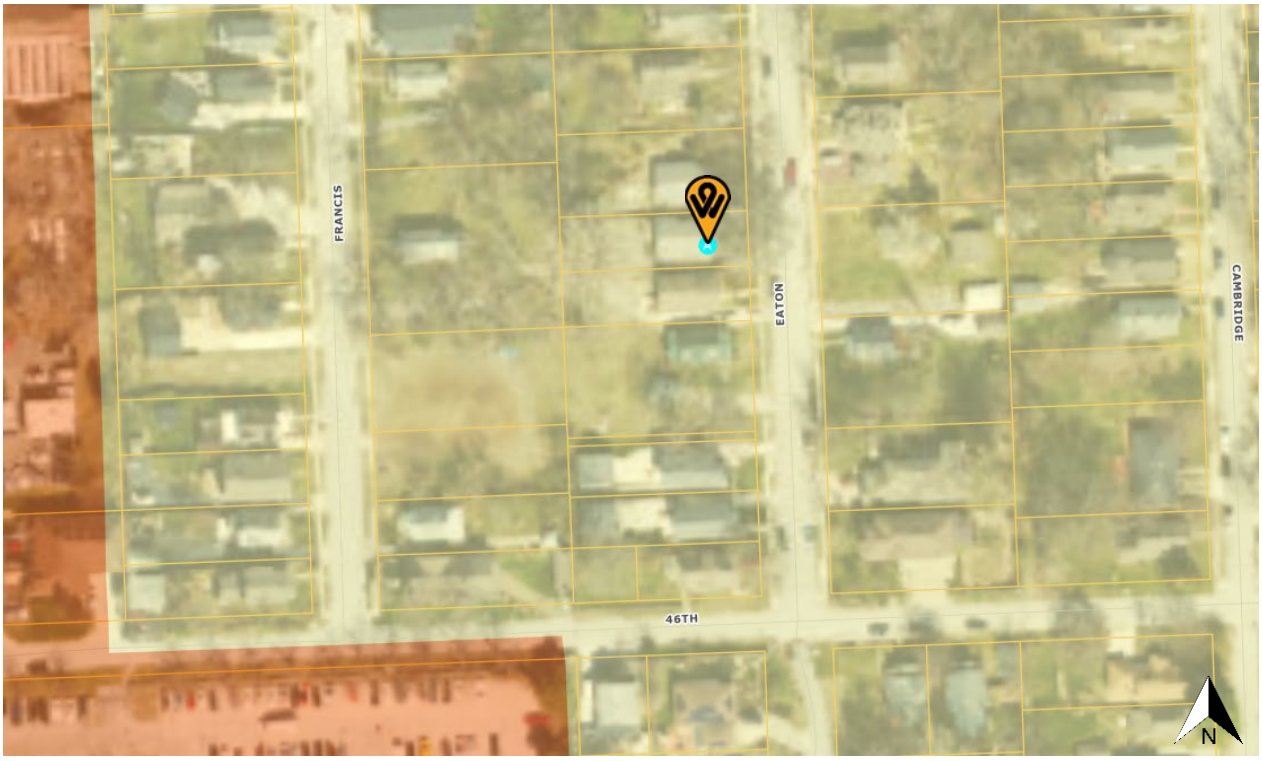
ATTACHMENTS

AERIAL IMAGERY

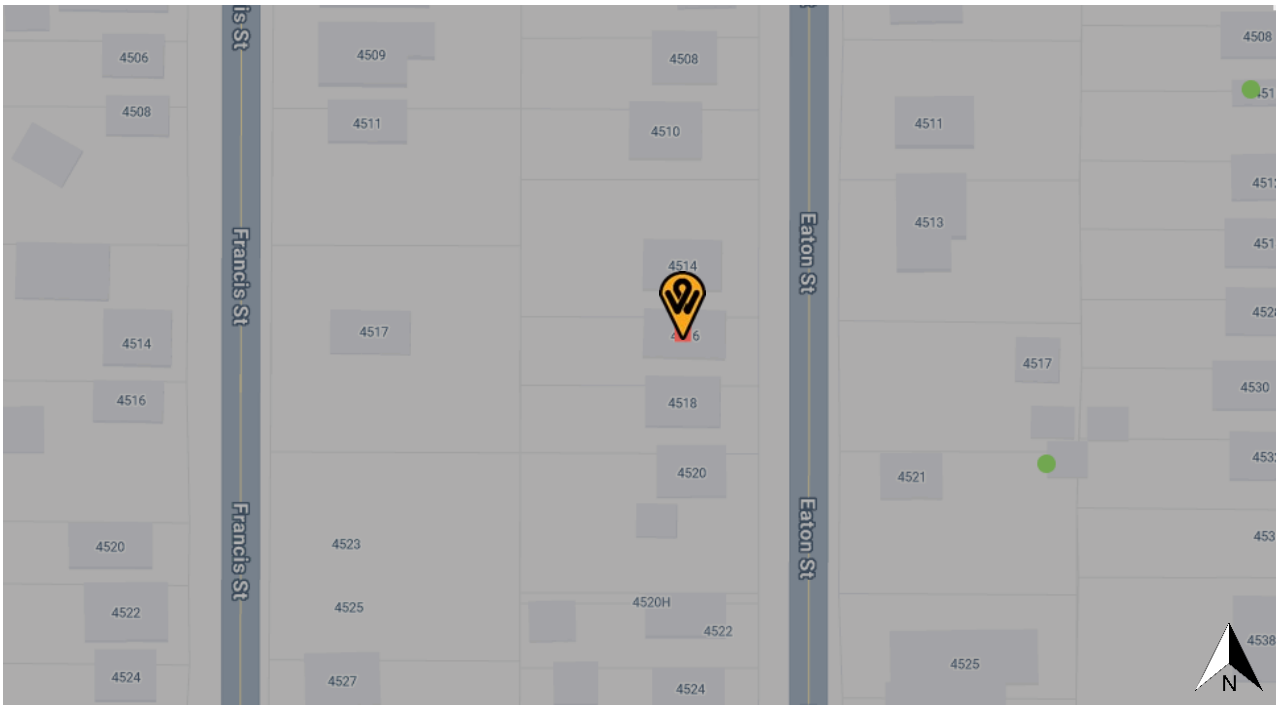
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP 2025-068.
2. That I conducted a neighborhood meeting on 10/23/25 : 002 m
3. The notice to nearby property owners was sent on 10/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24th day of 10, 2025.

My commission expires 08 of 03, 2026.

Notary Public

ABDULLAH SAIF
Notary Public - State of Kansas
My Appointment Expires 8/3/26

Name and Contact Information

SAMPLE MINUTES:

Application Number SP 2025 -068
Date and Location: 10/22 virtual

Meeting called to order at: virtual location on Zoom 10/23

Names of people in attendance: none 0

Introductions:

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

Questions and answers (include the following):

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

Meeting adjourned at: 6:30pm 10/23

Minutes taken by: David Dickey

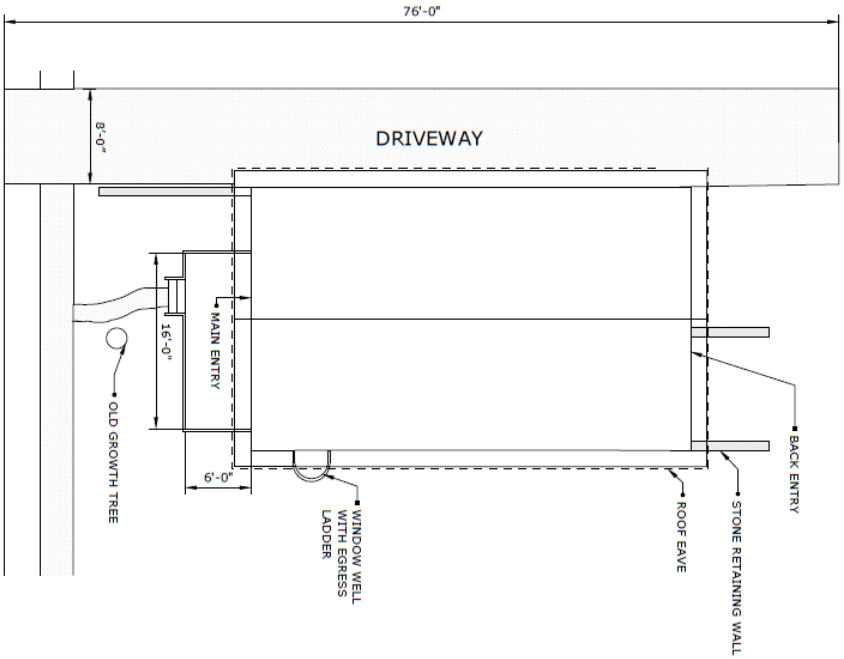
PROJECT ADDRESS	4516 EATON ST KANSAS CITY, MO 66103	
OWNER CONTACT	DAVID DICKEY +1 (913) 744-9222	

A1.0 OVERALL FLOOR PLANS

PAGE 1 OF 2

WINDOW SCHEDULE

WINDOW	SILL HEIGHT	WIDTH	HEIGHT
W1	27.5"	39"	53"
W2	27.5"	103"	53"
W3	36"	24"	36"
W4	56"	47"	25"
W5	37"	31"	45"
W6	29.5"	35"	47"
W7	64"	28.5"	18"



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT ADDRESS	4516 EATON ST KANSAS CITY, MO 66103
OWNER CONTACT	DAVID DICKEY +1 (913) 744-9222

A1.1 SITE PLAN & WINDOW SCHEDULE

PAGE 2 OF 2

There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components.

The roots of mature trees could have an adverse effect on either the water main or the sewer pipe. Condition of the water main and sewer pipe is not evaluated during this inspection. These services could be provided by a qualified plumber.

Interior-Exterior Elevations

There is potential for moisture intrusion within the residence that we will point out. Recommend asking the seller what they know about any past water intrusion issues.
This should be closely monitored or further evaluated by a drainage specialist.

Drainage Mode

There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera. This should be corrected to route water away from the foundation.

Exterior Area Drains

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Driveway Conditions
Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

The driveway is deteriorating and should be repaired or replaced.

Walkway Conditions
There is a negative slope in the front walkway that can be a safety concern.

Yard / Retaining Walls
And are constructed of masonry blocks.

And are constructed of rock.

The retaining wall along the driveway is deteriorated and will need to be serviced.

Lodging Establishment Inspection Report -

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

Date: 6/5/2025
Time In: 10:30 AM
Time Out:11:45 AM
Inspector Badge ID: KDA 145
Follow Up Required: Yes

Kansas
Department of Agriculture

Establishment: 39770 DICKEY RENTAL PROPERTY	**Address: 4516 EATON ST**	**City/State: Kansas City, KS**	**Zip: 66103**	**Telephone: 9137449222**
License #: 39770	**Permit Holder: DAVID DICKEY**	**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	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	N/A
5 Commercially prepared and prepackaged food meets requirements	N/A
6 Food service for overnight guests in compliance	N/A
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	OUT, (*)
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	OUT
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	IN
22 Door lock requirements met	OUT
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
ICE AND ICE DISPENSING	
31 Ice from approved source dispensed by sanitary methods	IN
32 Ice machines/buckets properly cleaned, sanitized, maintained and used	N/A
EXTERIOR PREMISES	
33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
34 Refuse containers maintained; vector control measures implemented, pets	IN
SWIMMING POOLS, RWF'S AND HOT TUBS	
35 Facility properly designed, maintained sanitary and safe	N/O
36 Water quality, clarity requirements met	IN
37 Fecal, vomit, and body fluid response requirements met	IN
38 Operation and maintenance procedures met	IN
WATER SUPPLY SYSTEM	
39 Potable water supply used	IN
40 Boil water advisories properly addressed	IN
SEWAGE SYSTEMS	
41 Sewage and waste water properly disposed	IN
ELECTRICAL SYSTEMS	
42 Electrical properly installed and maintained	IN
PLUMBING SYSTEMS	
43 Plumbing properly installed, supplied and maintained	IN
44 Proper use of backflow devices and testing requirements	IN
HVAC SYSTEMS	
45 Approved equipment installed and maintained in good repair	IN
46 Safety issues for gas, electric and ventilation met	IN

Markel Insurance Company

Kansas Personal Umbrella Declarations

Named Insured:
David Dickey
4516 Eaton St
Kansas City KS 66103-3529

Broker:
Reece Nichols Insurance
11601 Granada
Leawood KS 66211
Contact: Ashley Meyers
Phone: 913-696-6272

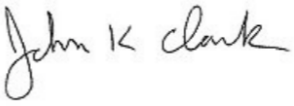
Policy No: MPU0305730-00

Policy Period: 10/22/2025 To 10/22/2026
(12:01 AM standard time at the address of the Insured.)

Coverage A: Bodily Injury, Personal Injury, Advertising Injury and Property Damage Liability Coverage	**Limits of Liability for Each Loss:**	$1,000,000
Coverage B: Excess Uninsured and Underinsured Motorists Bodily Injury Coverage	**Limits of Liability for Each Loss:**	$0
	Policy Total Limit:	$0
	Self Insured Retention:	None ($0)
Charges	**Policy Premium:**	$221
	Total Policy Premium:	$221
	Attached to and forming a part of Form:	MUP 0001-KS (03/21) MJIL 1000 (06/10)
	Endorsements Attached to this Policy at Time of Issue:	MDUP 1000-KS (05/19) MDUP 1001-KS (05/19) MIL 1214 (09/17) MUP 1302 (10/20)
	State and Privacy Notices:	MPIL 1007 (01/20) MPIL 1083 (04/15)

Administered By:
PersonalUmbrella.com Insurance Services, Inc.
P. O. Box 8586
Emeryville, CA 94662
(800)564-1799

Authorized Representatives:
John K. Clark



MDUP 1000-KS (05/19) Umbrella Declaration (Page 1 of 1)

Order ID:L333626 INVID:2438865 Doc#:1 Issue Date:issuedate Producer Print Date: 10/24/2025

House Rules

- No Food or drink in the hot tub
- Please turn off the fire pit when there is no one present around the ring
- No outside guests not listed on the reservation are permitted.
- No parties- $500 fine
- No smoking (of any kind) in the property or in the backyard. - $700 fine
- If you would like to smoke, please do so at the end of the driveway and please discard the butt into the street and not in the grass/sidewalk next to the property.
- Quite hours must be observed. They are from 10PM to 7AM and there can be no noise coming off the property during those hours.
- Please discard all trash before your checkout time.
- The cleaners' closet is off limits to guests.
- No more than 4 people in the hot tub at one time.
- Please lock the door when you are leaving for any reason
- Please be ready for the checkout at 10:00AM. My cleaners have a tight schedule and need to get cleans down between certain time frames.
- Please leave all used glasses and dishes by the sink upon your departure on your checkout date.
- Please no horse play on the beds or the living room couch.
- $150 pet fee
- No street parking, 3 cars maximum can be parked on the driveway – city ordinance.
- Please do no discard female hygiene products down the toilet.
- The use of video-taping or photography for commercial use is not permitted.

https://docs.google.com/document/d/1vWRWzlHsJPINVXDbuOVbieeR7kQdJ3NTjvFfo0XgQhs/edit?tab=t.0

https://docs.google.com/document/d/1vWRWzlHsJPINVXDbuOVbieeR7kQdJ3NTjvFfo0XgQhs/edit?usp=sharing

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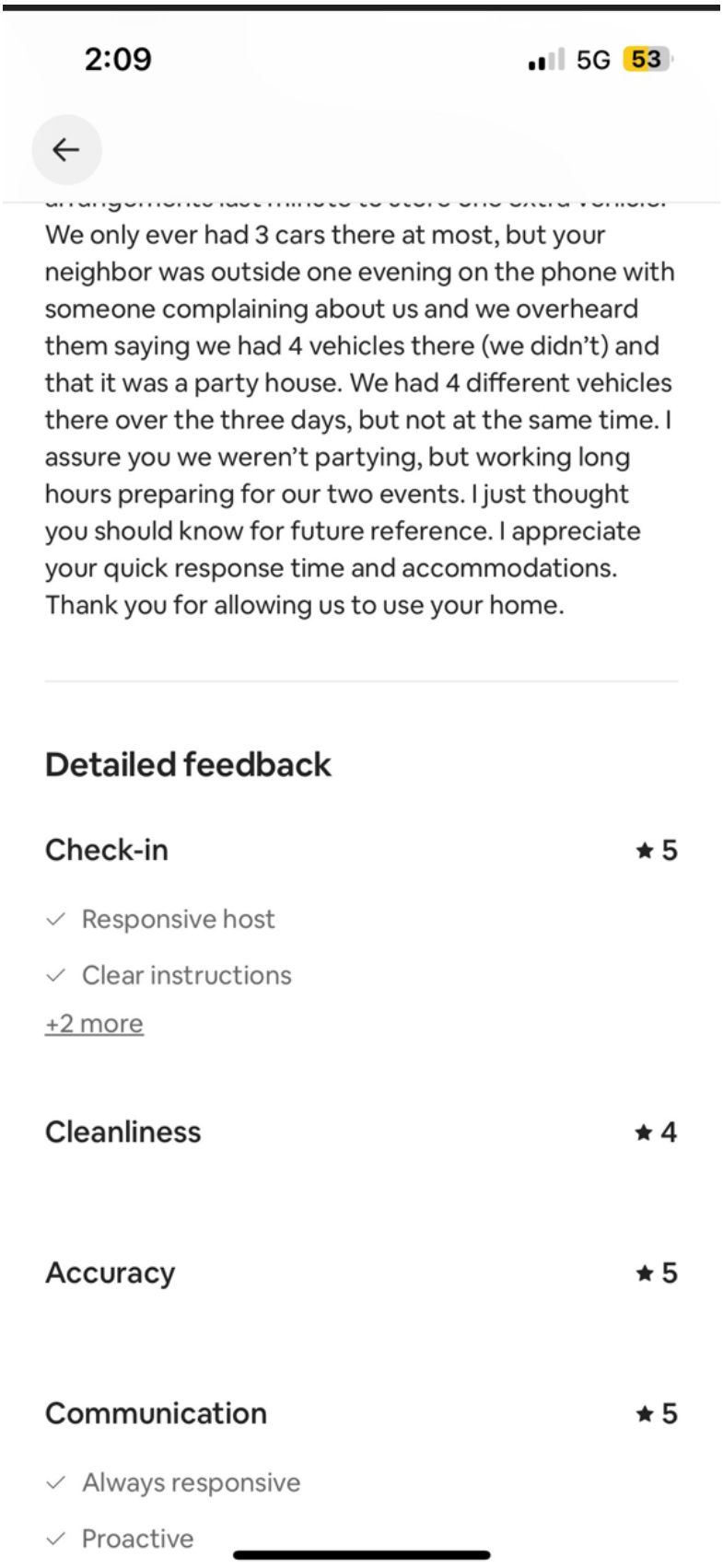
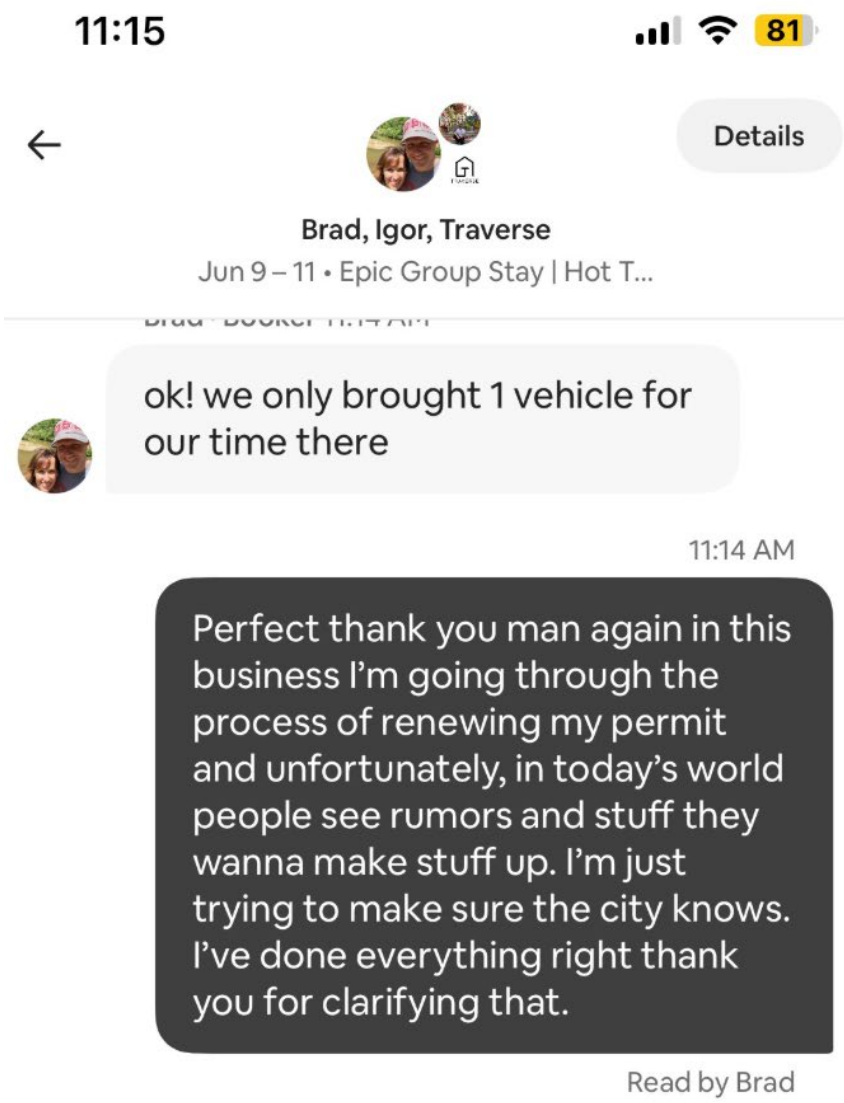

2:09
5G 53
We only ever had 3 cars there at most, but your neighbor was outside one evening on the phone with someone complaining about us and we overheard them saying we had 4 vehicles there (we didn't) and that it was a party house. We had 4 different vehicles there over the three days, but not at the same time. I assure you we weren't partying, but working long hours preparing for our two events. I just thought you should know for future reference. I appreciate your quick response time and accommodations. Thank you for allowing us to use your home.
Detailed feedback
Check-in
★ 5
✓ Responsive host
✓ Clear instructions
+2 more
Cleanliness
★ 4
Accuracy
★ 5
Communication
★ 5
✓ Always responsive
✓ Proactive


11:15
81
Details
Brad, Igor, Traverse
Jun 9 – 11 • Epic Group Stay | Hot T...
ok! we only brought 1 vehicle for our time there
11:14 AM
Perfect thank you man again in this business I'm going through the process of renewing my permit and unfortunately, in today's world people see rumors and stuff they wanna make stuff up. I'm just trying to make sure the city knows. I've done everything right thank you for clarifying that.
Read by Brad

4516

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-070**

GENERAL INFORMATION

Applicant Information:
Patricia Soto
741 South 76th Street
Kansas City, Kansas 66111

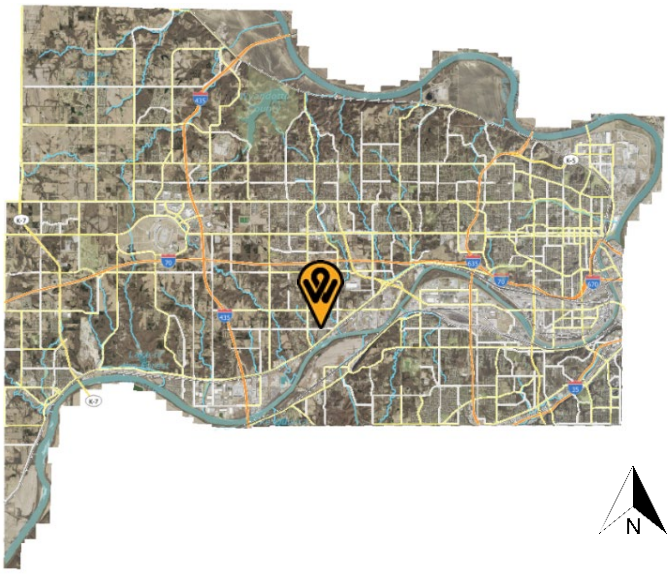
Subject Property:
741 South 76th Street
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue to keep one (1) horse on subject property (expired October 8, 2025).

Commission Districts:
At-Large Commissioner District #2: Tom Burroughs
District #6 Commissioner: Philip J. Lopez

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

Plan Area:
PlanKCK Comprehensive Plan



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

Total Tract Size: 1.47 Acres

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 South 76th 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 of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Patricia Soto, is requesting a Special Use Permit (Renewal) to continue to keep one (1) horse on 1.47 acres at 741 South 76th Street, Kansas City, Kansas 66111.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 15200-02159 – Code-environment – June 16, 2015 – Multiple violations on property (tall grass, and driveway needs to be updated) – Completed.
2. 14212-00414 – Code-environment – June 3, 2014 –Tall grass on property – Completed.
3. 13212-01453 – Code-Environment – September 6, 2013 – Tall grass on property – Completed.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 20402-00032 (SP-2020-47) – Special Use Permit – October 8, 2020 – Special Use Permit to keep one (1) horse on subject property. Approved for five (5) years.
2. 17402-00051 (SP-2017-57) – Special Use Permit – August 25, 2017 – Special Use Permit to keep one (1) horse on subject property. Approved for two (2) years.
3. 15402-00040 (SP-2015-44) – Special Use Permit – June 26, 2015 – Special Use Permit to keep one (1) horse on subject property. Approved for two (2) years.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Muncie-Stony Point Statistical neighborhood, River Oaks Neighborhood Group, and Census Block Group 0440032. The neighborhood consists of single-family residences to the north, east, south, and west of the property. Kansas Avenue is located to the north 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 R-1 Single Family District residences. 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 removal of restrictions may detrimentally affect nearby property *if the horse is not properly taken care of and waste is not cleaned up 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 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. The proposed use does conform to the 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 will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

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 reasonably necessary for the convenience and welfare of the public because it will not be on any other property besides the applicant's property. However, having a horse can cause a disturbance if it is not properly cared for.

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

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

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

   The proposed use will not pollute the air, land or water as it is an existing, permitted use of land with permits and taken care of properly.

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 use if handled correctly alongside permits in an existing, built-out neighborhood.

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

    The relative gain to public health, safety and welfare is minimal, the property owners are the only ones really benefiting from this permit. If denied, the property owner may not use the property to keep one (1) horse, however, they can still use the property up to R-1 single-family district guidelines.

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

    The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the applicant is just requesting the permit for one (1) horse, this should not create any issues related to the overcrowding or land or undue concentrations of population

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1737 North 82nd Street on October 27, 2025, Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have you contacted the Conservation District to discuss a conservation plan on the best management practices in regard to keeping a horse of the property?

   Applicant's Response: No, I have not contacted the Conservation District.

2. Provide a scaled and dimensioned site plan that shows the area where the horse will be kept, fed and allowed to graze.

   Applicant's Response: On different paper.

3. Where will the horse be kept?

   Applicant's Response: The horse will be kept in his stable, will only be out with supervision to graze out in yard or when ridden.

4. What and when will the horse be fed?

   Applicant's Response: The horse is fed hay/grass and 12% grain twice a day.

5. How will manure be disposed?

   Applicant's Response: Manure of horse is placed in bags and disposed in trash.

6. How often will the manure of the horse be handled?

   Applicant's Response: I clean the stable to be clear of manure daily.

7. Will trees need to be removed in order to create a grazing area for the horse?

   Applicant's Response: No trees should be removed for our horse to be grazing, it's clear of trees for him.

Planning Engineering Comments:

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

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-070** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **This permit is solely for the horse expressly identified in this document. Subtitution or replacement with any other horse shall render this permit invalid;**
3. **Supplementation of grain and grass provided for the horse with additional food sources in order to ensure adequate diet and manage current vegetation on site;**
4. **Fresh water is provided daily for the horse;**
5. **Manure is cleaned daily from the stable;**
6. **Application of additional seed/sod to the area to establish better ground cover;**
7. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
10. **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;**
11. **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;

12. **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;**
13. **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;**
14. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
15. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-070** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

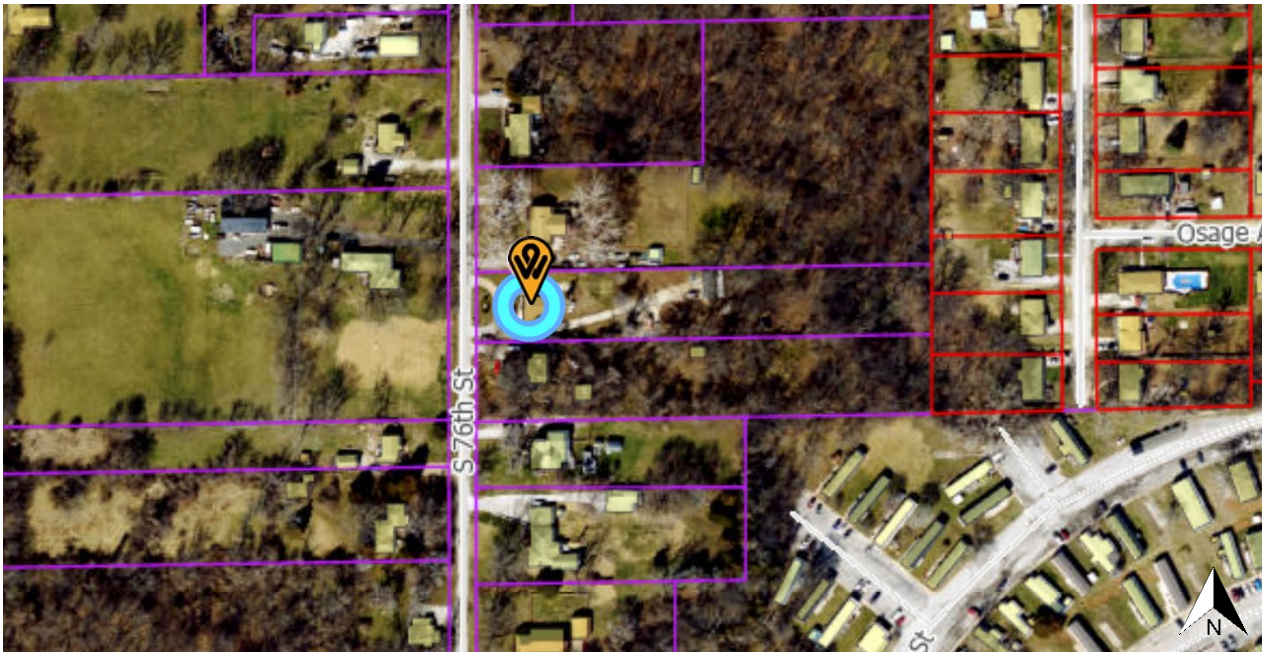
3. _____.

OR

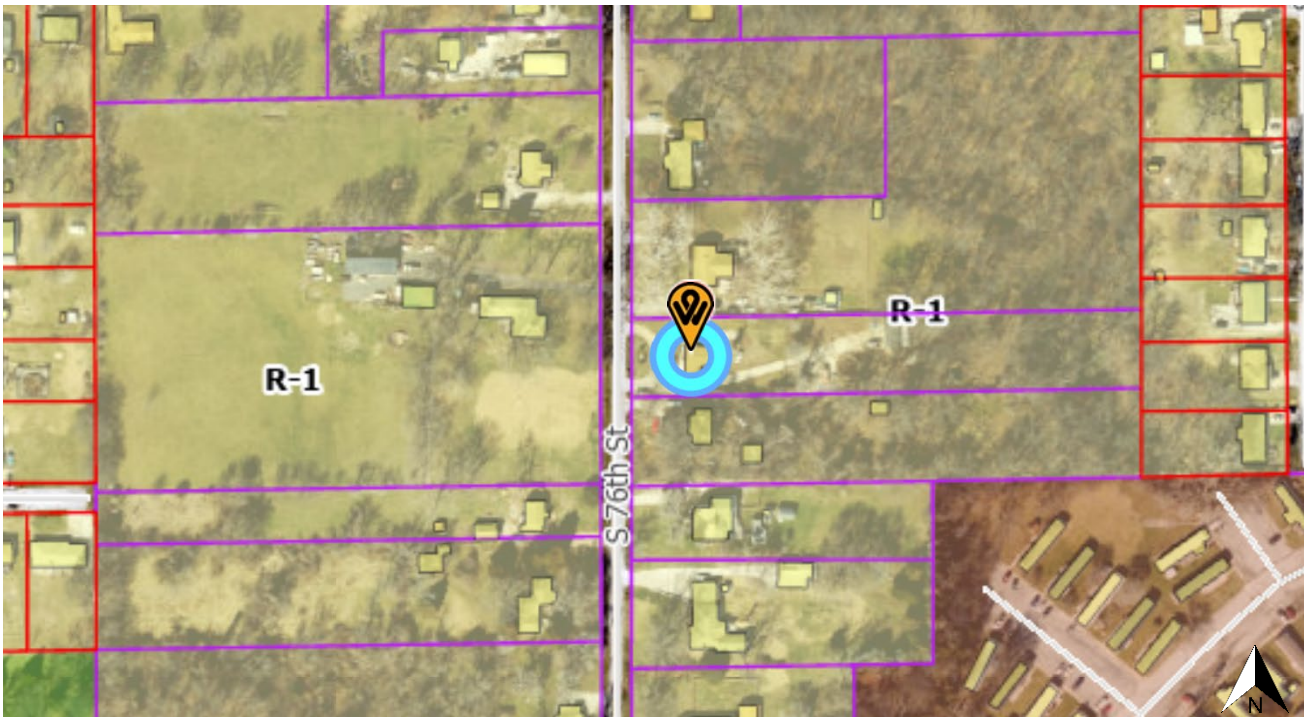
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-070,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP

Right-of-Way
77TH
74TH
75TH
75TH
75TH
75TH
74TH
Medium-Density
Residential
76TH
N

ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-070.
2. That I conducted a neighborhood meeting on Monday, Oct. 27, 2025
3. The notice to nearby property owners was sent on October, 13, 2025
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

PATRICIA SOTO CORTEZ
Affiant

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

My commission expires 31st of October, 2025.

Notary Public

PAMELA J. COOPER
Notary Public - State of Kansas
My Appt. Expires 10/31/2027

West Wyandotte Library
Meeting Room Reservation Sign-In

As a condition of using the library meeting rooms, I agree to the following on behalf of all those using the meeting room at this time:

	Initials
We agree to comply with all Board Policies governing meeting room use or forfeit meeting room privileges and understand that library staff may monitor activities to ensure compliance.	SM
We agree to vacate the room at the agreed-upon time of 6:00 and understand that we must take all our equipment and supplies with us at that time.	SM
We understand that: • Religious services, partisan political activities, and social gatherings such as parties, receptions, and celebrations are prohibited. • Sales, collecting pledges, donations, or any money exchange is strictly forbidden. Activities deemed contrary to the spirit or letter of library policy or relevant laws or ordinances must cease immediately, and users will be asked to vacate the room.	SM
We understand that the furnishings in Conference Rooms A and B may not be re-arranged or altered.	SM
We understand that AV and equipment requests must be made during registration. Due to staffing limitations, additional AV /equipment assistance may not be possible at the event.	SM
I agree to check out with staff at the circulation desk when our program is over so that the room can be checked and secured.	SM

I have received a copy of the West Wyandotte Meeting Room Use Policies and agree to abide by them.

Signature SM / PATRICIA SOTO C.

Printed Name Patricia Soto C.

Organization Neighborhood Meeting

Date 10.27.25

STAFF USE ONLY

Room: A ☒ B ☐ C ☐ Audit ☐ Audit+A/B ☐

AV ASSISTANCE REQUIRED

Apple TV ☐ Projector/ Screen ☐ HDMI ☐ DVD ☐ Mic ☐ Kitchen ☐

OTHER: _____

Arrival Time 5:00pm Departure Time 6:00pm

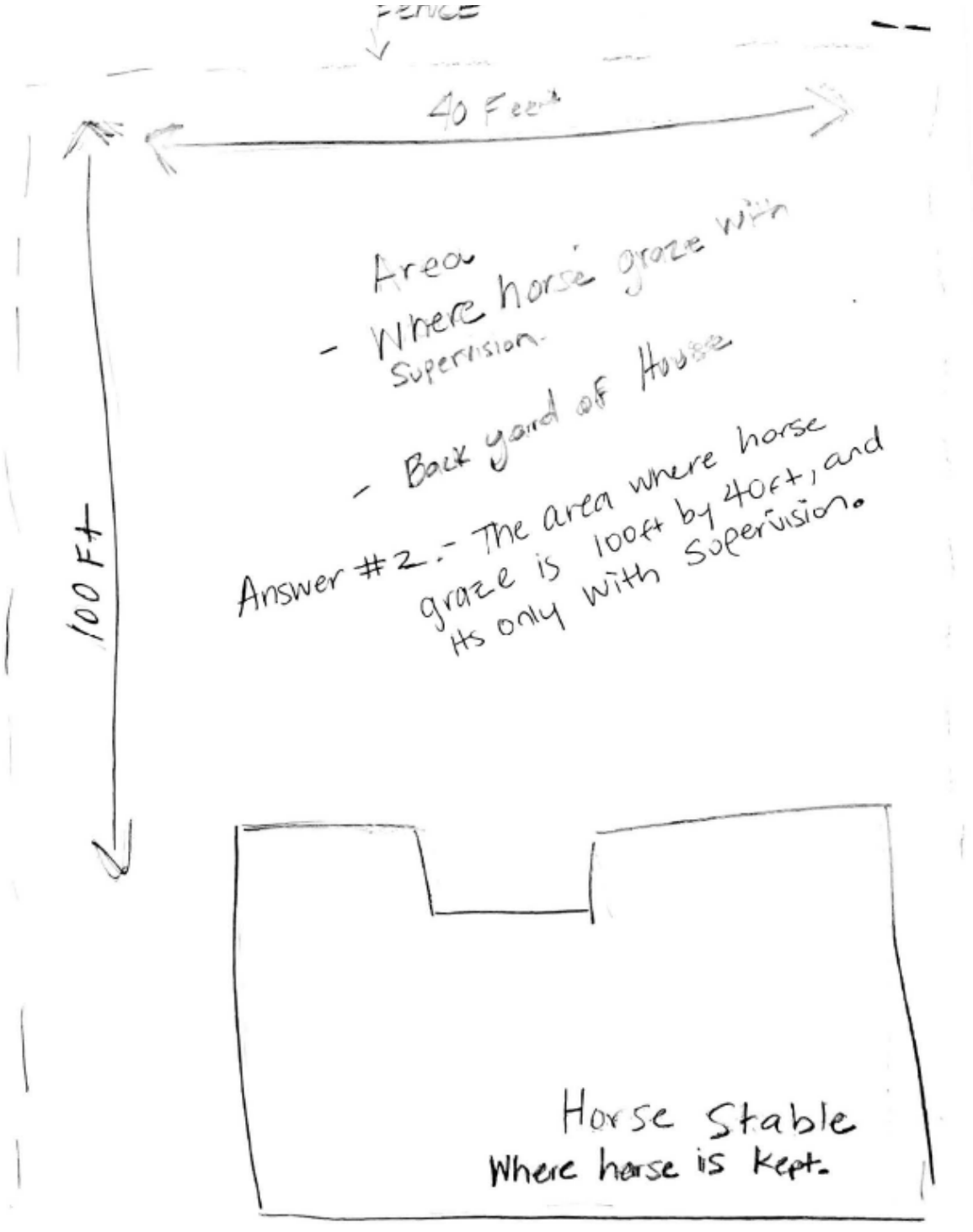
ID Checked ☒ Equipment Checked in ☐

Staff Initials KM

Neighborhood meeting

I Patricia Soto held the neighborhood meeting on October 27, 2025. However nobody showed up. It was held at the Kansas city Kansas Public Library. I stayed there for 1 hour starting at 5:00pm. I did receive an email by the Person named Audrey Eldridge stating it was fine by her to keep my horse behind her house. This email was received on OCT, 18,2025. That is the only person who contacted me.

Thanks,
Patricia Soto


Fence
40 Feet
100 Ft
Area
- Where horse graze with supervision.
- Back yard of House
Answer #2.- The area where horse graze is 100ft by 40ft, and its only with supervision.
Horse Stable
Where horse is kept.

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Final Plan Petition PR2025-032 and PLAT2025-031 (Homefield Apartments Final Plat)**

GENERAL INFORMATION

Applicant Information:
Justin Dixon
Applicant Representative
Rouse Frets White Goss, P.C.
Aaron March
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

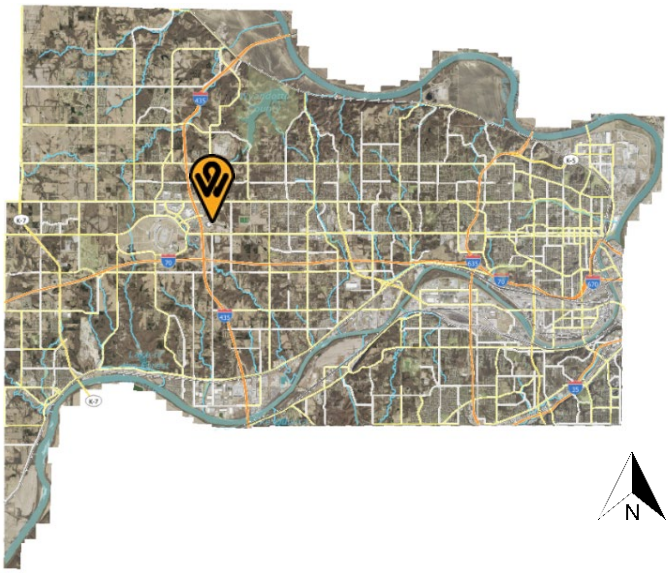
Subject Property:
1498 North 98th Terrace and 1501 North 98th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to build a 297-unit multi-family apartment development.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General Business and A-G Agriculture Districts**	**Medical office building and stormwater detention facility/streamway conservation**
South	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Menards and Camping World**
East	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Margaritaville Hotel & Resort and Top Golf (future)**
West	**CP-2 Planned General Business and B-P Planned Business Park Districts**	**Medical office building and Dairy Farmers of America (DFA) office building**

Total Tract Size: 24.43 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Area Plan designates this property as Medium-Density Residential, which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 98th Street as a Minor Arterial and North 98th Terrace as a Local Street.

Parking Requirement: Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 525 parking spaces are required. 561 parking spaces are provided.

Landscaping Requirement: Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 236 trees are required to be planted. This does not include street trees planted along 98th Street and 98th Terrace or parking lot islands.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement.

Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – October 17, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Justin Dixon with Case Ventures, Inc., has filed a Final Development Plan and Final Plat to plat one (1) multi-family lot to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park at 1498 North 98th Street and 1501 North 98th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. 2025 – COZ2025-016 – Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District to build a 297-unit apartment complex – Approved.
2. 2025 – PLAT2025-019 – Preliminary Plat for one (1) multi-family residential lot – Approved.
3. 2025 – MPL2025-009 – Master Plan Amendment from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) for an apartment complex.

Previous Planning Actions:

1. 2024 – VAC2024-005 – Vacation of a sanitary sewer easement for Homefield Margaritaville, Lot 3 approved by the Unified Government Board of

Commissioners on July 25, 2024.

FACTORS TO BE CONSIDERED

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

   The site is 24.43 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

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

   The proposed use provides adequate site access, directly to North 98th Terrace and North 98th Street.

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 with numerous drive aisles, ample maneuvering area, and parking spaces.

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

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments at North 94th and State Avenue, which is similar is in size and scale to the proposed development.

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 Plan KCK Comprehensive Plan Medium Density Residential land use designation, which allows attached residential development intended to promote infill development.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 98th Street and North 98th Terrace.

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

The property is accessed from North 98th Street to the northwest and North 98th Terrace to the southeast. No additional right-of-way needs to be dedicated.

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

   The proposed development is occurring within an already established planned zoning district via Change of Zone. The developer is providing parking specifically for residents and guests. Amenities are being provided that are similar to other multi-family developments in the Piper area – clubhouse, pool, dog park and picnic areas.

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

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

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

   The submitted final plan contains no significant changes from the previously approved preliminary plan (Change of Zone).

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

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

       Electrical and Water Service is provided by BPU.

    b. ***Sanitary Sewer Service***

       Sanitary sewer service is being extended by the developer and maintained 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 #223.

e. Fire

Fire service is provided by Station #6, located at North 98th Street and State Avenue.

f. Transit

Kansas City ATA provides transit along State Avenue at North 94th Street, Route #101 and UG Transit with a stop at North 100th Terrace and France Family Drive, Route #116.

g. Schools

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

h. Streets

See item #6 above

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The Final Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to North 98th Terrace and North 98th Street. There are no variances needed for setbacks, parking or landscaping.

13. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to the North 98th Street sidewalk, which leads to the Legends at Village West via France Family Drive.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is redeveloping a portion of the property that was a former waterpark site.

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

The proposed subdivision does not necessarily encourage pre-mature extension of public services or premature development based upon the location of surrounding development and the availability of public services, specifically road infrastructure, sanitary and storm sewers because this development North 98th Street to the west and North 98th Terrace to the east.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide color building elevations with exterior materials denoted on each sheet.

   Applicant Response: Color building elevations with exterior materials have been updated and provided. Please let us know if something further is required.

2. Amenities shall be constructed during the first phase of development.

Applicant Response: Amenities will be constructed during the first phase of development.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019:

1. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.
2. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361).
3. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.
4. Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street.
5. Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street.
6. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development.
7. Install bike racks at high trafficked nodes (clubhouse and site amenities).
8. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park.
9. Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.
10. Side and rear elevations must mimic the front façade.
11. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
12. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.
13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
14. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as non-vehicular open space.
15. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians.

16. Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.
17. Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;
18. All landscaping shall be with an in-ground irrigation system.
    a. Landscaping around the amenities shall be irrigated.
19. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
20. 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.
21. All electrical meter banks, typically on the side of the building shall be screened from public view.
22. 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.
23. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.
24. 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.

25. 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.
26. 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).
27. 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.
28. 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.
29. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.
30. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
31. All existing and future driveways must feature curb cuts that are constructed to UG standards.
32. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.
33. 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.
34. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all

applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

35. Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Applicant Response: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016and PLAT2025-019.

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.
   2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-032** and **PLAT2025-031 (Homefield Apartments Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
   a. **$32.00 per page payable to the Register of Deeds; and,**
   b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Amenities shall be constructed during the first phase of development;**

3. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
4. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
5. **For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
6. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
7. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**
8. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
9. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
10. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
11. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line;**
12. **Side and rear elevations must mimic the front façade;**
13. **The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**
14. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
15. **The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**
16. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as non-vehicular open space;**
17. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
18. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**

19. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
20. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
21. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
22. **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;**
23. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
24. **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;**
25. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
26. **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;**

27. **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;**
28. **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);**
29. **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;**
30. **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;**
31. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
32. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
33. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
34. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
35. **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;**
36. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public**

Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

37. **Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs
Letter from Menard, Inc.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	November 10, 2025	Not Required
Final Plat	November 10, 2025	TBD

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

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2025-032** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-032,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-031**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

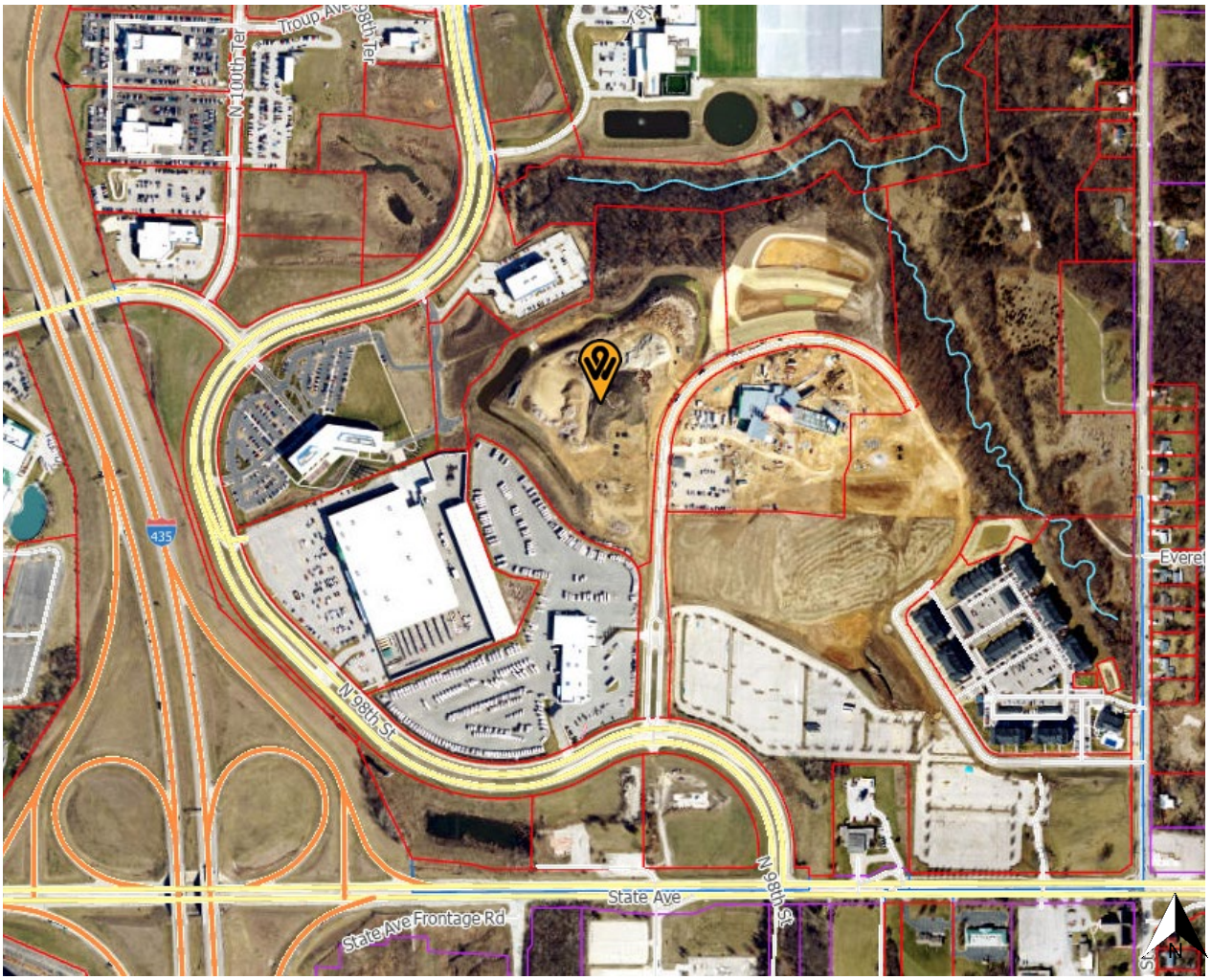
3. _____.

OR

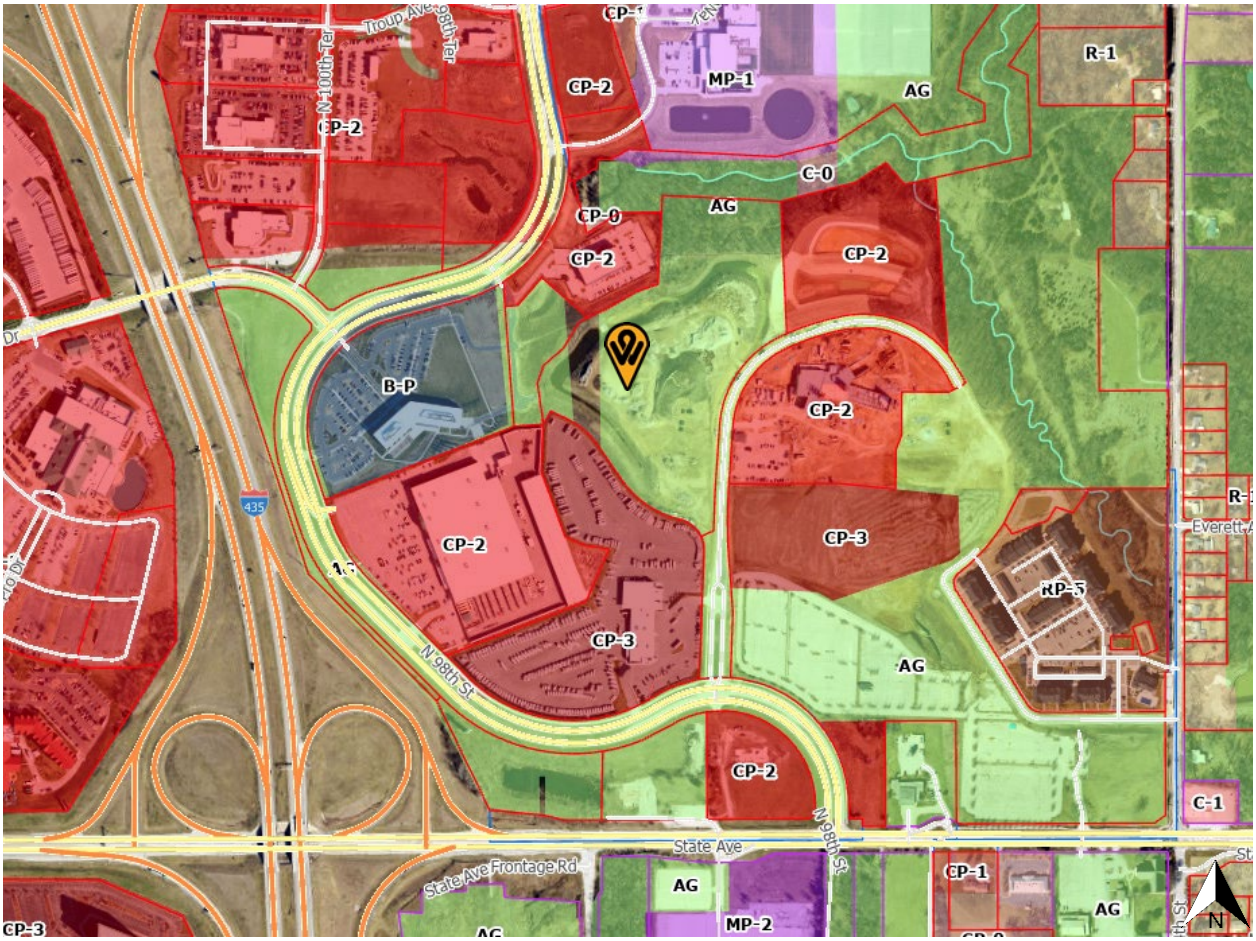
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-031**, Homefield Apartments Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


CP-2
MP-1
AG
R-1
C-0
CP-0
CP-2
B-P
CP-2
CP-3
RP-3
CP-3
AG
CP-2
C-1
State Ave
State Ave Frontage Rd
AG
MP-2
CP-1
AG
N 98th St
N
435

LAND USE MAP

TROUP
98TH
PINNACLE
Planned Commercial District
NB I-435 HWY TO EB PARALLEL PKWY
HWY 101
FRANCE FAMILY
Planned Mixed Entertainment / Commercial District
I-435
I-435
SB I-435 HWY TO WB STATE AVE
WB STATE AVE TO NB I-435 HWY
NB I-435 HWY TO WB STATE AVE
WB STATE AVE TO SB I-435 HWY
SB I-435 HWY TO EB STATE AVE
EB STATE AVE TO NB I-435 HWY
98TH
STATE AVE
EB STATE AVE TO SB I-435 OR I-70
NB I-435 OR I-70 TO EB STATE AVE
STATE AVE FRONTAGE
STATE
98TH
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Planned Office District
Public / Semi-Public
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: October 9, 2025
RE: **HOMEFIELD APARTMENTS**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Tanner Consulting, LLC

And we have determined the following:
Takes part of CIC-TAS Parcels:
413104 & 428200
Owners-of-Record:
HFS KCK, LLC
Jurat Signatures:
Scott, president – Case Ventures, Inc.

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

2) Legal Description
In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eighth lines, "North 26°35'20" West" is shown as "S 26°25'33" E" on the drawing. The legal description lists a different surveyor than shown on the plat.

3) FIRM
Add the FIRM panel number.

4) Incidental Information
Remove incidental ownership labeling and address labeling from the drawing.

5) Lot Labeling
Change the lot labeling to “Lot 1.”

6) Dimension
Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

7) Labeling
“Homefield Tract A Drive” needs to be changed to “Tract A, Homefield Margaritaville, First Plat.”

8) Dedication
Add a plat dedication.

9) Ownership
The ownership of record is different than shown on plat.

10) Approvals
Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area “Homefield” needs to be corrected. In the Register of Deeds area, “Office” is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

AARON G. MARCH
amarch@rousepc.com
816.502.4701

October 27, 2025

VIA ELECTRONIC MAIL (EDR@WyCoKCK.org)

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

Re: Homefield Apartments
Final Plan (PR2025-032) and Final Plat (PLAT2025-031)

To All Concerned:

Please consider this as Applicant's response to Staff's Comments and Conditions for the referenced project.

Planning and Urban Design Comments

1. Color building elevations with exterior materials haven been updated and provided. Please let us know if something further is required.

2. Amenities will be constructed during the first phase of development.

3. Previous Conditions: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016 and Plat2025-019.

General Engineering Review No. 1

1. Provide construction details, cross sections, i.e., curb, pavement type and thickness of parking lot, asphalt overlay, of the drive aisle and parking area proposed to be used on site. Also illustrate and indicate types of proposed curb and gutter around the paved areas i.e. stand up, roll over, dry curb etc.

Response: Construction details have been added to Sheet DP16b.

2. Please coordinate with Byron Toy, (913-573-5757), for additional Urban Planning and Zoning requirements and comments.

Response: Acknowledged.

7. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Response: Acknowledged.

Final Plat Comments (Plat#2025-031)

1. Plat: Robert Ringel. Title: Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

Response: The requested subtitle has been added to plat header.

2. Plat: Robert Ringel. In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eight lines, North 26°35'20" West is shown as South 26°25'33" East on the drawing. The legal description lists a different surveyor than shown on the plat.

Response: All dimension and bearing calls on the plat face now match the property description.

3. Plat: Robert Ringel. Add the FEMA FIRM panel number.

Response: FEMA FIRM panel number added on Survey Note 1.

4. Plat: Robert Ringel. Remove incidental ownership labeling and address labeling from the drawing.

Response: Ownership names removed from plat.

5. Plat: Robert Ringel. Change the lot labeling to "Lot 1".

Response: Lot labeling changed to "Lot 1".

6. Plat: Robert Ringel. Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

Response: All dimension and bearing calls on the plat face now match the property description.

7. Plat: Robert Ringel. "Homefield Tract A Drive" needs to be changed to "Tract A, Homefield Margaritaville, First Plat."

Response: Tract name revised as requested.

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8. Plat: Robert Ringel. Add a plat dedication.

Response: Plat dedication added to plat.

9. Plat: Robert Ringel. The ownership of record is different than shown on plat.

Response: There is a pending sale on the subject property. The ownership shown on the plat reflects the owner of the property at the time the final plat will be signed and recorded. An updated title report will be provided post closing.

10. Plat: Robert Ringel. Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area "Homefield" needs to be corrected. In the Register of Deeds area, "Office" is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac.

Response: Approval block has been modified per this comment and comments from the county surveyor.

11. Plat: County Surveyor. Plat redlines from County Surveyor.

Response: All redlines returned to us by the county surveyor markup have been addressed.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Aaron G. March

AGM:jw
cc: Byron Toy (via email, btoy@wycokck.org)
Travis Trumble (via email, ttrumble@wycokck.org)
Justin Dixon (via email, jdixon@caseusa.com)
Kevin Norton (via email, knorton@tannerbaitshop.com)
Justin Dowd (via email, JDowd@tannerbaitshop.com)
Justin Hoppe (via email, jhoppe@tannerbaitshop.com)
Dan Tanner (via email, dan@tannerbaitshop.com)
Russell McDaris (via email, rmcdaris@apid.net)
Bryan Dillingham (via email, bdillingham@pdgtulsa.com)

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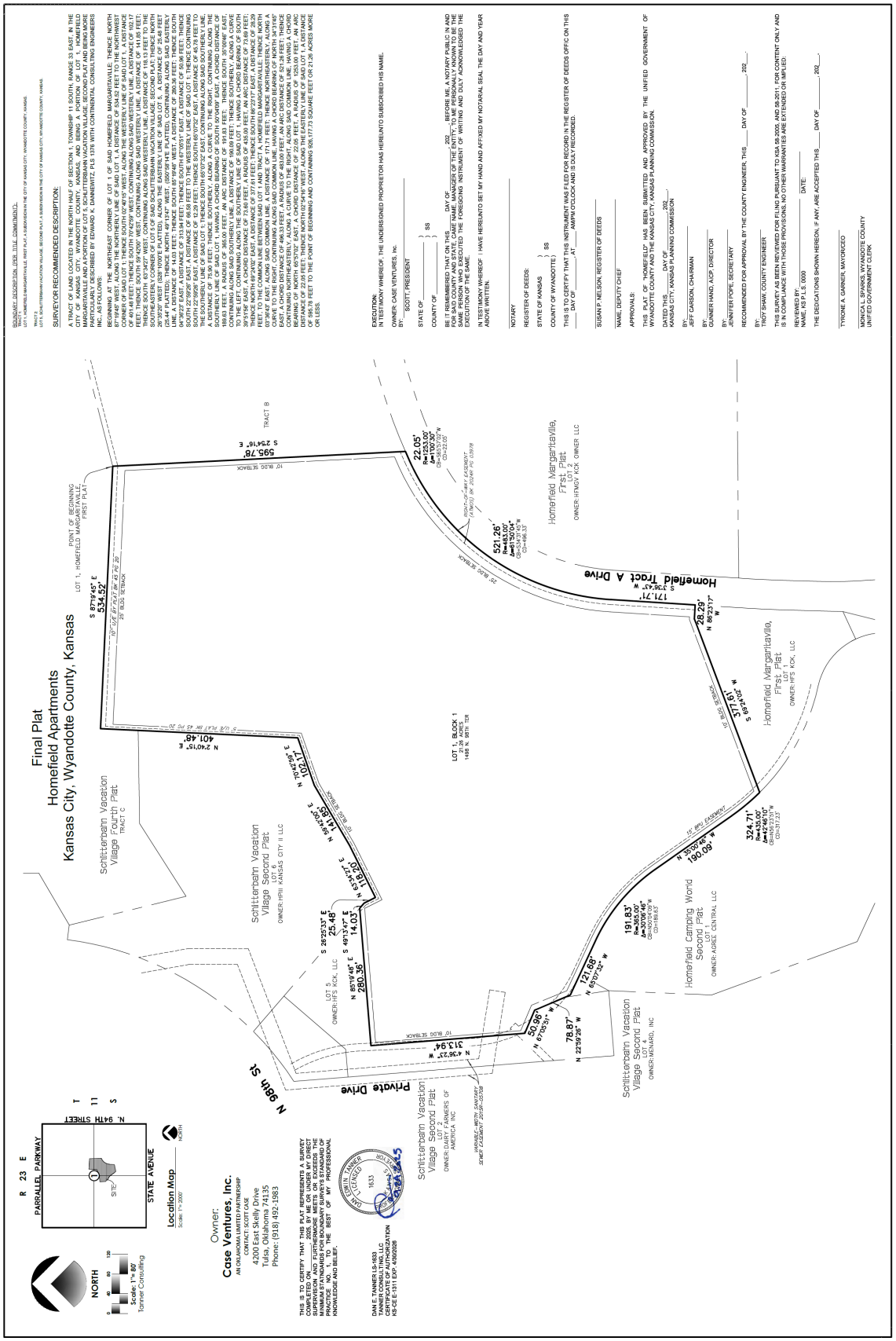

Final Plat
Homefield Apartments
Kansas City, Wyandotte County, Kansas
Owner:
Case Ventures, Inc.
AN OKLAHOMA LIMITED PARTNERSHIP
CONTACT: SCOTT CASE
4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918) 492-1983
Location Map
Scale: 1"= 2000'
R 23 E
PARRALLEL PARKWAY
T 11 S
N. 94TH STREET
STATE AVENUE
SITE
NORTH
Scale: 1"= 80'
Tanner Consulting
DAN E. TANNER LS-1633
TANNER CONSULTING, LLC
CERTIFICATE OF AUTHORIZATION
KS-CE E-1311 EXP. 4/30/2026
THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED ON _____, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND FURTHER THAT ALL REQUIREMENTS OF THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS STANDARD OF PRACTICE, AS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
DAN E. TANNER
1633
LICENSED
LAND SURVEYOR
STATE OF KANSAS
Schlitzenbahn Vacation
Village Fourth Plat
TRACT C
Schlitzenbahn Vacation
Village Second Plat
LOT 5
OWNER-HFHS KCK, LLC
Schlitzenbahn Vacation
Village Second Plat
LOT 2
OWNER-MENARD, INC
Homefield Camping World
Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Margaritaville,
First Plat
LOT 1
OWNER-HFHS KCK, OWNER LLC
LOT 1, BLOCK 1
18.26 ACRES
795,163 SQ. FEET
Homefield Tract A Drive
Private Drive
N 98th St
POINT OF BEGINNING
LOT 1, HOMEFIELD MARGARITAVILLE
FIRST PLAT
TRACT B
S 87°19'45" E
534.52'
S 2°24'16" E
595.78'
N 2°40'15" E
401.48'
N 85°19'45" E
280.36'
S 26°25'33" E
25.48'
S 49°13'47" E
14.03'
N 4°36'27" W
313.94'
N 67°39'31" W
50.98'
N 22°39'26" W
78.87'
N 68°07'32" W
121.68'
N 38°00'45" W
190.09'
N 89°23'17" W
28.29'
S 37°04'43" W
171.71'
S 0°40'15" W
401.48'
N 89°19'45" W
534.52'
N 0°40'15" W
401.48'
22.05'
R=15.00'
Δ=84°13'00"
CB=S83°53'02"W
CH=19.92'
521.26'
R=463.00'
Δ=64°30'04"
CB=S34°01'45"W
CH=494.33'
324.71'
R=435.00'
Δ=42°46'40"
CB=N36°23'03"W
CH=317.23'
191.83'
R=365.00'
Δ=30°06'46"
CB=N53°03'09"W
CH=189.63'
10' BLDG SETBACK
25' BLDG SETBACK
15' UTILITY EASEMENT
RIGHT-OF-WAY EASEMENT
(TAKING) BK 202040 PG 03978
WARNER-MYERS SANITARY
SEWER EASEMENT 2019R-05708
BOUNDARY DESCRIPTION (PER TITLE COMMITMENT):
LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
AND
TRACT B
LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
SURVEYOR RECOMMENDED DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AND, BEING A PORTION OF LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, AND ALL OF LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED BY EDWARD A. DANNEWITZ, PLS 1378 WITH CONTINENTAL CONSULTING ENGINEERS INC., AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID HOMEFIELD MARGARITAVILLE; THENCE NORTH 87°19'45" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 534.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°40'15" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 401.48 FEET; THENCE SOUTH 19°42'59" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 182.17 FEET; THENCE SOUTH 02°24'16" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 595.78 FEET; THENCE SOUTH 63°34'27" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 118.13 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT; THENCE NORTH 85°19'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 280.36 FEET; THENCE SOUTH 26°25'33" EAST, A DISTANCE OF 25.48 FEET; THENCE SOUTH 49°13'47" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 49°34'34" WEST, (S50°59'14"E PLATTED), CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 181.20 FEET; THENCE NORTH 63°34'27" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 26°25'33" WEST, A DISTANCE OF 25.48 FEET; THENCE NORTH 85°19'45" WEST, A DISTANCE OF 280.36 FEET; THENCE SOUTH 4°36'27" EAST, A DISTANCE OF 313.94 FEET; THENCE SOUTH 22°39'26" EAST, A DISTANCE OF 66.58 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTH 22°39'26" EAST, A DISTANCE OF 78.87 FEET; THENCE SOUTH 67°39'31" EAST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 68°07'32" EAST, A DISTANCE OF 121.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 65°07'32" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 190.09 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 324.71 FEET; THENCE SOUTH 38°00'45" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTH 37°04'43" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 171.71 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 28.29 FEET; THENCE NORTH 89°23'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 521.26 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.05 FEET; THENCE NORTH 0°40'15" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 401.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 926,177.79 SQUARE FEET OR 21.26 ACRES MORE OR LESS.
EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.
OWNER: CASE VENTURES, Inc.
BY: _____
SCOTT, PRESIDENT
STATE OF _____ } SS
COUNTY OF _____ }
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 202__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME NAME, MANAGER OF THE ENTITY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.
NOTARY _____
REGISTER OF DEEDS:
STATE OF KANSAS } SS
COUNTY OF WYANDOTTE }
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFIC ON THIS ____ DAY OF _____, AT ____ AM/PM O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
NAME, DEPUTY CHIEF
APPROVALS:
THIS PLAT, OF "HOMEFIELD" HAS BEEN SUBMITTED AND APPROVED BY THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND THE KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS ____ DAY OF _____, 202__.
KANSAS CITY, KANSAS PLANNING COMMISSION
BY: _____
JEFF CARSON, CHAIRMAN
BY: _____
GUINNER HAND, AICP, DIRECTOR
BY: _____
JENNIFER POPE, SECRETARY
RECOMMENDED FOR APPROVAL BY THE COUNTY ENGINEER, THIS ____ DAY OF _____, 202__.
BY: _____
TROY SHAW, COUNTY ENGINEER
THIS SURVEY AS BEEN RESUBMED FOR FILING PURSUANT TO KSA 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY: _____ DATE: _____
NAME, KS P.L.S. 0000
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY OF _____, 202__.
TYRONE A. GARNER, MAYOR/CEO
MONICA L. SPARKS, WYANDOTTE COUNTY
UNIFIED GOVERNMENT CLERK

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
Private Drive
N 98th St
POOL
595.78'
S 2°54'16" E
N 98th Ter
Homefield Rogerdale First Plat
Solstinden Venture Village Second Plat
Homefield Canning World Second Plat
LOT 1
OWNER-HFS KCK, LLC
LOT 2
OWNER-HFS GV KCK OWNER LLC
LOT 6
OWNER-HPB KANSAS CITY II LLC
LOT 5
OWNER-HFS KCK, LLC
LOT 4
OWNER-NEWARD, INC
LOT 3
OWNER-AGREE CENTRAL LLC
INSTALL AREA INLET
OVERLAND DISCHARGE
NO ELECTRONIC CAD FILES OR PDF'S ARE AUTHORIZED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Homefield
1498 N 98th Ter
Kansas City, Kansas
CO2025-016
PR: 2025-032
Plat: 2025-031
Site Plan
DP02
Legend
Site Data:
Parking Data:
Parking Note:
Phasing Note:
THE PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
Private Drive
N 98th St
N 98th Ter
Schlitterbahn Vacation Village Second Plat
Homefield Village First Plat
Homefield Camping World Second Plat
POOL
CLUB
MAINTENANCE BUILDING
ENCLOSED DUMPSTER
ONSITE DETENTION
MARGARITAVILLE DETENTION BASINS
PROPOSED DRIVEWAY
PROPOSED PRIVATE DRIVE
PROPOSED SIDEWALK
EXISTING STORM SEWER
EXISTING PAVING
PROPOSED PAVING AND CONCRETE
PROPOSED BUILDING

Tanner Consulting
Homefield
1498 N 98th Ter
Kansas City, Kansas
CO72025-016
PR: 2025-032
Plat: 2025-031
Grading Plan
DP05
NORTH
Scale: 1" = 50'
Legend
ADA ACCESSIBILITY NOTES
N 98th Ter
Homefield Margaritaville First Plat
Homefield Camping World Second Plat
POOL
CLUB

Homefield
1498 N 98th Ter
Kansas City, Kansas
DP17
Utility Plan
CO2025-016
PR: 2025-032
Plat: 2025-031
Tanner Consulting
NORTH
Scale: 1"= 50'
Homefield Margaritaville, First Plat
LOT 2
OWNER: HFMGK KCK, OWNER, LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER: HFMI KANSAS CITY II, LLC
Homefield Camping World Second Plat
LOT 1
OWNER: AGREE CENTRAL, LLC
Schlitterbahn Vacation Village Second Plat
LOT 4
OWNER: MENARD, INC
LOT 5
OWNER: HFS KCK, LLC
ON-SITE DETENTION
POOL
CLUB
CONNECT TO EXISTING WATERLINE
CONNECT TO EXISTING STORM SEWER
PROPOSED SEWER SERVICE TYP.
PROPOSED WATER SERVICE TYP.
PROPOSED 8" PRIVATE STORM SEWER
PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED 8" PRIVATE WATER LINE
SEWER CONNECTION
FIRE HYDRANT
PRIVATE DRIVE
EXISTING STORM SEWER
Note
ALL PROPOSED INTERIOR WATER LINES, HYDRANTS, AND SANITARY SEWER LINES ARE PRIVATE.

PDG
PLANNING DESIGN GROUP
LEGEND
SHADE TREE
ORNAMENTAL TREE
PINE TREE
EVERGREEN FULL TO GROUND FOR SCREENING
SHRUB PLANTING
SOLID SLAB FESCUE SOD ON ENTIRE PROJECT SITE
LANDSCAPE DATA TABLE
PRELIMINARY PLANT MATERIAL LIST
Homefield Apartments
Kansas City, Wyandotte County, KS
PROJECT INFORMATION
PROJECT ADDRESS:
1498 NORTH 89TH TERRACE
KANSAS CITY, KS
ISSUE/REVISIONS
PDP MAY 29, 2025
FDP SEPT 24, 2025
OWNER
CASE & ASSOCIATES
4200 East SKELLY DR.
Suite 1000
Tulsa, OK 74105
OFFICE (918) 492-1983
FAX (918) 492-9423
LSSP-1
LANDSCAPE SITE PLAN
UNDISTURBED AREA: 4.02 ACRES
EDGE OF DISTURBANCE
DISTURBED AREA 17.24 ACRES
EXISTING TREE MASS TO REMAIN
DOG PARK
POOL
CLUB
Private Drive
Homefield Tract A Drive
Homefield Margaritaville, First Plat
OWNER-HFH MARGARITAVILLE LOT LOCK OWNER LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER-HFH KANSAS CITY LLC
LOT 5
OWNER-HFH SECK LLC
LOT 4
OWNER-MENKHO, INC
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Camping World Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
190.09'
N 89°40'01" W
313.23'
N 0°36'23" W
78.87'
N 22°59'28" W
50.98'
N 89°40'01" W
121.66'
N 89°40'01" W
191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
190.09'
N 89°40'01" W
313.23'
N 0°36'23" W
78.87'
N 22°59'28" W
50.98'
N 89°40'01" W
121.66'
N 89°40'01" W
191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W

REVISIONS
MPW
SHANE HEMBREE
The Homefield
Apartment Homes
PROJECT:
LOCATION: Kansas City, Kansas
CLIENT: Code Development Services
SEAL:
NOTICE OF COPYRIGHT
NO CAD FILES SHALL BE PROVIDED TO OTHERS UNDER ANY CIRCUMSTANCES.
Architects Collective
4709 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
PROJECT NUMBER: 0448
DATE: 09/05/2025
SHEET TITLE: ELECTRICAL
Electrical Site Plan
SHEET NUMBER:
E100
Schedule
Symbol
Label
Image
Quantity
Manufacturer
Catalog Number
Description
Number Lamps
Lumens Per Lamp
Light Loss Factor
Wattage
Plot
A
152
Lithonia Lighting
WDGS LED P3 70CRI RFT 40K
WDGS LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC
1
10145
1
71.6952
Max: 489cd
Statistics
Description
Symbol
Avg
Max
Min
Max/Min
Avg/Min
Property Line
0.0 fc
0.3 fc
0.0 fc
N/A
N/A
Site
1.4 fc
7.9 fc
0.0 fc
N/A
N/A
POOL
CLUB
1 SITE PHOTOMETRIC PLAN

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C100
KEYED NOTES:
B CLUB SIDE ELEVATION
A CLUB FRONT ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C200
KEYED NOTES
B CLUB SIDE ELEVATION
A CLUB REAR ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

MENARD, INC.

June 10, 2024

Sent Via Email

City of Kansas City, Kansas
City Planning Commission
701 North 7th Street
Kansas City, KS 66101

RE: Petitions PR2025-032 and PLAT2025-031
1498 North 98th Terrace and 1501 North 98th Street

Dear Commissioners,

Menard, Inc. ("Menards") is in receipt of a public notice regarding the proposed residential development of certain lands located next to our North 98th Street property.

Menards currently operates a retail store and lumberyard on the adjacent parcel. While Menards shares in the desire for growth, prosperity, and continued development of the City of Kansas City, Kansas, the operation of the Menards store, like that of similar large retail establishments, generates certain levels of noise, traffic, and light. Menards requests that the proposals before the Commission be considered with these pre-existing conditions in mind, and that that any approvals be conditioned on the acknowledgement by all parties of the foreseeable issues that may result by being in close proximity to an existing retail store and lumberyard.

Please include this letter as part of the official public hearing transcripts of the upcoming City of Kansas City, Kansas Planning Commission meeting. Thank you for your time and consideration.

Respectfully,

Menard, Inc.

Timothy Enyeart
Corporate Counsel
Menard, Inc. - Properties Division
5101 Menard Drive, Eau Claire, WI 54703
tenyeart@menard-inc.com
[P] 715-876-2368

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Final Plat – PLAT2025-033 (Redbud Reserve Final Plat)**

GENERAL INFORMATION

Applicant Information:
Shelby Miles
Redbud Reserve LLC
11701 Commonwealth Drive
Louisville, Kentucky 40299

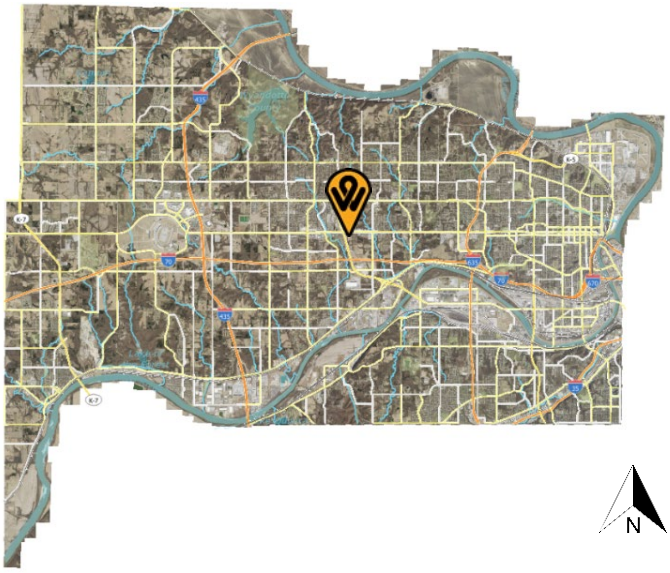
Subject Property:
6909 State Avenue
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Final Plat to plat one (1) multi-family residential lot.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General District**	**Lowe's Home Improvement Store**
South	**MP-2 Planned General Industrial District**	**Industrial Business Park**
East	**MP-2 Planned General Industrial District**	**Industrial Business Park**
West	**RP-5 Planned Apartment District**	**Townhomes**

Total Tract Size: 10.05 Acres

Neighborhood Characteristics: This property is within the Coronado Statistical Area. The area along State Avenue is comprised of townhomes to the west across College Parkway, Lowe's Home Improvement store to the north and Turner Logistics East industrial business park to the east and south.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as High-Density Residential, which allows attached owner and renter occupied mid-rise and high-rise residential developments.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies State Avenue and College Parkway as Major Arterials.

Parking Requirement: Section 27-460(d) states one and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 354 spaces are required. 273 spaces are provided—the Applicant received a variance for a reduction of 90 spaces – BOZA2024-038 (approved by BOZA on January 13, 2025).

Landscaping Requirement: Section 27-460(f) states trees are required at not less than one (1) per 4,500 square feet of site area.

Section 27-700(b)(1) states all multifamily residential projects shall include at least one (1) shade tree per eight (8) dwelling units

	and one (1) shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required. The development is required to provide 122 trees and 192 shrubs. The applicant is providing 132 trees and 559 shrubs
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – October 17, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Shelby Miles with Redbud Reserve, LLC, is requesting a Final Plat (Redbud Reserve) to plat one (1) multi-family residential lot at 6909 State Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. BOZA2024-038 - Parking reduction from 354 to 273 parking spaces approved by the Board of Zoning Appeals on January 13, 2024.
2. COZ2024-034 – Change of Zone from None to RP-5 Planned Apartment District for a 192-unit garden style apartment complex by the Unified Government Board of Commissioners on January 9, 2025.

3. MPL2024-012 – Master Plan Amendment from Mixed-Use to High-Density Residential (PlanKCK Comprehensive Plan) approved by the Unified Government Board of Commissioners on January 9, 2025.
4. PR2025-009 – Final Development Plan for 192-unit garden style apartment complex approved by the City Planning Commission on April 14, 2025.

Previous Planning Actions:

1. Approval of a Change of Zone (COZ2023-002) from No Zone to RP-5 for an apartment development in 2023.
2. Approval of a Master Plan Amendment (MPL2023-003) from Mixed-Use to High Density Residential in the City-Wide Comprehensive Plan in 2023.
3. The previous two (2) entitlements were withdrawn prior to publication.
4. Approval of a Final Plat (Schlitterbahn Vacation Village) for one (1) commercial lot in 2008.
5. Approval of a Final Development Plan (PR-2008-22) for phase 1 of the Schlitterbahn Vacation Village in 2008.
6. Approval of a Final Development Plan (PR-2008-31) for a 140,518 square foot resort enclosure in 2008.
7. Approval of Final Development Plan (PR-2009-10) for a parking lot, slides, and pools for the Schlitterbahn Vacation Village in 2009.
8. Approval of a Final Development Plan (PR-2009-28) for a train attraction in the Schlitterbahn Vacation Village in 2009.
9. Approval of a Final Plat (Schlitterbahn Vacation Village 2nd Plat) to create nine (9) lots.
10. Approval of a Special Use Permit (SP2023-099) for off-site grading.

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates this property as High Density Residential, which allows attached owner and renter occupied mid-rise and high-rise residential developments. The proposed plat is consistent with the Comprehensive Plan, as the proposal is to plat one (1) lot.

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

a. Electric and Water Service

BPU provides water and electric service.

b. Sanitary Sewer Service

The UG provides sanitary sewer service.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #222.

e. Fire

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

f. Transit

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

g. Schools

Public Education is provided by Turner Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

The subject property is accessed off State Avenue and College Parkway, Major Arterials.

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

The proposed final plat conforms to all zoning ordinance and subdivision regulations currently.

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

The proposed lot is comparable and compatible with lot-size and lot-to-structure proportion with nearby properties.

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

It is not expected that there will be any adverse or negative impacts on the natural or social environment for this one (1) multi-family residential lot.

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

   It is not expected that there will be any undue burden on the Unified Government for additional maintenance of land and/or facilities for this one (1) multi-family residential lot as sanitary and storm sewers are available on-site.

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

   The proposed use does not encourage the premature extension of public services, piece-meal or premature development. While this parcel is formerly KDOT right-of-way and is a greenfield, this is infill development in midtown Kansas City, Kansas due to commercial and industrial development to the north and east, respectively.

8. ***The submitted final plat does not contain any significant changes from the previously approved Preliminary Plat.***

   The Final Plat does not contain any significant changes from the previously approved Preliminary Plat.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Resubmit the Final Plat to comply with GeoSpatial Services Division comments.
2. Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.
3. Section 27-283(b) Utility easements shall connect with easements established in adjoining properties.
4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
5. Subject to approval, upon submitting the mylars for signatures, provide the following payment:
   a. $32.00 per page payable to the Register of Deeds;
   b. $7.00 per lot payable to the Unified Treasurer.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
    1) None
B) Items that are conditions of approval:
    1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and **APPROVE PLAT025-033 (Redbud Reserve Final Plat)**, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval, upon submitting the mylars for signatures, provide the following payment:**
    a. **$32.00 per page payable to the Register of Deeds.**
    b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
3. **Section 27-283(b) Utility easements shall connect with easements established in adjoining properties;**
4. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided; and,**
5. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Final Plat
Site Plan
Landscape Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission
Final Plat	November 10, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-033** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

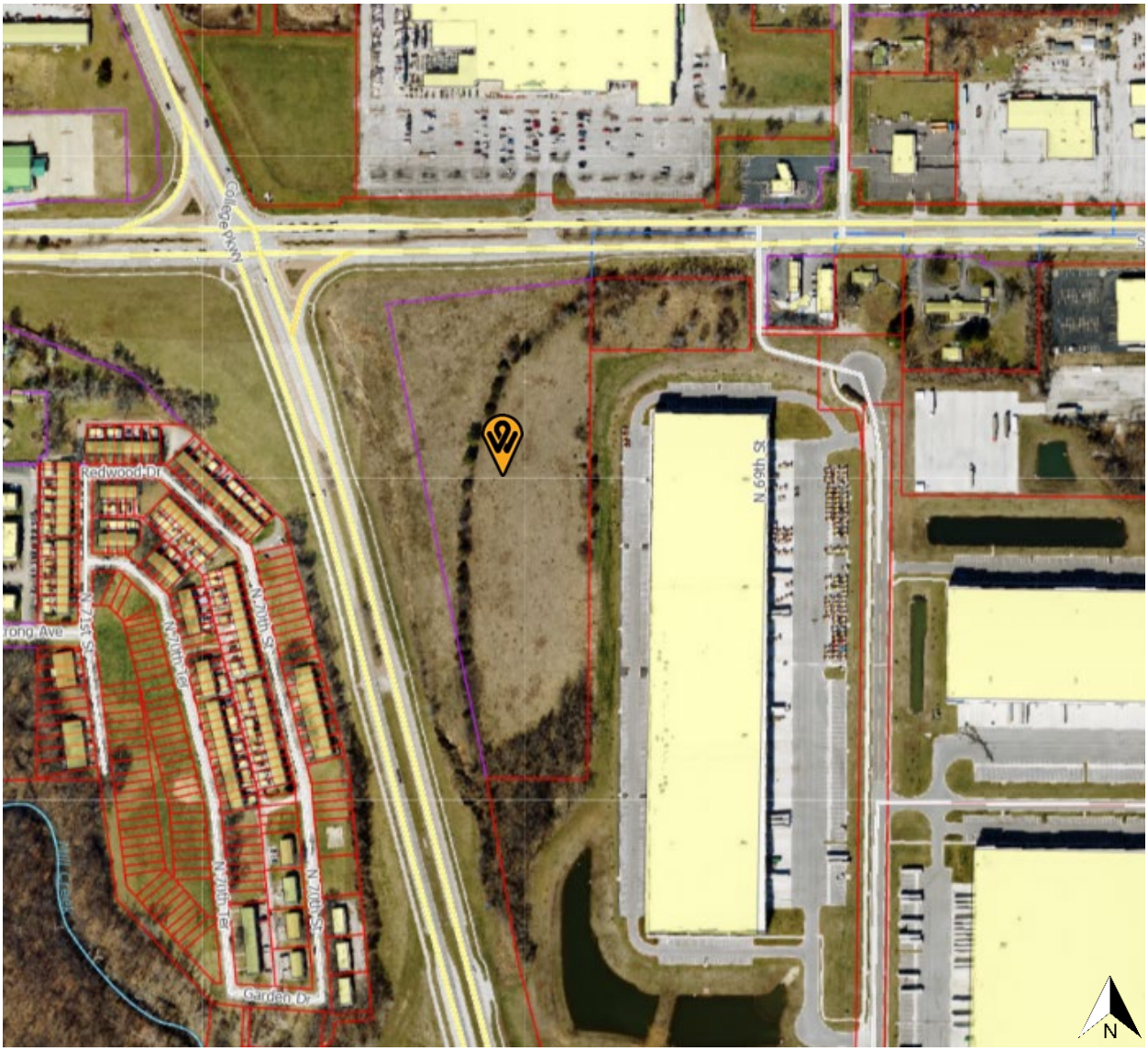
3. _____.

OR

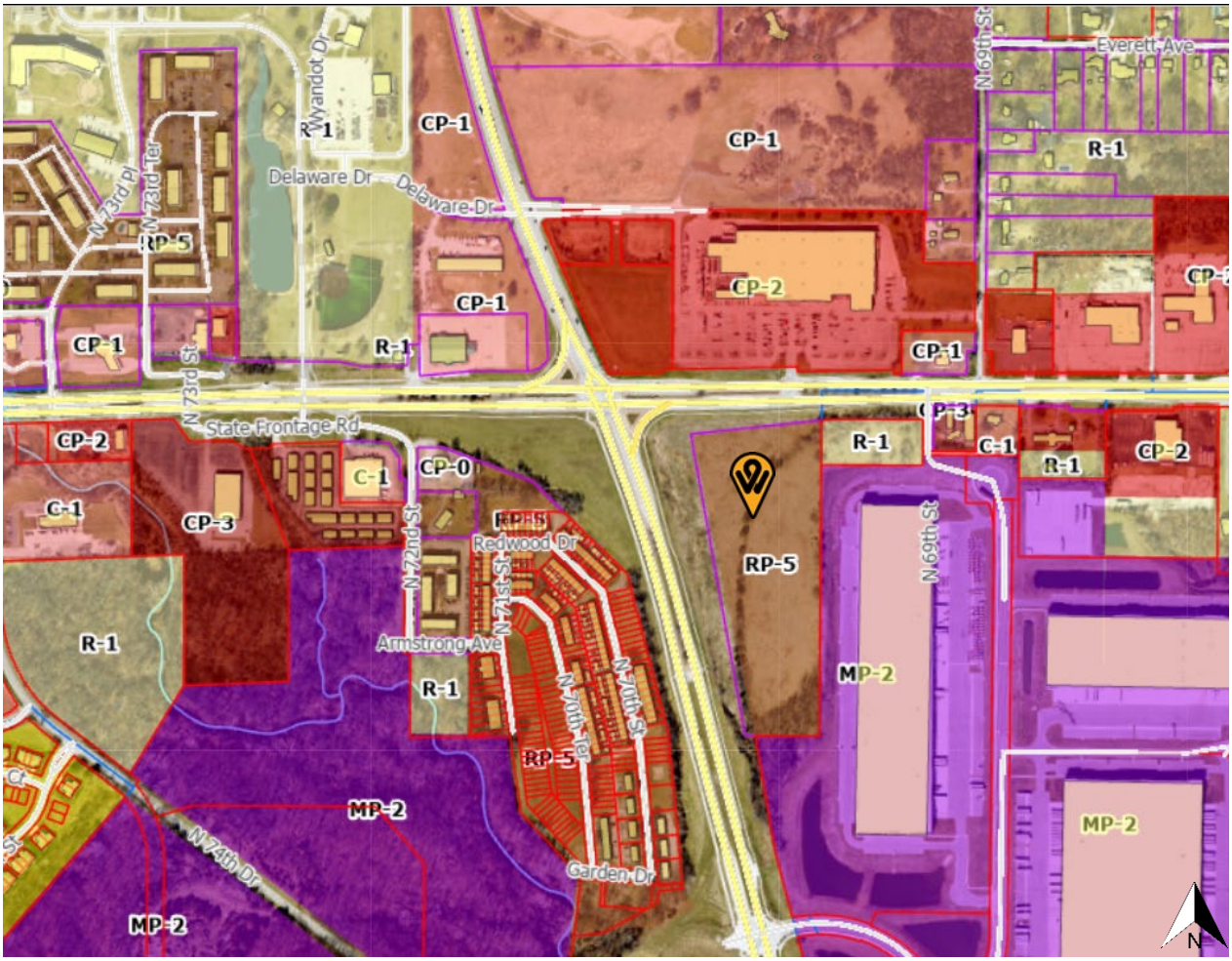
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-033,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

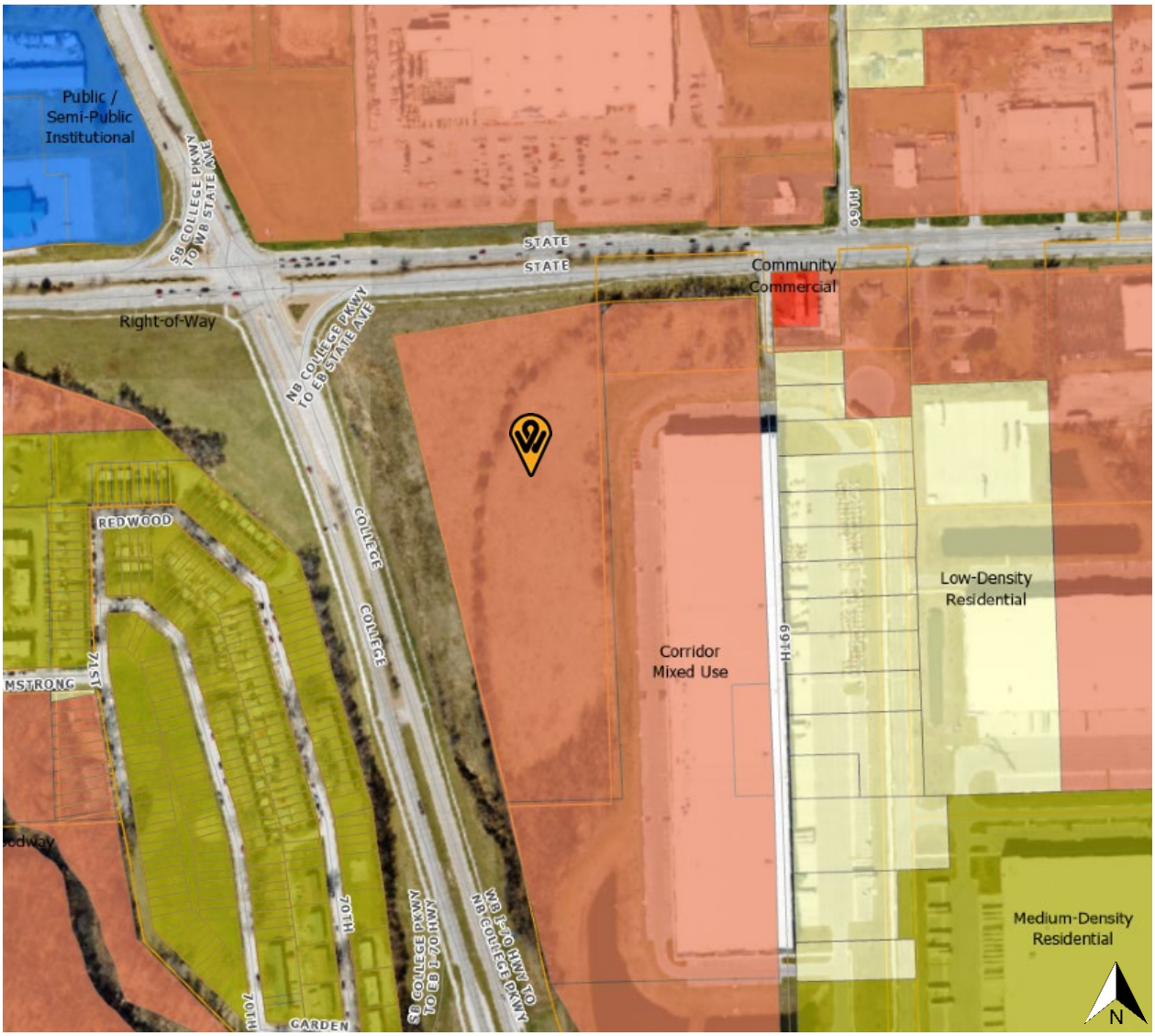
AERIAL IMAGERY



ZONING MAP


CP-1
CP-1
R-1
Everett Ave
N 69th St
Wyandot Dr
Delaware Dr
Delaware Dr
N 73rd Pl
N 73rd Ter
RP-5
CP-1
CP-2
CP-1
CP-1
R-1
N 73rd St
State Frontage Rd
CP-2
C-1
CP-0
C-1
CP-3
N 72nd St
Redwood Dr
N 71st Ln
R-1
C-1
R-1
CP-2
RP-5
N 69th St
R-1
Armstrong Ave
R-1
MP-2
N 70th St
N 70th Ter
RP-5
MP-2
MP-2
N 74th Dr
Garden Dr
MP-2
N

LAND USE MAP


Public / Semi-Public Institutional
SB COLLEGE PKWY TO WB STATE AVE
STATE
STATE
US 69
Community Commercial
Right-of-Way
NB COLLEGE PKWY TO EB STATE AVE
REDWOOD
COLLEGE
COLLEGE
Corridor Mixed Use
US-69
Low-Density Residential
MSTRONG
71ST
70TH
70TH
GARDEN
SB COLLEGE PKWY TO EB I-70 HWY
WB I-70 HWY TO NB COLLEGE PKWY
Medium-Density Residential
N

Kimley»Horn

October 23, 2025

Unified Government of Wyandotte County
Department of Planning & Urban Design
701 N. 7th Street, Suite 423
Kansas City, Kansas 66101

Re: Final Plat – PLAT2025-033 (Redbud Reserve Final Plat)

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter. The answers are listed below in **bold** and are preceded by the comments/questions listed in the original letter.

Planning and Urban Design Comments

Comment 1: Resubmit the Final Plat to comply with GeoSpatial Services Division comments.
Response 1: Acknowledged.

Comment 2: Section 27-283(a) Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.
Response 2: Acknowledged.

Comment 3: Section 27-283(b) Utility easements shall connect with easements established in adjoining properties.
Response 3: Acknowledged.

Comment 4: Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
Response 4: Acknowledged.

Comment 5: Subject to approval, upon submitting the mylars for signatures, provide the following payment:
a. $32.00 per page payable to the Register of Deeds;
b. $7.00 per lot payable to the Unified Treasurer.
Response 5: Acknowledged.

Planning Engineering Comments

Comment 1: A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None
Response 1: Acknowledged.

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Kimley»Horn

Comment 2: B) Items that are conditions of approval:
1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response 2: Acknowledged.

Comment 3: C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

Response 3: Acknowledged.

GeoSpatial Services Review

Comment 1: Sub-title
Correct the sub-title to "Part of the Northwest Quarter."

Response 1: Acknowledged.

Comment 2: Legal Description
In the legal description, on the tenth line, revise to "…282.86 feet on the North line of said Lot 2 and its prolongation."

Response 2: Acknowledged.

Comment 3: Lot Labeling
Add labelling of Lot 1.

Response 3: Acknowledged.

Comment 4: Ownership
The ownership of record is different than shown on plat.

Response 4: Acknowledged.

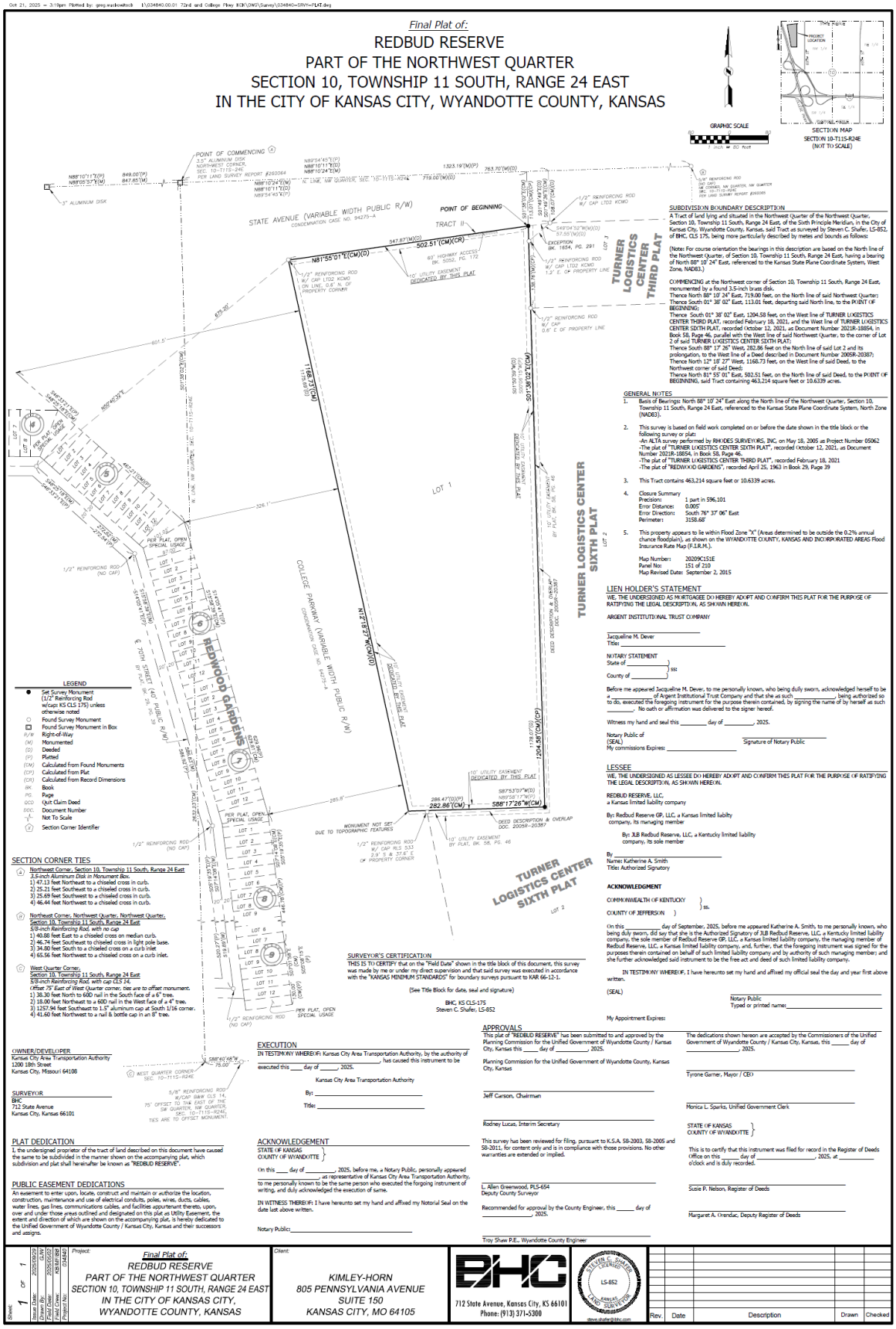
Comment 5: Approvals
Change the plat name from "KCKCC of Downtown" to correct name. Update Rodney Lucas, interim secretary. Remove "interim" from Unified Government Clerk.

Response 5: Acknowledged.

Please feel free to call me at 816-652-2333 if there are any questions.Very truly yours,

Andrew Gribble, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.

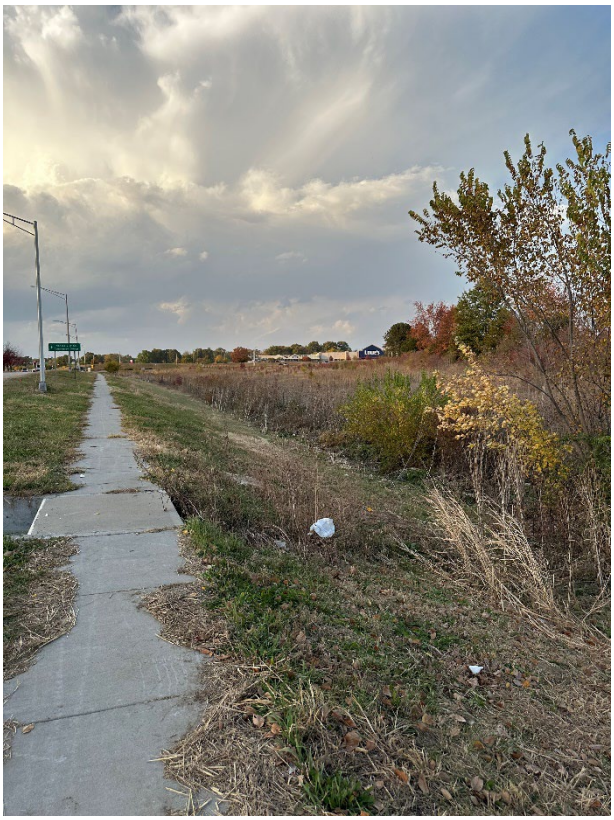
kimley-horn.com | 805 Pennsylvania Ave, Suite 150, Kansas City, MO 64105 | 816-652-2333


Final Plat of:
REDBUD RESERVE
PART OF THE NORTHWEST QUARTER
SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 EAST
IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS
SECTION MAP
SECTION 10-T11S-R24E
(NOT TO SCALE)
GRAPHIC SCALE
POINT OF COMMENCING
POINT OF BEGINNING
TRACT II
STATE AVENUE (VARIABLE WIDTH PUBLIC R/W)
CONDEMNATION CASE NO. 94275-A
TURNER LOGISTICS CENTER THIRD PLAT
TURNER LOGISTICS CENTER SIXTH PLAT
COLLEGE PARKWAY (VARIABLE WIDTH PUBLIC R/W)
REDWOOD GARDENS
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
PER PLAT, OPEN SPECIAL USAGE
10' UTILITY EASEMENT DEDICATED BY THIS PLAT
60' HIGHWAY ACCESS (BK. 5052, PG. 172)
EXCEPTION BK. 1654, PG. 291
DEED DESCRIPTION & OVERLAP DOC. 2005R-20387
MONUMENT NOT SET DUE TO TOPOGRAPHIC FEATURES
1/2" REINFORCING ROD (NO CAP)
1/2" REINFORCING ROD W/ CAP LTD2 KCMO
1/2" REINFORCING ROD W/ CAP RLS 533 2.9' S & 37.4' E OF PROPERTY CORNER
3" ALUMINUM DISK
5/8" REINFORCING ROD W/CAP BWW CLS 14, 75' OFFSET TO THE EAST OF THE SW QUARTER, NW QUARTER, SEC. 10-T11S-R24E. TIES ARE TO OFFSET MONUMENT.
WEST QUARTER CORNER SEC. 10-T11S-R24E
N88°10'11"E(M)(D) 849.00'(P) 847.85'(M)
N88°07'47"W(M) N88°10'11"E(D) N89°54'45"E(P)
N89°54'45"E(P) N88°10'11"E(D) N88°10'24"E(M)
1323.19'(M)(P) 763.70'(M)(D)
719.00'(M)(D)
N01°55'01"E(CM)(D) 502.51'(CM)(CR) 947.87'(M)(D)
S01°38'02"E(CM)(D) 1204.58'(CM)(CR)
N12°19'27"W(CM)(D) 1168.73'(CM)
S88°17'26"W(CM) 282.86'(CM) 286.47'(D)(M)
S87°53'07"W(D) N89°58'17"W(P)
S88°40'48"W 75.00'
S01°38'02"E(CM)(D) 1204.58'(CM)(CR)
S01°38'02"E(CM)(D) 1168.73'(CM)
N88°40'48"E 75.00'
N88°07'47"W 75.00'
S88°07'47"E 75.00'
S01°38'02"E 1204.58'
N01°55'01"E 502.51'
N88°07'47"W 75.00'
S88°40'48"W

REDBUD RESERVE
PREPARED FOR
MARIAN DEVELOPMENT GROUP
KANSAS CITY KS
SITE PLAN
SHEET NUMBER C-100
KHA PROJECT 268785000
DATE 05/28/2025
SCALE AS SHOWN
DESIGNED BY JGH
DRAWN BY BPM
CHECKED BY AMG
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVE, SUITE 150, KANSAS CITY, MO 64105
PHONE: 816-652-2550
WWW.KIMLEY-HORN.COM
NO. REVISIONS DATE BY
SITE LEGEND
PROPERTY LINE
SETBACK LINE
SWALE LINE
MATCH LINE
CG-1 CONCRETE CURB
CONCRETE SIDEWALK
CROSSWALK
DUMPSTER
TRANSFORMER
DRIVE DIRECTION ARROW
STOP SIGN
LIGHT POLE
GRAPHIC SCALE IN FEET
NORTH
SITE DATA:
LOT AREA: 10.00 AC
CURRENT ZONING: UNZONED
PROPOSED ZONING: R-5
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
ADDRESS: 6999 STATE AVE
KANSAS CITY, KS 66102
BUILDING COVERAGE:
PROPOSED FLOOR AREA 86,580 SF
F.A.R. (MAX. 0.40 F.A.R.) 0.20
PARKING SUMMARY REQUIRED PROVIDED
STANDARD 294 289
ACCESSIBLE 8 10
TOTAL 354 299
PARKING CALCULATION:
1.5 SPACES PER 1-BEDROOM DWELLING
2 SPACES PER 2+ BEDROOM DWELLING
60 1-BEDROOM: 90 SPACES
60 2-BEDROOM: 120 SPACES
72 3-BEDROOM: 144 SPACES
TOTAL: 354 SPACES
LOT COVERAGE:
BUILDING AREA: 1.99 AC 86,580 SF 19.45%
NON-VEHICULAR OPEN SPACE: 5.04 AC 219,559 SF 43.28%
REST OF AREA: 3.80 AC 156,904 SF 37.27%
TOTAL LOT AREA: 10.83 AC 463,043 SF 100%
-"F" SIDEWALK FOR ALL ENTRANCES INTO BUILDINGS
-ALL CURB FACE-7 OR 10 UNLESS NOTED OTHERWISE
BUILDING #1 TYPE A FFE = 898.85'
BUILDING #2 TYPE A FFE = 899.25'
BUILDING #3 TYPE A FFE = 893.35'
BUILDING #4 TYPE B FFE = 894.75'
BUILDING #5 TYPE C FFE = 891.10'
BUILDING #6 TYPE B FFE = 892.05'
BUILDING #7 TYPE C FFE = 889.10'
BUILDING #8 TYPE C FFE = 891.20'
PICNIC AREA 1,000 SF
CLUB HOUSE FFE = 887.45'
AMENITY AREA 6000 SF
PROPOSED RETAINING WALL
PROPOSED WING WALL
PROPOSED WALK-OUT BASEMENT FOR STORM SHELTER
MATCHLINE, SEE SHEET C-101
MATCHLINE, SEE SHEET C-102
PROPERTY LINE
REFERENCE OFF-SITE PLANS
STATE AVENUE
COLLEGE PARKWAY
Plotted By McCoy, Blaine Sheet Set REDBUD RESERVE Layout C-100 SITE PLAN August 28, 2025 12:58:33pm X:\VNC-LOC\Projects\268785000_6999 State Ave\3 Design\CAD\Civil\SITE\C-100 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

6909 STATE AVE
PREPARED FOR
MARIAN DEVELOPMENT GROUP
KANSAS CITY, KS
LANDSCAPE PLAN
SHEET NUMBER
L-101
KHA PROJECT
268786000
DATE
08/29/2025
DESIGNED BY SKP
DRAWN BY DLL
CHECKED BY KPS
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
PLANTS SCHEDULE
SYMBOL
CODE
COMMON NAME
SHADE TREES
ORNAMENTAL TREES
SHRUBS
SEED
SOD
GRAPHIC SCALE IN FEET
NORTH
STATE AVE
BUILDING #1
TYPE A
FFE = 898.85'
BUILDING #2
TYPE A
FFE = 899.25'
BUILDING #3
TYPE A
FFE = 893.35'
BUILDING #4
TYPE B
FFE = 894.75'
BUILDING #6
TYPE B
FFE = 892.05'
MATCHLINE, SEE SHEET L-102
MATCHLINE, SEE SHEET L-102
PROPERTY LINE (TYP.)
PROPOSED TRASH ENCLOSURE RE: ARCHITECTURAL PLANS
PROPOSED PARKING RE: CIVIL PLANS
PROPERTY SETBACK REF: CIVIL PLANS
SOD (TYP.)
EXISTING STEP (TO BE REMOVED)
PROPOSED TRANSFORMER REF: CIVIL PLANS, TYP.

SITE PHOTOGRAPHS



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Final Plan Petition PR2025-022**

GENERAL INFORMATION

Applicant Information:
Khalid Banday
Applicant
KAM Design Group LLC
9000 East Bannister Road
Kansas City, Missouri 64134

Subject Property:
2135 South 34th Street
Kansas City, Kansas 66106

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

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

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

Comprehensive Plan Area:
PlanKCK Comprehensive Plan

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

Total Tract Size: 0.69 Acre

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

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

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

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

Landscaping Requirement:	Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent. 8 trees are required. This does not include the 7 street trees along the perimeter road/drive and landscaped parking lot islands
Advertisement:	The Wyandotte Echo – None Letters to Property Owners – July 18, 2025, August 1, 2025, August 29, 2025, September 3, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

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

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Plan Review. However at the request of the City Planning Commission at the October 13, 2025 meeting, the Applicant was asked to hold a neighborhood meeting.

The applicant held a neighborhood meeting in-person at 2131 South 34th Street (Hana's Donuts) on October 29, 2025. Attached is the list of persons who attended the meeting,

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

KEY ISSUES

Compliance with the Commercial Design Guidelines
Pedestrian Access
Landscaping / Screening / Buffering
Hours of Operation
Signage

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

Update – November 10, 2025:

At the October 13, 2025 City Planning Commission meeting, the Commission requested the Applicant conduct a neighborhood meeting to discuss the project with the surrounding property owners.

The Applicant held a neighborhood meeting on October 29, 2025 and three (3) attendees were present at the meeting, one (1) of whom was an adjacent property owner. According to the Applicant, the attendee did not appear in opposition.

General:

1. What are the proposed hours of operation?

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

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

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

3. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians.

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

Building Architecture:

1. Provide a material palette.

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

2. No reflective glass may be installed.

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

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

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

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

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

5. Downspouts shall be internalized.

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

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

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

Landscaping and Screening:

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

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

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

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

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

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

4. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands.

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

5. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

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

6. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
   a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
   b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

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

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

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

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

8. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light

or glare off the property or onto the public street.

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

9. Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

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

10. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines.

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

Signage:

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

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

2. Pole and pylon signs are prohibited.

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

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

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

STAFF RECOMMENDATION AND CONDITIONS

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

1. **Install a pedestrian walkway from the three (3) parking spaces along South 34th Street to the front door;**
2. **In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;**
3. **No reflective glass may be installed;**
4. **For any future expansion or exterior modification, the exterior textured split-face CMU block shall not be field painted, they must be integrally-colored;**
5. **For any future expansion or exterior modification, Section 27-576(e)(2) Exterior building materials shall not include the following:**
    a. **EIFS at the ground level or comprising more than 15 percent of any façade.**
    b. **Metal paneling can only account for 15 percent of any façade;**
6. **Downspouts shall be internalized;**
7. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
8. **Section 27-466(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. A six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property;**
9. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
10. **Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands;**
11. **Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity;**

12. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.**

    7 trees are required to be planted along South 34th Street;
13. **Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material;**
14. **All landscaping shall be irrigated with an in-ground irrigation system;**
15. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
16. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed. This also includes lights mounted underneath the gas canopy;**
17. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
18. **If applicable, overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;**
19. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
20. **Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
21. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
22. **Regarding BPU transformer screening, the following applies:**
    - **Gate doors are required for all types of screening that are placed in front of the transformers.**
    - **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open.**

- **Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.**
- **For wood slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
- **Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).**
- **Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open;**

23. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
24. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
25. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,**
26. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

ATTACHMENTS

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

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	October 13, 2025 (Held Over by CPC) November 10, 2025	Not Required

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

MOTIONS

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

1._____;

2. _____; And

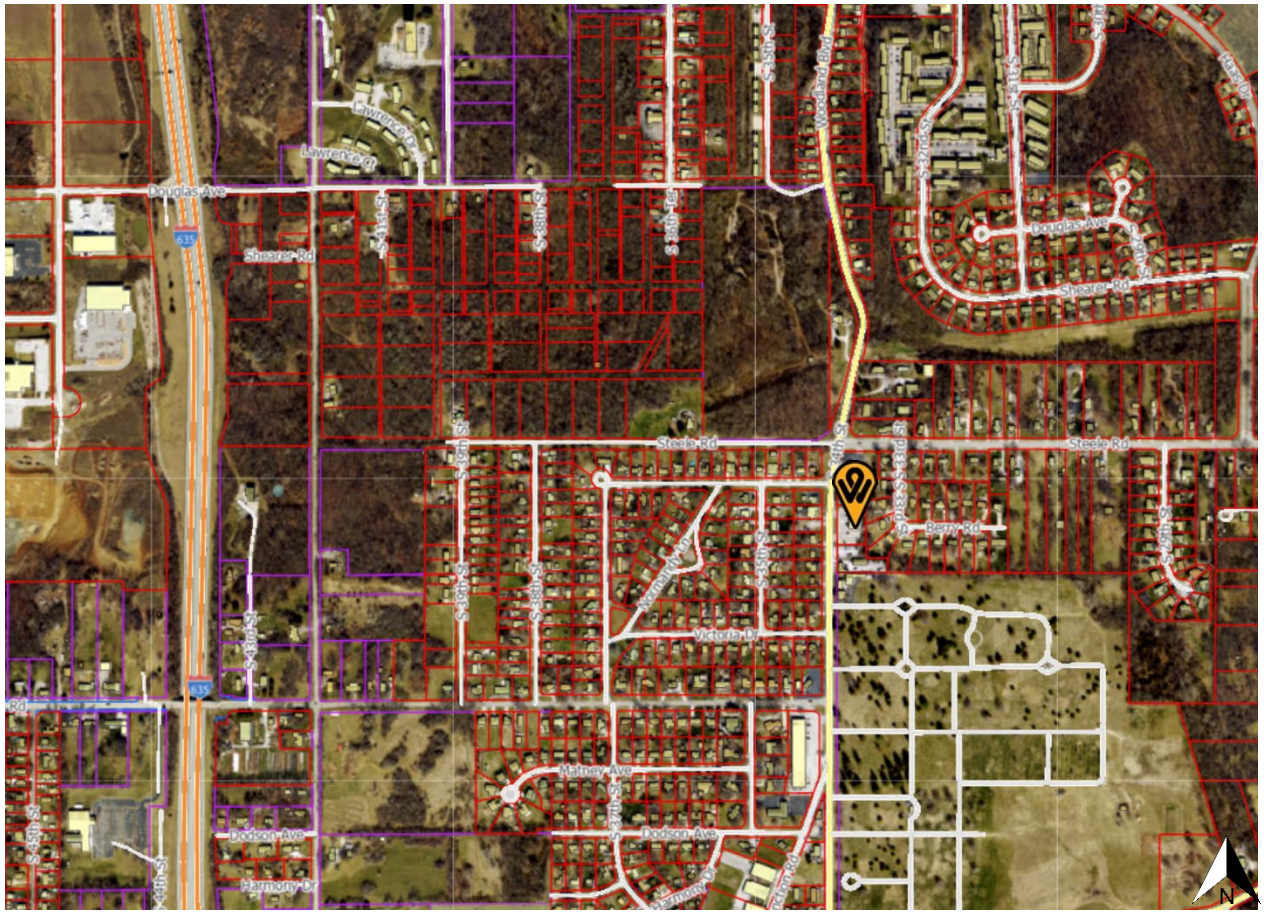
3. _____.

OR

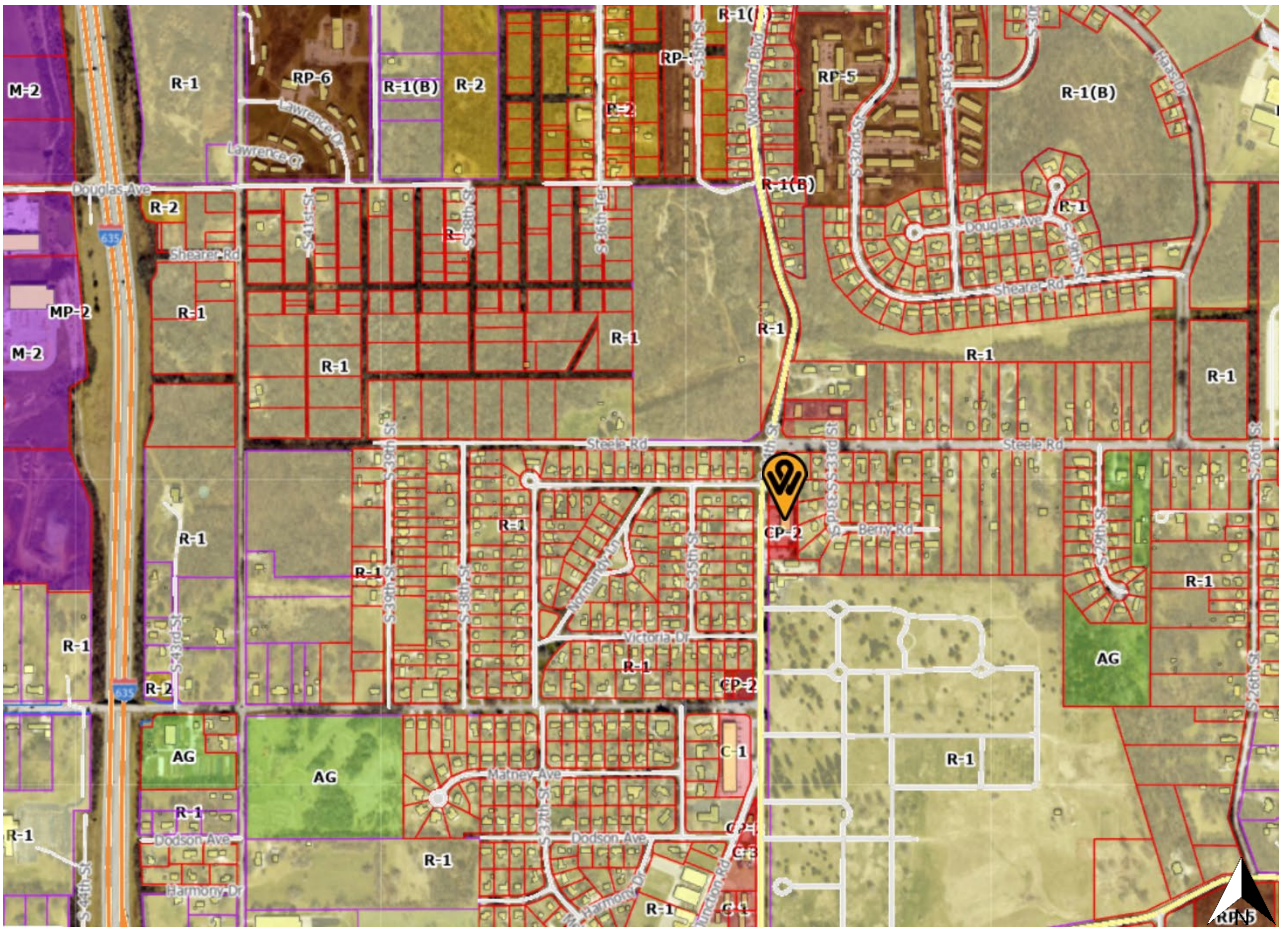
I move the Kansas City, Kansas City Planning Commission **DENY** of Petition **PR2025-022,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

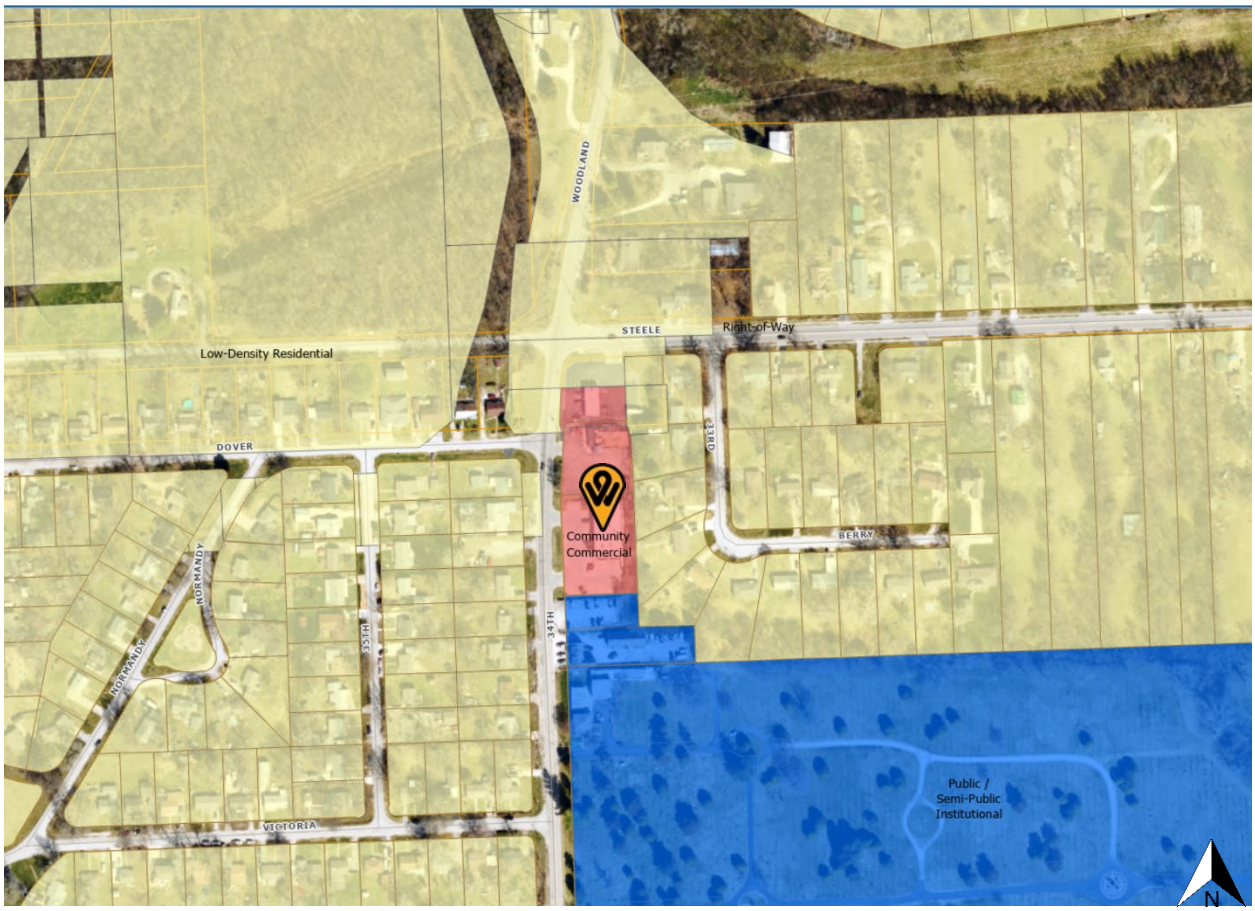
AERIAL IMAGERY



ZONING MAP


M-2
R-1
RP-6
R-1(B)
R-2
RP-5
Lawrence Dr
Douglas Ave
Shearer Rd
MP-2
Steele Rd
Berry Rd
CP-2
AG
C-1
Matney Ave
Dodson Ave
Harmony Dr
Victoria Dr
Normandy Dr
S 41st St
S 43rd St
S 45th St
S 46th St
S 47th St
S 36th St
S 38th St
S 39th St
S 40th St
Woodland Blvd

LAND USE MAP


WOODLAND
STEELE
Right-of-Way
Low-Density Residential
DOVER
33RD
Community Commercial
BERRY
NORMANDY
NORMANDY
35TH
34TH
VICTORIA
Public / Semi-Public Institutional
N

KM DESIGN GROUP LLC.
PLANNERS, ENGINEERS, DESIGNERS & CONSTRUCTION MANAGEMENT

September 08, 2025

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

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

Dear Sir/Madam

Planning and Urban Design Comments:

What are the proposed hours of operation?
Please see sheet 1 this information is provided in Application Information, the store will be open 24 hours.

Install a pedestrian walkway from the three (3) parking spaces along South 34th Street to the front door.
Please see revised sheet 1 a accessible ramp has been added for the front parking.

In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians.
Please see revised sheet 1 a pedestrian crosswalk has been added for south parking to access the building.

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

No reflective glass may be installed.
Please see revised sheet 4 we added a general note 2 to address this requirement.

Exterior textured split-face CMU block shall not be field painted, they must be integrally-colored.
Please be advised that it is an existing building and no changes or upgrade is suggested.

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

1

Please see reply to above building comment.

Downspouts shall be internalized.
Please be advised the building has internalized downspouts.

Gasoline pump canopies shall have masonry wrapped columns that match the convenience store.
Please see sheet 3 showing the canopy columns wrapped with matching color brick.

Landscaping and Screening Comments:

Enhance landscaping along the north, south, west and east property lines.
Please see revised sheet 9 as advised we added landscaping apparatus along all side.

Section 27-466(g) A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. A six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.
Please be advised we added landscaping features and there is existing 6' high privacy wood fence and under this project scope the owner will ensure that is upright and painted.

Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements.
Please see revised sheet 9 we added screening elements along the parking lot.

Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 0.69 acres, 8 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees along South 34th Street and trees planted within parking lot islands.
Please see revised sheet 9, we are proposing 16 trees and 53 shrubs along all four sides of the building.

Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.
Please see revised sheet 9 as advised all parking areas are screened with trees and shrubs.

Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.

b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees. 7 trees are required to be planted along South 34th Street.
Please see revised sheet 9 we are proposing 8 trees along 34th street and the planting details provides the size and specs of these plantings.

Section 27-577(c)(4) states that landscape areas located between commercial districts and residential districts must provide 100 percent sight-obscuring year-round buffer using plant material or a combination of fence, berm and plant material.
Please see sheet 1 the property has existing 6' high privacy fence along the residential district also there are mature trees along the east property line.

All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.
Please see sheet 1 we added a general note 6 to adhere to this requirement.

Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
Please see revised sheet 1 the existing trash enclosure shall be relocated and its construction detail is shown on sheet 2.

All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines.
Please be advised that the building has existing 4' high parapet along the 34th street and 2-3' parapet on all other sides and the existing mechanical units are screened.

Signage Comments

Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit.
Acknowledged and owner has been informed about this requirement.

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

Standard Conditions:

All landscaping shall be irrigated with an in-ground irrigation system.
Please see sheet 9 general note 1 specifies this requirement.

All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
Please see sheet 9 the plant table identifies this requirement.

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

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

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

Regarding BPU transformer screening, the following applies: Gate doors are required for all types of screening that are placed in front of the transformers.
Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180° and have 10 feet clearance from pad when gate doors open. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
For wood slat fences, customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
Customer must take account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity. (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking account the growth of saplings).
Pad must have a minimum clearance of six (6) feet on each side, six (6) feet on the back and five (5) on the front allowing for 10 feet on the front when gate doors open.
Please be advised that the building has existing service supplied from an overhead pole in the rear and is sufficient for the new use.

A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
Acknowledged.

All conditions of approval herein must be constructed, executed, implemented, or otherwise started within six (6) months of approval and completed within 18 months unless otherwise determined by the Director of Planning or their designee.
Acknowledged.

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

STORM DRAINAGE COMMENTS

Provide stormwater drainage study in conformance with the 2012 Mid-America Regional Council (MARC) Best Management Practices (BMP) MARC manual establishing detention and relation to adjacent detention.
Please be advised that the new gas canopy shall be constructed on the existing paved area and therefore does not change stormwater drainage system.

Provide an Operation and Maintenance (O&M) Manual describing the operation and maintenance of the proposed BMPs.
Please see reply to above comment we understand this is not required.

Consult Appendix B of MARC manual for applicable Hot Spot provisions:
a) Provide Sand Oil Separator
b) Slope area under canopy to drain to Sand Oil Separator and sanitary sewer.
c) Slope area outside canopy to storm drain.
Please be advised that sand oil separator shall be provided please see sheet 9 for details.

GENERAL ENGINEERING COMMENTS

On the cover sheet include the following notes:
a) 811 Dig Safe note.
b) Local utility contact information including UG Sanitary and Storm, Sewer Maintenance, (913) 573-1360, Kevin Swearengin or Kirk Roland
c) Total parcel/project area (square feet or acres), total area of land disturbed, net increase/decrease in impervious area, net cut/fill quantities (cubic yards).
Please be revised sheet 1 we added Utility contact information and modified the project land disturbance information.

On the cover sheet and other sheets where applicable, include the following notes:
a) "Work in public easements and right-of-way and for erosion control shall comply with the latest edition of the *Technical Provisions & Standard Drawings for Roads and Sewers*, of the Unified Government of Wyandotte County/Kansas City, Kansas."

b) “Contractor shall obtain applicable Public Works permits including land disturbance, right-of-way, hauling prior to Construction.”
Please be revised sheet 1 the required information has been added in general notes.

Provide turning template for trash and fire.
Please see revised sheet 10 the truck turning template has been added.

Sites disturbing 1 acre or more of land are required to submit a Notice of Intent (NOI) to the Kansas Department of Health and Environment (KDHE) Bureau of Water. Obtain a Land Disturbance Permit from the Neighborhood Resource Center (NRC) at 4953 State Avenue prior to performing more than 50 cubic yards of earthwork, or 1,000 square feet building construction. Coordinate further with the NRC once the project has been submitted for construction permit.
Please be advised that the total lot area is 0.7 acres and we are disturbing paved areas to install underground tank and gas canopy.

Add a note regarding clean streets, and Stormwater Pollution Prevention Plan (SWPPP). For example: The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor’s erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and the project’s Stormwater Pollution Prevention Plan, a copy of which shall be maintained and updated on site at all times.
Please see revised sheet 7 we added this note in the erosion control maintenance requirements.

Remove reference to Kansas City, Missouri on sheet 7, note 4.
Please see revised sheet 7, the typo error has been rectified.

Show sanitary and storm easements on utility plans.
Please see revised sheet 8 showing the easements.

Provide UG node numbers for existing storm and sanitary sewer structures and line sizes:
Please see revised sheet 8, showing the existing sanitary and storm sewer structure nodes and the line sizes.

SANITARY SEWER COMMENTS

Provide memo describing flow, existing elevation, capacity, easements and connection details. Coordinate with Ricky Ledgerwood, Public Works Coordinator, (913) 573-5421.
Please be advised that convenience store shall use existing sewer connection we are installing a sampling manhole under this project scope.

Show sanitary details on plans.
Please see revised sheet 8 showing all sanitary lines.

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

Respectfully Submitted

Gerald Menefee
Project Manager

SIGNUP SHEET FOR PUBLIC INFORMATION MEETING FOR NEW GAS STATION ADDITION FOR EXISTING STRIP MALL AT 2135 S 34TH STREET, KANSAS CITY

S NO.	NAME AND ADDRESS	PHOINE NUMBER	SIGNATURE
	AZHAR I CHAUDHRY/7312-N STRATHBURY AVE KANSAS CITY MO	631-902-6989	
	TAYYAB SHAHZAD 4614 campbell st KANSAS city mo	913-620-7327	
	Ali Farhan 1108 county line rode kansas city	913-216-0516	
	HALA SIMCAK 8727 Espen Lane Lane KCKS 66109	913-7108521	

MINUTES OF THE NEIGHBORHOOD MEETING

HELD ON OCTOBER 29TH 2025 AT 6.00 PM
HANA'S DONUTS, 2131 S 34TH STREET, KANSAS CITY, KS 66106 FOR THE FOLLOWING PROJECT:

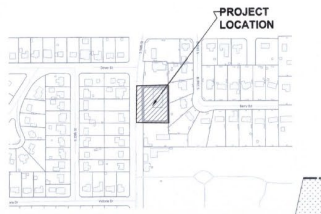
CASE # FINAL DEVELOPMENT PLAN # PR2025-022
NEW GAS STATION ADDITION AT 2135 S 34TH STREET, KANSAS CITY, KS 66106

THE MEETING WAS CONDUCTED BY KHALID BANDAY THE PROJECT ENGINEER OF THE PROJECT. ONLY ONE THREE PERSONS ATTENDED THE MEETING TWO WERE OWNERS REPRESENTATIVE AND HALA SIMCAK WHO WAS IN FAVOR OF THE PROJECT.

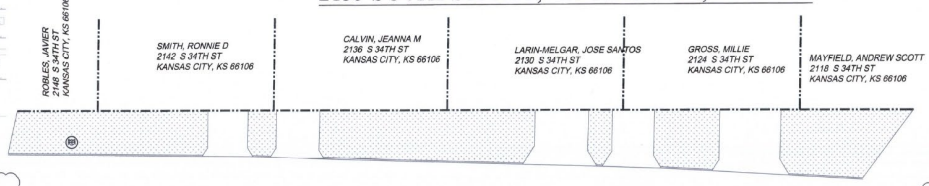
MR. BANDAY GAVE A BRIEF OUTLINE ABOUT THE PROJECT WITH DISPLAY BOARDS AND EXPLAINED THAT ALL NEW DEVELOPMENT IS WITHIN THE EXISTING LOT. HE EXPLAINED ABOUT THE BENEFITS THIS PROJECT WILL BRING TO THE LOCALITY.

NO QUESTIONS OR CONCERNS WERE PRESENTED BY ANYONE AND WITH THAT MEETING WAS ADJOINED AT 6.30 PM AS NO OTHER INVITEE SHOWED UP.

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET, KANSAS CITY, KANSAS



LOCATION PLAN



GENERAL NOTES:

1. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED AND PAINTED THE SAME MATERIAL AS FOR THE BUILDING. THE 6' HIGH SCREENING SHALL BE INSTALLED AROUND THE TRASH ENCLOSURE.
2. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS. IF ANY GENERAL NOTES CONFLICT WITH THE STANDARDS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS (THE UG), THE UG'S STANDARDS SHALL OVERRIDE.
3. CONTRACTOR SHALL OBTAIN APPLICABLE PUBLIC WORKS PERMITS INCLUDING LAND DISTURBANCE, RIGHT-OF-WAY, HAULING PRIOR TO CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE COVERED WITH GRASS TURF.
5. NO FLOOD LIGHT SHALL BE INSTALLED IN THE PREMISES.
6. NO SIGNAGE ALLOWED ON FENCE. ANY WALL SIGNS, AWNING SIGNS OR PROJECTING SIGNS NEED TO BE SUBMITTED FOR APPROVAL AND PERMIT OBTAINED BEFORE THEIR INSTALLATION. THERE SHALL BE NO BANNER SIGNS IN THE LAWN OR ON THE STRUCTURE.
7. THE BUILDING HAS FOUR FEET HIGH PARAPET IN THE FRONT AND TWO FEET AROUND ALL OTHER SIDES AND IT IS ENOUGH TO SCREEN THE EXISTING ROOF TOP MECHANICAL UNITS.
8. THE 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.
9. NO SIGNAGE ALLOWED ON FENCE. ANY WALL SIGNS, AWNING SIGNS OR PROJECTING SIGNS NEED TO BE SUBMITTED FOR APPROVAL AND PERMIT OBTAINED BEFORE THEIR INSTALLATION. THERE SHALL BE NO BANNER SIGNS IN THE LAWN OR ON THE STRUCTURE

PROJECT INFORMATION:

TOTAL PARCEL/PROJECT AREA	= 0.693 ACRES
TOTAL AREA OF LAND DISTURBED	= 850 SF
NET INCREASE/DECREASE IN IMPERVIOUS AREA	= 0 SF IMPROVEMENTS ON EXISTING PAVED AREA
NET CUT/FILL QUANTITIES	= 0 CY

PARKING LOT LIGHTING:

THE PARKING LOT HAS TWO EXISTING PARKING LIGHT POLES, AND WITH NEW CANOPY LIGHTING WILL BE ADEQUATE.

AREA DISTURBED:

THE PREMISES IS A FACILITY THAT HAS EXISTING BUILDING AND PAVED PARKING LOT.

BUILDING EXTERIOR:

THE BUILDING EXTERIORS ARE CONCRETE STUCCO ON ALL FOUR SIDES

TOPOGRAPHY:

THE TOPOGRAPHY OF THE SITE WILL REMAIN SAME.

UTILITY NOTES:

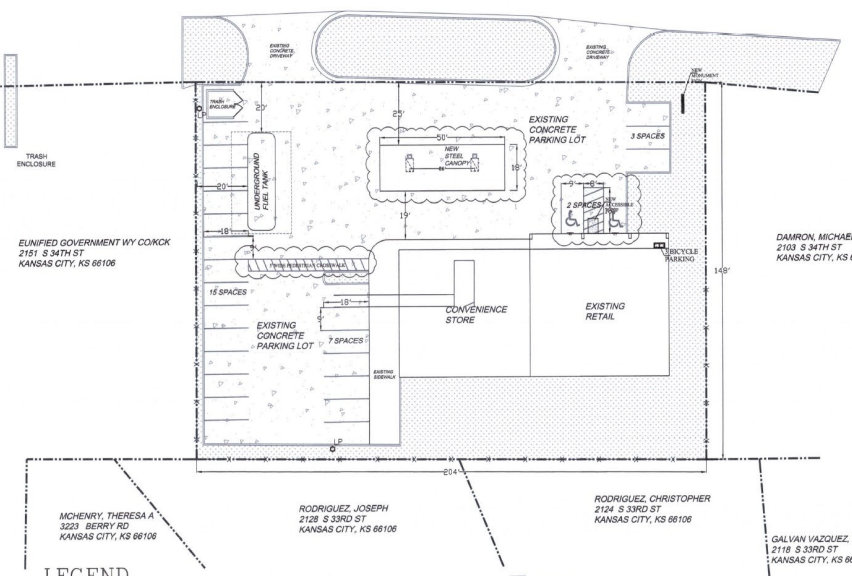
VISUAL INDICATIONS OF THE UTILITIES ARE SHOWN, UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES , CALL 1-800-344-7233.

UTILITY COMPANY CONTACT NUMBERS:

PUBLIC WORKS DEPARTMENT	(913) 573-5400
WATER DEPARTMENT.	(913) 573-5535
KANSAS CITY, KANSAS STREETS & TRAFFIC	(913) 573-5770
BOARD OF PUBLIC UTILITIES	(913) 573-9000
TIME WARNER CABLE	(913) 233-0064
SEWER MAINTENANCE DEPARTMENT	(913) 573-1360

LEGAL DESCRIPTION

KEYS RES, STEELE SUB, S29, T11, R25, ACRES 0.690000, L2 TO L4



LEGEND

- CONCRETE SURFACE
- GRASS COVER
- ACCESSIBLE PARKING SIGN
- NEW PARKING LIGHT POLE
- BUILDING OUTLINE
- PROPERTY LINE
- FIRE HYDRANT
- EXISTING PARKING LIGHT
- EXISTING 6' WOOD PRIVACY FENCE

SITE PLAN

20 10 0 20 40

APPLICATION INFORMATION

EXISTING ZONING	C
TOTAL LAND	0.693 ACRES
LAND AREA FOR EXISTING & PROPOSED STREET RIGHT-OF-WAY	NONE
NET LAND AREA OR ACRES	0.693 ACRES
PROPOSED USE	M - GAS STATION WITH CONVENIENCE STORE & EXISTING RETAIL
BUILDING HEIGHT	SINGLE STORY BUILDING (17 FEET)
EXISTING BUILDING FLOOR AREA	5,400 SFT (2500 SFT CONVENIENCE STORE)
BUILDING COVERAGE/ FLOOR AREA RATIO	0.17 %
PARKING SPACES REQUIRED	2.5 SPACES PER 1000 SFT OF RETAIL SPACE (15 SPACES)
PARKING SPACES PROVIDED	27 SPACES INCLUDING 1 ACCESSIBLE SPACE
BICYCLE PARKING REQUIRED	3 SPACES
BICYCLE PARKING PROVIDED	3 SPACES WITH 3 LONG TERM SPACE
BUSINESS START DATE	SUMMER 2026
EASEMENTS	NONE
HOURS OF OPERATION	24 HOURS
EXISTING PARKING LOT	CONCRETE PAVEMENT

OWNERS:

UNITED REAL ESTATE 2 LLC
2131 S 34TH ST
KANSAS CITY, KS 66106
(631) 902-6989

DESIGNED BY:

GERALD W MENEFEE, P.E.
KAM DESIGN GROUP LLC
9000 E BANNISTER ROAD, SUITE 100
KANSAS CITY, MO-64134
(816) 797-2065
kamdesign@aol.com

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

LIST OF DRAWINGS

No.	Description
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS SHEET I
4	SITE PLAN RENDERING
5	BUILDING RENDERING
6	BUILDING AND CANOPY RENDERING
7	EROSION CONTROL PLAN
8	UTILITY & DEMOLITION PLAN
9	LANDSCAPING PLAN
10	ELECTRICAL PHOTOMETRIC PLAN & TRUCK TURNING TEMPLATE

GERALD W. MENEFEE LICENSED PROFESSIONAL ENGINEER KANSAS 9/19/25

No.	Description	Date
REV 1	SUBMITTED FOR CITY APPROVAL	07/02/2025
	REVISED PER CITY COMMENTS	08/06/2025

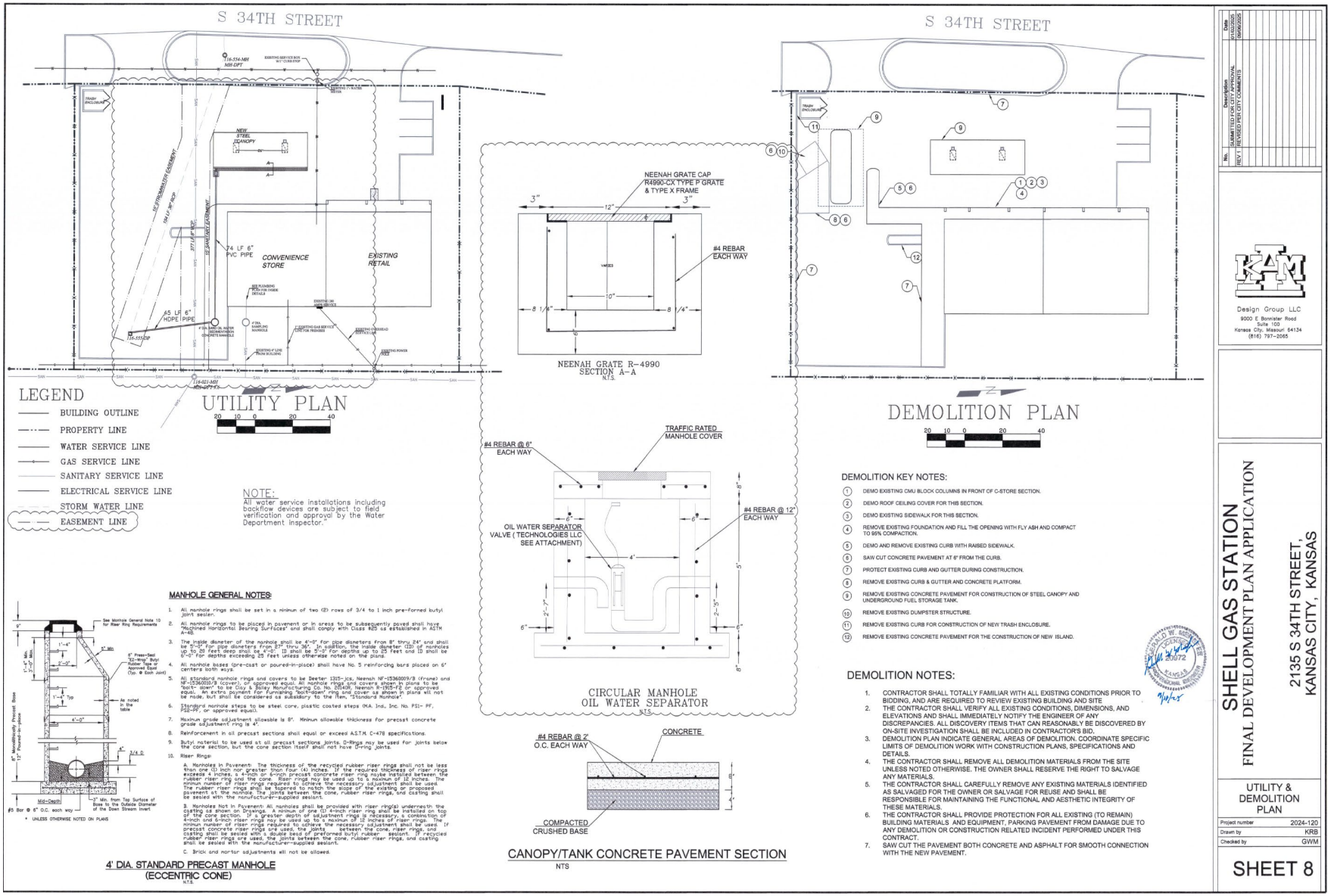
KAM
Design Group LLC
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET,
KANSAS CITY, KANSAS

SITE PLAN

Project number	2024-120
Drawn by	KRB
Checked by	GWM

SHEET 1



MANHOLE GENERAL NOTES:

1. All manhole rings shall be set in a minimum of two (2) rows of 3/4 to 1 inch pre-formed butyl joint sealer.
2. All manhole rings to be placed in pavement or in areas to be subsequently paved shall have "Machined Horizontal Bearing Surfaces" and shall comply with Class A25 as established in ASTM A-48.
3. The inside diameter of the manhole shall be 4'-0" for pipe diameters from 8" thru 24" and shall be 5'-0" for pipe diameters from 27" thru 36". In addition, the inside diameter (ID) of manholes up to 25 feet deep shall be 4'-0". ID shall be 5'-0" for depths up to 25 feet and ID shall be 6'-0" for depths exceeding 25 feet unless otherwise noted on the plans.
4. All manhole bases (pre-cast or poured-in-place) shall have No. 5 reinforcing bars placed on 6" centers both ways.
5. All standard manhole rings and covers to be Deeter 1315-jca, Neenah NF-1536D019/8 (frame) and NF-1536D019/8 (cover) or approved equal. All manhole rings and covers shown in plans to be "solid" cover, to include "Lift Anchor" by Deeter Foundry, Inc. or approved equal. An extra payment for furnishing "lockdown" ring and cover as shown in plans will not be made, but shall be considered as subsidiary to the item, "Standard Manhole".
6. Standard manhole steps to be steel core, plastic coated steps (MA Ind, Inc. No. PSI- PF, PS2-PF, or approved equal).
7. Maximum grade adjustment allowable is 8". Minimum allowable thickness for precast concrete grade adjustment ring is 4".
8. Reinforcement in all precast sections shall equal or exceed A.S.T.M. C-478 specifications.
9. Butyl material to be used at all precast sections joints. O-Rings may be used for joints below the cone section, but the cone section itself shall not have O-ring joints.
10. Riser Rings:

A. Manholes in Pavement: The thickness of the recycled rubber riser rings shall not be less than one (1) inch nor greater than four (4) inches. If the required thickness of riser rings exceeds 4 inches, a 4-inch or 6-inch precast concrete riser ring may be installed between the rubber riser ring and the cone. Riser rings may be used up to a maximum of 12 inches. The rubber riser rings shall be tapered to match the slope of the existing or proposed pavement at the manhole. The joints between the cone, rubber riser rings, and casting shall be sealed with the manufacturer-supplied sealant.

B. Manholes Not in Pavement: All manholes shall be provided with riser ring(s) underneath the casting as shown on Drawings. A minimum of one (1) 4-inch riser ring shall be installed on top of the cone section. For a greater depth of adjustment, up to 12 inches, if necessary, a combination of 4-inch and 6-inch riser rings may be used to achieve the necessary adjustment. Only the minimum number of riser rings required to achieve the necessary adjustment shall be used. If precast concrete riser rings are used, the joints between the cone, riser rings, and casting shall be sealed with a double bead of preformed butyl rubber sealant. If recycled rubber riser rings are used, the joints between the cone, rubber riser rings, and casting shall be sealed with the manufacturer-supplied sealant.

C. Brick and mortar adjustments will not be allowed.

4' DIA. STANDARD PRECAST MANHOLE
(ECCENTRIC CONE)
N.T.S.

DEMOLITION KEY NOTES:

1. DEMO EXISTING CMU BLOCK COLUMNS IN FRONT OF C-STORE SECTION.
2. DEMO ROOF CEILING COVER FOR THIS SECTION.
3. DEMO EXISTING SIDEWALK FOR THIS SECTION.
4. REMOVE EXISTING FOUNDATION AND FILL THE OPENING WITH FLY ASH AND COMPACT TO 95% COMPACTION.
5. DEMO AND REMOVE EXISTING CURB WITH RAISED SIDEWALK.
6. SAW CUT CONCRETE PAVEMENT AT 6' FROM THE CURB.
7. PROTECT EXISTING CURB AND GUTTER DURING CONSTRUCTION.
8. REMOVE EXISTING CURB & GUTTER AND CONCRETE PLATFORM.
9. REMOVE EXISTING CONCRETE PAVEMENT FOR CONSTRUCTION OF STEEL CANOPY AND UNDERGROUND FUEL STORAGE TANK.
10. REMOVE EXISTING DUMPSTER STRUCTURE.
11. REMOVE EXISTING CURB FOR CONSTRUCTION OF NEW TRASH ENCLOSURE.
12. REMOVE EXISTING CONCRETE PAVEMENT FOR THE CONSTRUCTION OF NEW ISLAND.

DEMOLITION NOTES:

1. CONTRACTOR SHALL TOTALLY FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING, AND ARE REQUIRED TO REVIEW EXISTING BUILDING AND SITE
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ALL DISCOVERY ITEMS THAT CAN REASONABLY BE DISCOVERED BY ON-SITE INVESTIGATION SHALL BE INCLUDED IN CONTRACTOR'S BID.
3. DEMOLITION PLAN INDICATE GENERAL AREAS OF DEMOLITION. COORDINATE SPECIFIC LIMITS OF DEMOLITION WORK WITH CONSTRUCTION PLANS, SPECIFICATIONS AND DETAILS.
4. THE CONTRACTOR SHALL REMOVE ALL DEMOLITION MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. THE OWNER SHALL RESERVE THE RIGHT TO SALVAGE ANY MATERIALS.
5. THE CONTRACTOR SHALL CAREFULLY REMOVE ANY EXISTING MATERIALS IDENTIFIED AS SALVAGED FOR THE OWNER OR SALVAGE FOR REUSE AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FUNCTIONAL AND AESTHETIC INTEGRITY OF THESE MATERIALS.
6. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING (TO REMAIN) BUILDING MATERIALS AND EQUIPMENT, PARKING PAVEMENT FROM DAMAGE DUE TO ANY DEMOLITION OR CONSTRUCTION RELATED INCIDENT PERFORMED UNDER THIS CONTRACT.
7. SAW CUT THE PAVEMENT BOTH CONCRETE AND ASPHALT FOR SMOOTH CONNECTION WITH THE NEW PAVEMENT.

No.	Description	Date
REV 1	RESUBMITTED FOR FINAL APPROVAL REVISED PER CITY COMMENTS	07/02/2025 09/08/2025

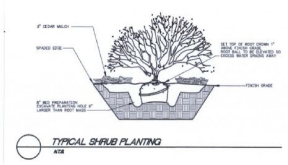
Design Group LLC
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

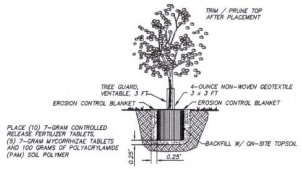
SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET,
KANSAS CITY, KANSAS

UTILITY & DEMOLITION PLAN

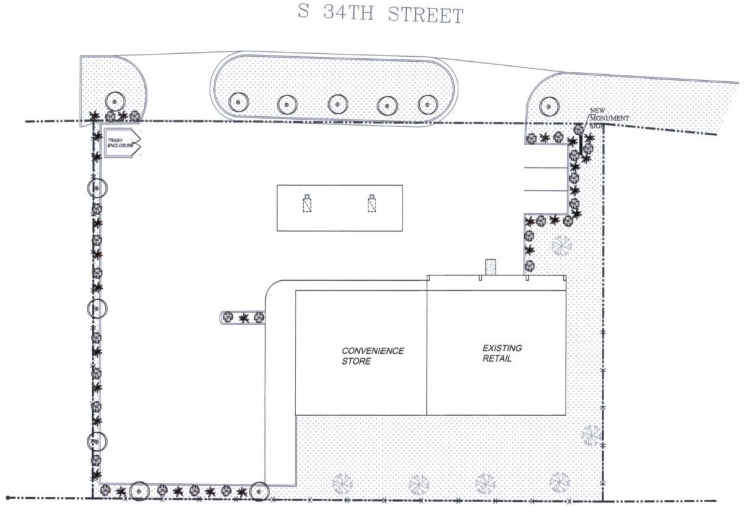
Project number	2024-120
Drawn by	KRB
Checked by	GWM

SHEET 8





NOTE: STAKING IS NOT REQUIRED. INSTALL CONTAINERIZED PLANTINGS AFTER INSTALLATION OF EROSION CONTROL BLANKET
APM DENOTES AIR PRUNE METHOD OF TREE AND SHRUB PRODUCTION



LANDSCAPING PLAN

20 10 0 20 40

GENERAL NOTES:

1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURB AND SIDEWALK IN PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED PER CITY STANDARD DETAIL AND SPECIFICATIONS.
3. THE TRASH ENCLOSURE STRUCTURE IS CONSTRUCTED OF THE SAME MATERIAL AS FOR THE MAIN BUILDING.
4. THE GAS METER AREA SHALL BE SCREENED WITH SHRUBS. THE ELECTRICAL METER AND SWITCHGEAR ON THE REAR SIDE OF THE BUILDING AND IS SCREENED WITH REAR FENCE.
5. 8 TREES SHALL BE PLANTED ALONG THE PUBLIC RIGHT OF WAY.

LEGEND

- EXISTING TREE/SHRUBS
- NEW TREE
- NEW SHRUB PLANTINGS (LOW TREES)
- BUILDING OUTLINE
- PROPERTY LINE
- GRASS
- x — EXISTING 6' HIGH WOOD FENCE

PLANT LIST

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHADE TREES				
6	SMA	STAR MAGNOLIA	MAGNOLIA STELLATA	2.5" CAL
7	SCE	SARGENT CRABAPPLE	MALUS SARGENTII	2.5" CAL.
3	ASY	APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2.5" CAL.
EVERGREEN SHRUBS				
26	BHY	BLUE HOLLY	ILEX MESERVEAE	3 GAL. CONTAINER
27	BBH	BURNING BUSH	EUONYMOUS ATROPURPUREA	3 GAL. CONTAINER

LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1. AND THE KANSAS CITY NURSERY AND LANDSCAPE ASSOCIATION.
2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING.
ALL SHRUB AND PLANT BEDS TO BE MULCHED WITH 3" DEPTH DARK HARDWOOD MULCH, AS AN ALTERNATE IN SHRUB BEDS, 2" DEEP SMOOTH RIVER ROCK OVER PERMEABLE WEED BARRIER FABRIC USED FOR WEED PREVENTION MAY BE INSTALLED INSTEAD OF HARDWOOD MULCH. HARDWOOD MULCH TO BE INSTALLED IN ALL ORNAMENTAL GRASS BEDS.
PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI- DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, KS.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF, AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MYKE PRO MYCCHORIZAE GRANUALS TO BE ADDED TO ALL PLANTINGS PER MANUFACTURERS RECOMMENDATIONS.
9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
10. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
12. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.
15. ALL LAWN AREAS TO BE SODDED OR SEEDED WITH TURF TYPE TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDED LAWN TO BE HYDRO-SEEDED OR DRILLED. SOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TALL FESCUE 3 WAY BLEND:

LAWN SEED MIX

TRI-STAR* QUICK TURF MIXTURE OR SIMILAR BLEND:

SEEDING RATE: 8 -10 LBS PER 1,000 SF

25% TITAN LTD FESCUE *TRI-STAR SEED COMPANY
25% FALCON IV TALL FESCUE SPRING HILL, KS 66083
25% 2ND MILLENNIUM TALL FESCUE 800-874-3308
25 % TURF PERENNIAL RYEGRASS

GERALD W. MERRIFIELD — LICENSED LANDSCAPE ARCHITECT — 0972 — KANSAS — 11/4/25

No.	Description	Date
REV 1	SUBMITTED FOR FINAL REVIEWED PER CITY COMMENTS	07/03/25 09/05/2025

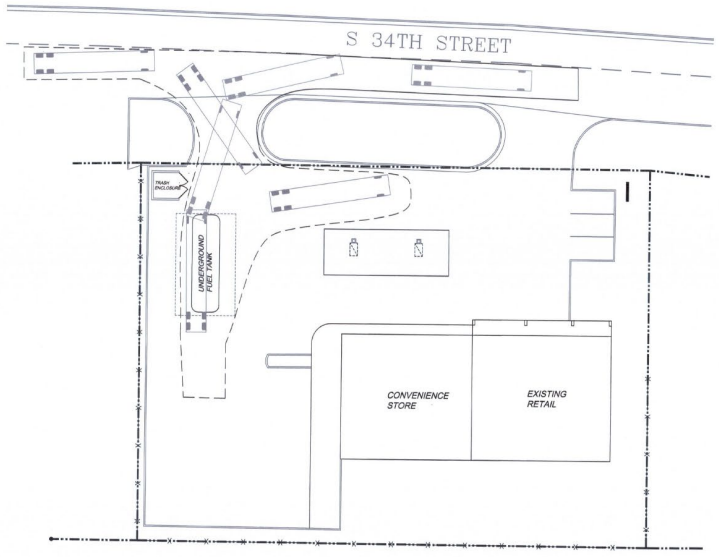
Design Group LLC
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET,
KANSAS CITY, KANSAS

LANDSCAPING PLAN

Project number	2024-120
Drawn by	KRB
Checked by	GWM

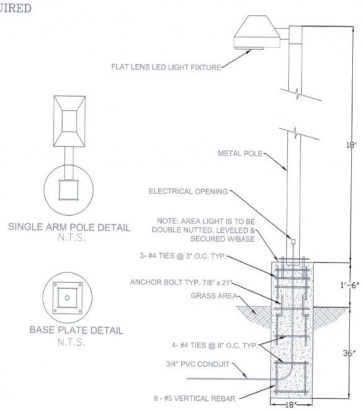
SHEET 9

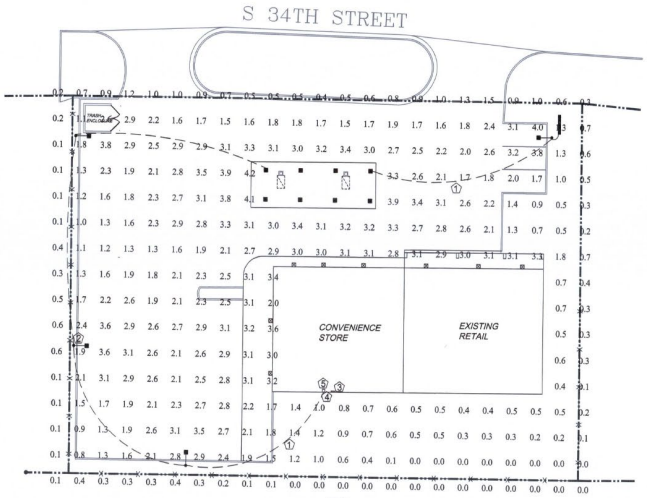


FIRE/FUEL TRUCK
TURNING TEMPLATE PLAN

LEGEND

- OUTLINE OF TURNING SPACE REQUIRED FOR INCOMING TRUCK
- OUTLINE OF TURNING SPACE REQUIRED FOR OUT GOING TRUCK
- PROPERTY LINE
- 48' FIRE/FUEL TRUCK





SITE LIGHTING PHOTOMETRIC PLAN

PLAN NOTES:

1. ROUTE 120V HOME RUN BELOW GRADE TO QUAZITE BOX SHOWN ON PLANS. ASSUMED VOLTAGE USED TO DETERMINE VOLTAGE DROP AND WIRE SIZES IS 120V, 1-PHASE.
2. PARKING LOT LIGHT WITH STEEL POLE LIGHT AND CONCRETE FOUNDATION. REFERENCE LIGHT FIXTURE SPECIFICATION THIS SHEET.
3. ASSUMED LOCATIONS OF CONDUIT ENTRY INTO BUILDING FOR SITE LIGHTING. REFER TO BUILDING ELECTRICAL ENGINEERING PLANS AND BUILDING ELECTRICAL ENGINEER FOR UPDATED LOCATIONS OF CONDUIT ROUTING INTO THE BUILDING.
4. LIGHTING CONTROLS AND CONNECTIONS, PROVISIONS FOR ELECTRICAL POWER, AND CONDUIT ROUTING INTO BUILDING ARE NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. REFER TO BUILDING ELECTRICAL ENGINEER FOR MORE INFORMATION. NOTIFY ENGINEER IF ACTUAL LOCATION OF ELECTRICAL CONNECTION/CONTROL IS IN A SIGNIFICANTLY DIFFERENT AREA OF BUILDING.
5. PROVIDE QUAZITE BOX IN APPROXIMATE LOCATION FOR PULL POINT TO CONNECT WITH HOME RUNS FROM SITE LIGHTING.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot	Fc	0.63	9.6	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
	10	2152-MLLG-AL-LED-CAN-45-CC_1	Single	1.000	8230.8
	8	MLLG-WD-LED-WPFCA-20-50	Single	1.000	2873.3
	3	MLLG-LED-SBHO2-100-5-T5-BS	Single	1.000	10131

Luminaire Location Summary		
Label	X	Y
MLLG-LED-BBHO2-100-5-T5-BS	30	0
MLLG-LED-BBHO2-100-5-T5-BS	30	0
MLLG-WD-LED-WPFCA-20-50	15	0
MLLG-WD-LED-WPFCA-20-50	15	0
TYBEWL-SHL-LED-DAV-640C	19.5	0
TYBEWL-SHL-LED-DAV-640C	19.5	0
TYBEWL-SHL-LED-DAV-640C	19.5	0
TYBEWL-SHL-LED-DAV-640C	19.5	0

No.	Description	Date
1	SUBMITTED FOR OWNER APPROVAL	01/02/2025
REV 1	REVISED PER CITY COMMENTS	08/06/2025

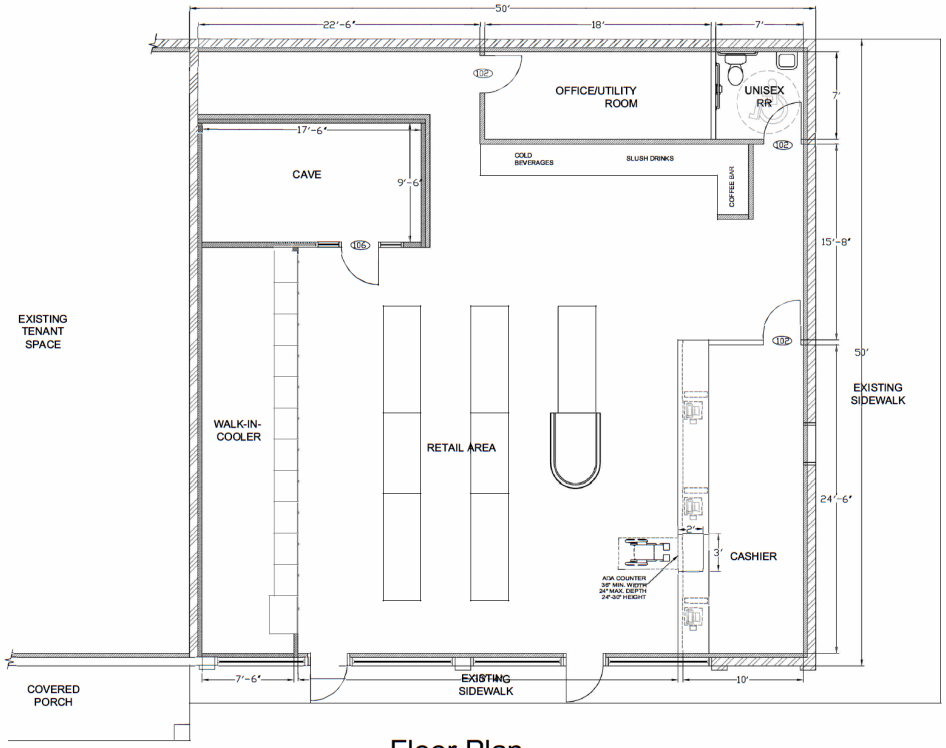
Design Group LLC
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET,
KANSAS CITY, KANSAS

FUEL TRUCK TEMPLATE & PARKING LOT PHOTOMETRIC

Project number	2024-120
Drawn by	KRB
Checked by	GWM

SHEET 10



Floor Plan
Scale 1"= 4'

WALL TYPE LEGEND:

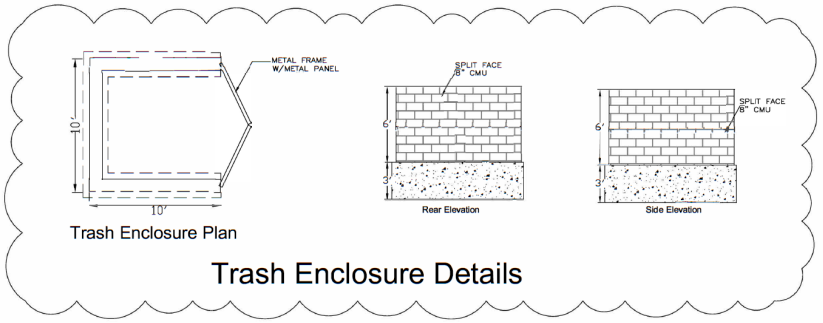
EXISTING EXTERIOR WALL - INSTALL 8" x 8" x12" CONCRETE SPLIT FACE BLOCK WALL WITH 2" x 4" METAL STUD INTERIOR WALL. 1/2" GYPSUM WALLBOARD INTERIOR TO ABOVE CEILING. FILL WALL WITH INSULATION

1 HOUR RATED INTERIOR SEPARATION WALL - 5/8" GYPSUM WALLBOARD ON EACH FACE OF 2"X6" METAL STUDS @ 16" ON CENTER (SEE DETAIL BELOW)

COOLER WALL - 1/2" GYPSUM WALLBOARD OVER A STAINLESS STEEL SHEET ON EXTERIOR FACE OF 2"X4" WOOD STUD @16" ON CENTER. INSULATION AS REQUIRED BY THE CODES.

INTERIOR WALL - 1/2" GYPSUM WALLBOARD ON EACH FACE OF 2"X4" METAL STUDS @ 16" ON CENTER.

DOOR PER DOOR SCHEDULE



Trash Enclosure Plan

Trash Enclosure Details

No.	Description	Date
	SUBMITTED FOR DEPARTMENTAL	09/25/25

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

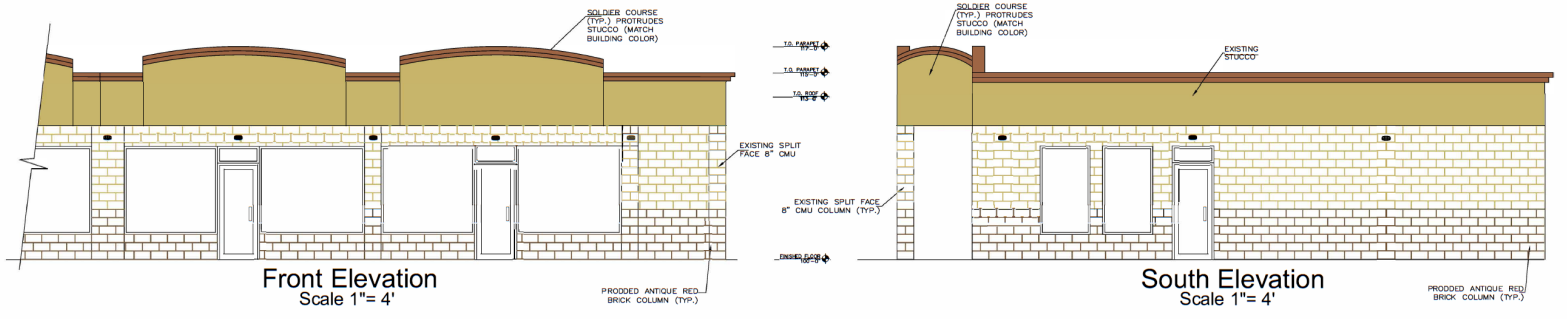
DANIEL W. HAMILTON LICENSED 5507 KANSAS ARCHITECT
09/25/2025

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET
KANSAS CITY, KANSAS

FLOOR PLAN

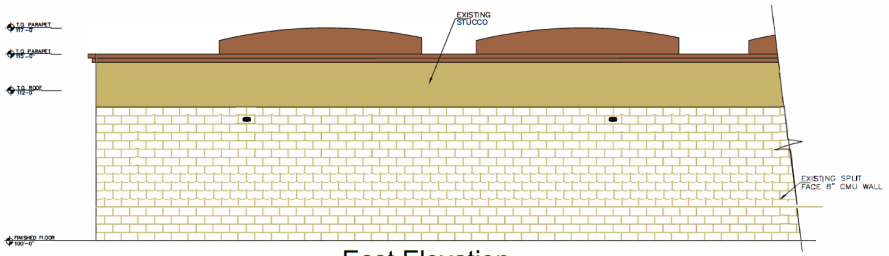
Project number	2024-120
Drawn by	KB
Checked by	DWH

SHEET 2



Front Elevation
Scale 1"= 4'

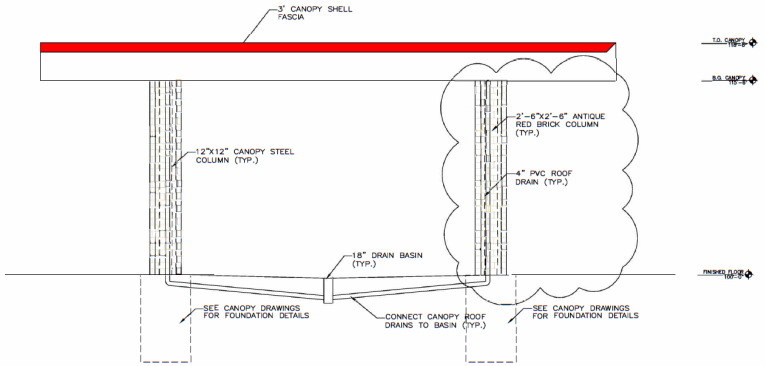
South Elevation
Scale 1"= 4'



East Elevation
Scale 1"= 4'

EXTERIOR MATERIAL LEGEND:

- EXISTING SPLIT FACE CONCRETE MASONRY BLOCK WALL COLOR - MATCH EXISTING
- BURNT CLAY LARGE BRICK VENEER COLOR - MATCH BUILDING COLOR
- RAISED PATTERN CEMENT STUCCO COLOR - VARIOUS
- EXISTING ALUMINUM STOREFRONT SYSTEM
- WALL MOUNTED LIGHT MANUFACTURER - LUMINIS NAUTILUX NT 870 FIXTURE WITH 90 DEGREE CUT-OFF



CANOPY ELEVATION

GENERAL NOTES:

1. THE CANOPY SHALL BE CONSTRUCTED ON THE EXISTING CONCRETE PAVEMENT AND SHALL MAINTAIN THE EXISTING SLOPE.
2. THE PARKING LOT BEING PLAT A TRENCH DRAIN SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE PROPOSED CANOPY TO COLLECT THE SURFACE RUNOFF AND PROCESS IT THROUGH THE SAND-OIL SEPARATOR.
3. NO REFLECTIVE GLASS SHALL BE INSTALLED.
4. THE BUILDING SHALL HAVE INTERNALIZED DOWNSPOUTS.

No.	Description	Date
3	SUBMITTED FOR CITY APPROVAL	9/16/2025

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD. UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

DANIEL W. HAMMONS
LICENSED
5507
KANSAS
ARCHITECT
09/25/2025

SHELL GAS STATION
FINAL DEVELOPMENT PLAN APPLICATION
2135 S 34TH STREET
KANSAS CITY, KANSAS

ELEVATION PLAN

Project number	2024-120
Drawn by	KB
Checked by	DWH

SHEET 3

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	01/02/2025

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD., UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221

SHELL GAS STATION
FINAL DEVELOPMENT PLAN
APPLICATION

2135 S 34TH STREET
KANSAS CITY, KANSAS

SITE PLAN RENDERING

Project number	2024-120
Drawn by	KB
Checked by	DWH

SHEET 4

Site Plan Rendering

No.	Description	Date
	SUBMITTED FOR CITY APPROVAL	01/02/2025

INNOVATIVE DESIGN & RENOVATION
1501 PALED BLVD, UNIT #201
KANSAS CITY, MISSOURI 64153
(816) 797-2065
(816) 531-2221

SHELL GAS STATION
FINAL DEVELOPMENT PLAN
APPLICATION

2135 S 34TH STREET
KANSAS CITY, KANSAS

BUILDING RENDERING

Project Number	2024-120
Drawn by	MB
Checked by	DWH

SHEET 5

Building & Canopy Rendering

SITE PLAN (LOOKING NORTHEAST)

CONVENIENCE STORE (LOOKING EAST)

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

FRONT PARKING LOT

SOUTH PARKING LOT

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

BUILDING FRONT

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

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Final Plan Petition PR2025-032 and PLAT2025-031 (Homefield Apartments Final Plat)**

GENERAL INFORMATION

Applicant Information:
Justin Dixon
Applicant Representative
Rouse Frets White Goss, P.C.
Aaron March
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

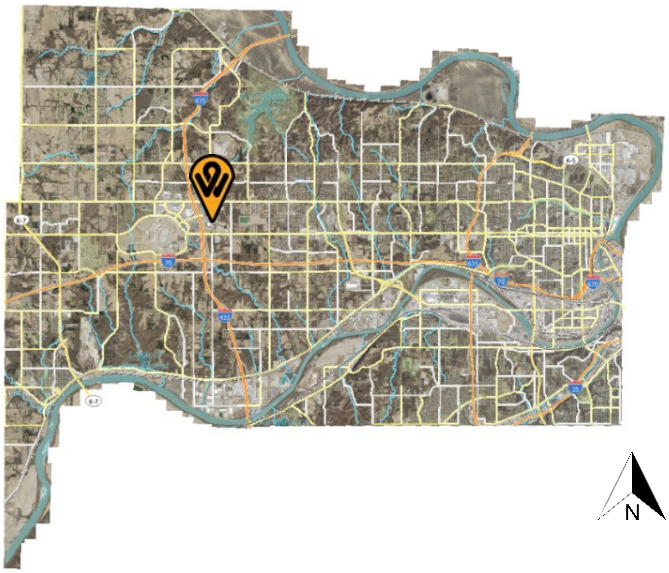
Subject Property:
1498 North 98th Terrace and 1501 North 98th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to build a 297-unit multi-family apartment development.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General Business and A-G Agriculture Districts**	**Medical office building and stormwater detention facility/streamway conservation**
South	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Menards and Camping World**
East	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Margaritaville Hotel & Resort and Top Golf (future)**
West	**CP-2 Planned General Business and B-P Planned Business Park Districts**	**Medical office building and Dairy Farmers of America (DFA) office building**

Total Tract Size: 24.43 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Area Plan designates this property as Medium-Density Residential, which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 98th Street as a Minor Arterial and North 98th Terrace as a Local Street.

Parking Requirement: Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 525 parking spaces are required. 561 parking spaces are provided.

Landscaping Requirement: Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 236 trees are required to be planted. This does not include street trees planted along 98th Street and 98th Terrace or parking lot islands.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement.

Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – October 17, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Justin Dixon with Case Ventures, Inc., has filed a Final Development Plan and Final Plat to plat one (1) multi-family lot to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park at 1498 North 98th Street and 1501 North 98th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. 2025 – COZ2025-016 – Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District to build a 297-unit apartment complex – Approved.
2. 2025 – PLAT2025-019 – Preliminary Plat for one (1) multi-family residential lot – Approved.
3. 2025 – MPL2025-009 – Master Plan Amendment from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) for an apartment complex.

Previous Planning Actions:

1. 2024 – VAC2024-005 – Vacation of a sanitary sewer easement for Homefield Margaritaville, Lot 3 approved by the Unified Government Board of

Commissioners on July 25, 2024.

FACTORS TO BE CONSIDERED

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

   The site is 24.43 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

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

   The proposed use provides adequate site access, directly to North 98th Terrace and North 98th Street.

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 with numerous drive aisles, ample maneuvering area, and parking spaces.

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

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments at North 94th and State Avenue, which is similar is in size and scale to the proposed development.

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 Plan KCK Comprehensive Plan Medium Density Residential land use designation, which allows attached residential development intended to promote infill development.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 98th Street and North 98th Terrace.

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

The property is accessed from North 98th Street to the northwest and North 98th Terrace to the southeast. No additional right-of-way needs to be dedicated.

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

   The proposed development is occurring within an already established planned zoning district via Change of Zone. The developer is providing parking specifically for residents and guests. Amenities are being provided that are similar to other multi-family developments in the Piper area – clubhouse, pool, dog park and picnic areas.

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

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

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

   The submitted final plan contains no significant changes from the previously approved preliminary plan (Change of Zone).

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

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

       Electrical and Water Service is provided by BPU.

    b. ***Sanitary Sewer Service***

       Sanitary sewer service is being extended by the developer and maintained 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 #223.

e. Fire

Fire service is provided by Station #6, located at North 98th Street and State Avenue.

f. Transit

Kansas City ATA provides transit along State Avenue at North 94th Street, Route #101 and UG Transit with a stop at North 100th Terrace and France Family Drive, Route #116.

g. Schools

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

h. Streets

See item #6 above

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The Final Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to North 98th Terrace and North 98th Street. There are no variances needed for setbacks, parking or landscaping.

13. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to the North 98th Street sidewalk, which leads to the Legends at Village West via France Family Drive.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is redeveloping a portion of the property that was a former waterpark site.

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

The proposed subdivision does not necessarily encourage pre-mature extension of public services or premature development based upon the location of surrounding development and the availability of public services, specifically road infrastructure, sanitary and storm sewers because this development North 98th Street to the west and North 98th Terrace to the east.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide color building elevations with exterior materials denoted on each sheet.

   Applicant Response: Color building elevations with exterior materials have been updated and provided. Please let us know if something further is required.

2. Amenities shall be constructed during the first phase of development.

Applicant Response: Amenities will be constructed during the first phase of development.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019:

1. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.
2. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361).
3. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.
4. Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street.
5. Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street.
6. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development.
7. Install bike racks at high trafficked nodes (clubhouse and site amenities).
8. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park.
9. Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.
10. Side and rear elevations must mimic the front façade.
11. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
12. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.
13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
14. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as non-vehicular open space.
15. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians.

16. Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.
17. Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;
18. All landscaping shall be with an in-ground irrigation system.
    a. Landscaping around the amenities shall be irrigated.
19. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
20. 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.
21. All electrical meter banks, typically on the side of the building shall be screened from public view.
22. 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.
23. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.
24. 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.

25. 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.
26. 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).
27. 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.
28. 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.
29. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.
30. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
31. All existing and future driveways must feature curb cuts that are constructed to UG standards.
32. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.
33. 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.
34. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all

applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

35. Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Applicant Response: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016and PLAT2025-019.

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.
   2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-032** and **PLAT2025-031 (Homefield Apartments Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
   a. **$32.00 per page payable to the Register of Deeds; and,**
   b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Amenities shall be constructed during the first phase of development;**

3. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
4. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
5. **For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
6. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
7. **Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street;**
8. **Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development;**
9. **Install bike racks at high trafficked nodes (clubhouse and site amenities);**
10. **All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park;**
11. **Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line;**
12. **Side and rear elevations must mimic the front façade;**
13. **The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**
14. **Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public;**
15. **The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages;**
16. **Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as non-vehicular open space;**
17. **In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians;**
18. **Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area;**

19. **Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;**
20. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
21. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
22. **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;**
23. **All electrical meter banks, typically on the side of the building shall be screened from public view;**
24. **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;**
25. **Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public;**
26. **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;**

27. **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;**
28. **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);**
29. **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;**
30. **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;**
31. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
32. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
33. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
34. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
35. **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;**
36. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public**

Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

37. **Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs
Letter from Menard, Inc.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	November 10, 2025	Not Required
Final Plat	November 10, 2025	TBD

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

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2025-032** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-032,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-031**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

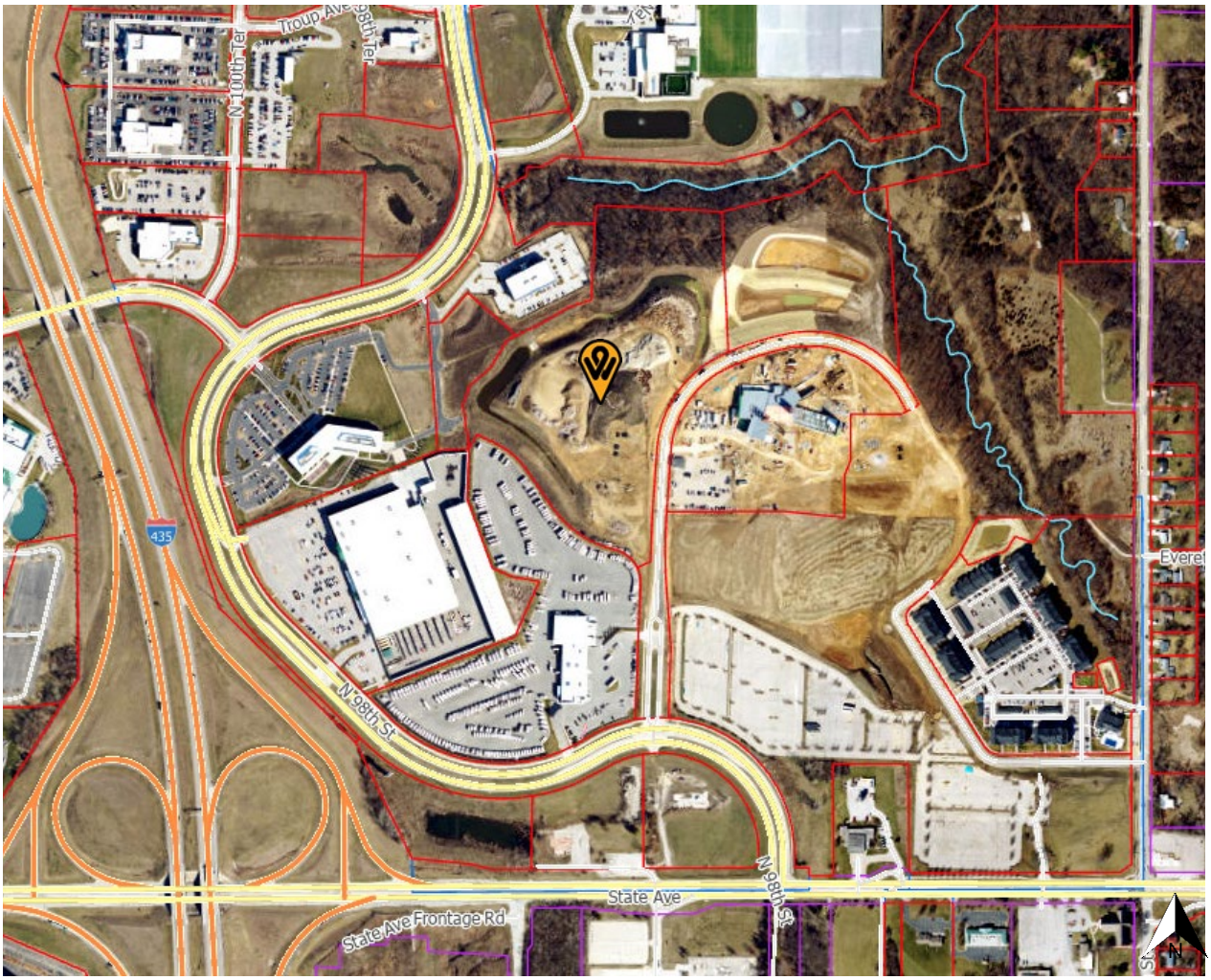
3. _____.

OR

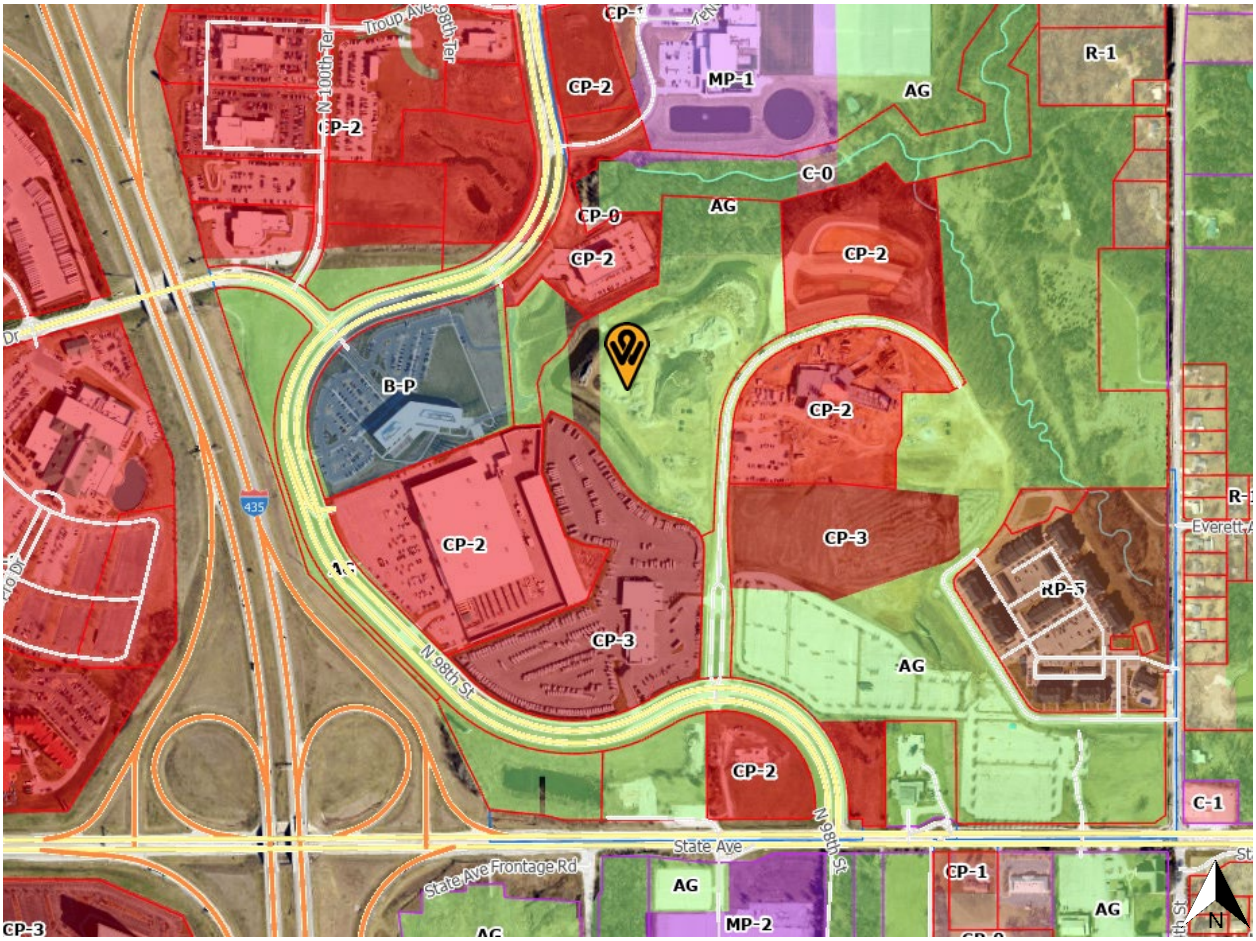
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-031**, Homefield Apartments Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


CP-2
MP-1
AG
R-1
C-0
CP-0
CP-2
B-P
CP-2
CP-3
RP-3
CP-3
AG
CP-2
C-1
State Ave
State Ave Frontage Rd
AG
MP-2
CP-1
AG
N 98th St
N
435

LAND USE MAP

TROUP
98TH
PINNACLE
Planned Commercial District
NB I-435 HWY TO EB PARALLEL PKWY
HWY 101
FRANCE FAMILY
Planned Mixed Entertainment / Commercial District
I-435
I-435
SB I-435 HWY TO WB STATE AVE
WB STATE AVE TO NB I-435 HWY
NB I-435 HWY TO WB STATE AVE
WB STATE AVE TO SB I-435 HWY
SB I-435 HWY TO EB STATE AVE
EB STATE AVE TO NB I-435 HWY
98TH
STATE AVE
EB STATE AVE TO SB I-435 OR I-70
NB I-435 OR I-70 TO EB STATE AVE
STATE AVE FRONTAGE
STATE
98TH
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Planned Office District
Public / Semi-Public
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: October 9, 2025
RE: **HOMEFIELD APARTMENTS**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Tanner Consulting, LLC

And we have determined the following:
Takes part of CIC-TAS Parcels:
413104 & 428200
Owners-of-Record:
HFS KCK, LLC
Jurat Signatures:
Scott, president – Case Ventures, Inc.

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

2) Legal Description
In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eighth lines, "North 26°35'20" West" is shown as "S 26°25'33" E" on the drawing. The legal description lists a different surveyor than shown on the plat.

3) FIRM
Add the FIRM panel number.

4) Incidental Information
Remove incidental ownership labeling and address labeling from the drawing.

5) Lot Labeling
Change the lot labeling to “Lot 1.”

6) Dimension
Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

7) Labeling
“Homefield Tract A Drive” needs to be changed to “Tract A, Homefield Margaritaville, First Plat.”

8) Dedication
Add a plat dedication.

9) Ownership
The ownership of record is different than shown on plat.

10) Approvals
Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area “Homefield” needs to be corrected. In the Register of Deeds area, “Office” is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

AARON G. MARCH
amarch@rousepc.com
816.502.4701

October 27, 2025

VIA ELECTRONIC MAIL (EDR@WyCoKCK.org)

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

Re: Homefield Apartments
Final Plan (PR2025-032) and Final Plat (PLAT2025-031)

To All Concerned:

Please consider this as Applicant's response to Staff's Comments and Conditions for the referenced project.

Planning and Urban Design Comments

1. Color building elevations with exterior materials haven been updated and provided. Please let us know if something further is required.

2. Amenities will be constructed during the first phase of development.

3. Previous Conditions: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016 and Plat2025-019.

General Engineering Review No. 1

1. Provide construction details, cross sections, i.e., curb, pavement type and thickness of parking lot, asphalt overlay, of the drive aisle and parking area proposed to be used on site. Also illustrate and indicate types of proposed curb and gutter around the paved areas i.e. stand up, roll over, dry curb etc.

Response: Construction details have been added to Sheet DP16b.

2. Please coordinate with Byron Toy, (913-573-5757), for additional Urban Planning and Zoning requirements and comments.

Response: Acknowledged.

7. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Response: Acknowledged.

Final Plat Comments (Plat#2025-031)

1. Plat: Robert Ringel. Title: Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

Response: The requested subtitle has been added to plat header.

2. Plat: Robert Ringel. In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eight lines, North 26°35'20" West is shown as South 26°25'33" East on the drawing. The legal description lists a different surveyor than shown on the plat.

Response: All dimension and bearing calls on the plat face now match the property description.

3. Plat: Robert Ringel. Add the FEMA FIRM panel number.

Response: FEMA FIRM panel number added on Survey Note 1.

4. Plat: Robert Ringel. Remove incidental ownership labeling and address labeling from the drawing.

Response: Ownership names removed from plat.

5. Plat: Robert Ringel. Change the lot labeling to "Lot 1".

Response: Lot labeling changed to "Lot 1".

6. Plat: Robert Ringel. Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

Response: All dimension and bearing calls on the plat face now match the property description.

7. Plat: Robert Ringel. "Homefield Tract A Drive" needs to be changed to "Tract A, Homefield Margaritaville, First Plat."

Response: Tract name revised as requested.

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8. Plat: Robert Ringel. Add a plat dedication.

Response: Plat dedication added to plat.

9. Plat: Robert Ringel. The ownership of record is different than shown on plat.

Response: There is a pending sale on the subject property. The ownership shown on the plat reflects the owner of the property at the time the final plat will be signed and recorded. An updated title report will be provided post closing.

10. Plat: Robert Ringel. Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area "Homefield" needs to be corrected. In the Register of Deeds area, "Office" is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac.

Response: Approval block has been modified per this comment and comments from the county surveyor.

11. Plat: County Surveyor. Plat redlines from County Surveyor.

Response: All redlines returned to us by the county surveyor markup have been addressed.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Aaron G. March

AGM:jw
cc: Byron Toy (via email, btoy@wycokck.org)
Travis Trumble (via email, ttrumble@wycokck.org)
Justin Dixon (via email, jdixon@caseusa.com)
Kevin Norton (via email, knorton@tannerbaitshop.com)
Justin Dowd (via email, JDowd@tannerbaitshop.com)
Justin Hoppe (via email, jhoppe@tannerbaitshop.com)
Dan Tanner (via email, dan@tannerbaitshop.com)
Russell McDaris (via email, rmcdaris@apid.net)
Bryan Dillingham (via email, bdillingham@pdgtulsa.com)

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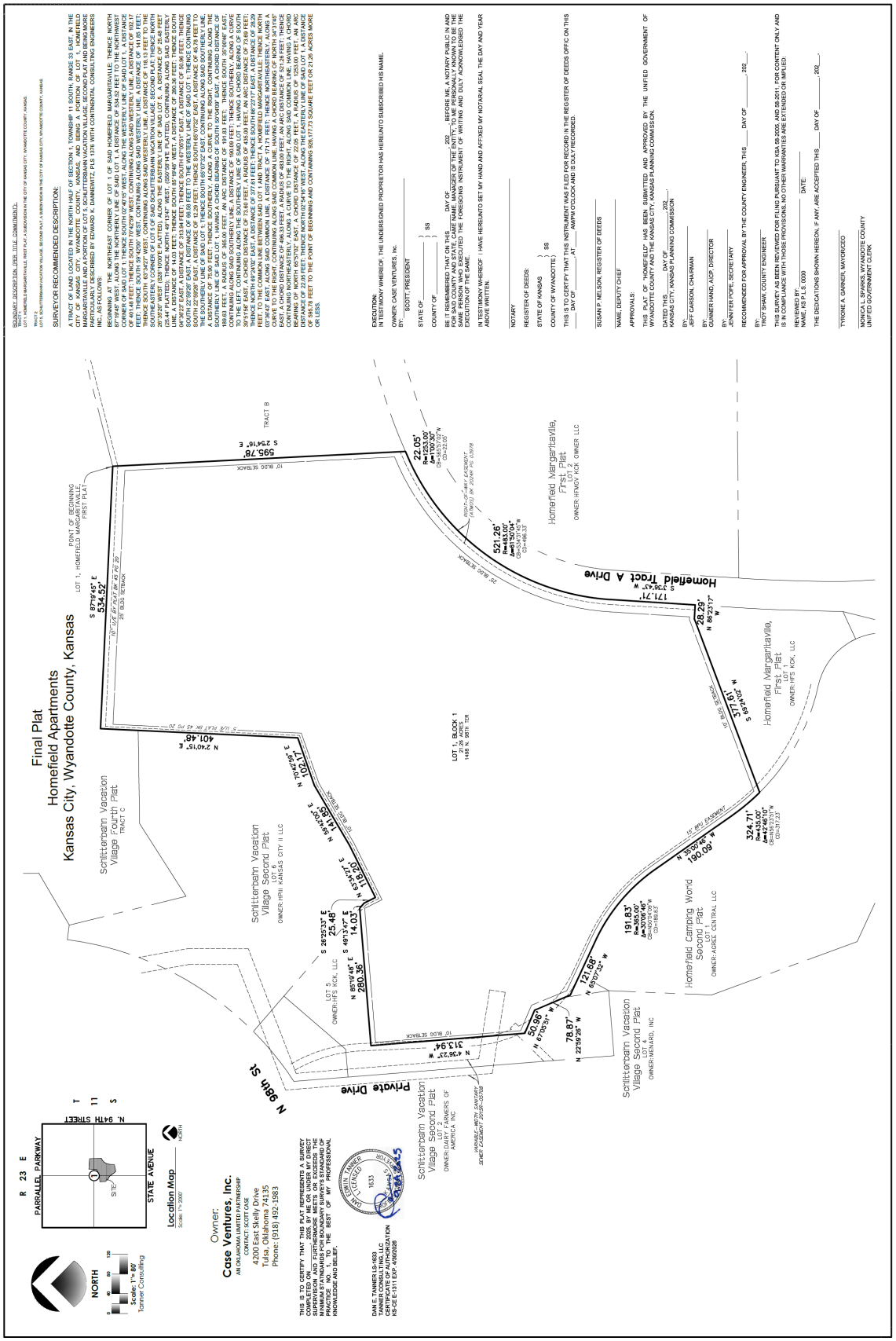
Final Plat
Homefield Apartments
Kansas City, Wyandotte County, Kansas
Owner:
Case Ventures, Inc.
AN OKLAHOMA LIMITED PARTNERSHIP
CONTACT: SCOTT CASE
4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918) 492-1983
Location Map
Scale: 1"= 2000'
R 23 E
PARRALLEL PARKWAY
T 11 S
N. 94TH STREET
STATE AVENUE
SITE
NORTH
Scale: 1"= 80'
Tanner Consulting
DAN E. TANNER LS-1633
TANNER CONSULTING, LLC
CERTIFICATE OF AUTHORIZATION
KS-CE E-1311 EXP. 4/30/2026
THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED ON _____, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND FURTHER THAT ALL REQUIREMENTS OF THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS STANDARD OF PRACTICE, AS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
DAN E. TANNER
1633
LICENSED
LAND SURVEYOR
STATE OF KANSAS
Schlitzenbahn Vacation
Village Fourth Plat
TRACT C
Schlitzenbahn Vacation
Village Second Plat
LOT 5
OWNER-HFHS KCK, LLC
Schlitzenbahn Vacation
Village Second Plat
LOT 2
OWNER-MENARD, INC
Homefield Camping World
Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Margaritaville,
First Plat
LOT 1
OWNER-HFHS KCK, OWNER LLC
LOT 1, BLOCK 1
18.26 ACRES
795,163 SQ. FEET
Homefield Tract A Drive
Private Drive
N 98th St
POINT OF BEGINNING
LOT 1, HOMEFIELD MARGARITAVILLE
FIRST PLAT
TRACT B
S 87°19'45" E
534.52'
S 2°24'16" E
595.78'
N 2°40'15" E
401.48'
N 85°19'45" E
280.36'
S 26°25'33" E
25.48'
S 49°13'47" E
14.03'
N 4°36'27" W
313.94'
N 67°39'31" W
50.98'
N 22°39'26" W
78.87'
N 68°07'32" W
121.68'
N 38°00'45" W
190.09'
N 89°23'17" W
28.29'
S 37°04'43" W
171.71'
S 0°40'15" W
401.48'
N 89°19'45" W
534.52'
N 0°40'15" W
401.48'
22.05'
R=15.00'
Δ=84°13'00"
CB=S83°53'02"W
CH=19.92'
521.26'
R=463.00'
Δ=64°30'04"
CB=S34°01'45"W
CH=494.33'
324.71'
R=435.00'
Δ=42°46'40"
CB=N36°23'03"W
CH=317.23'
191.83'
R=365.00'
Δ=30°06'46"
CB=N53°03'09"W
CH=189.63'
10' BLDG SETBACK
25' BLDG SETBACK
15' UTILITY EASEMENT
RIGHT-OF-WAY EASEMENT
(TAKING) BK 202040 PG 03978
WARNER-MYERS SANITARY
SEWER EASEMENT 2019R-05708
BOUNDARY DESCRIPTION (PER TITLE COMMITMENT):
LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
AND
TRACT B
LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
SURVEYOR RECOMMENDED DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AND, BEING A PORTION OF LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, AND ALL OF LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED BY EDWARD A. DANNEWITZ, PLS 1378 WITH CONTINENTAL CONSULTING ENGINEERS INC., AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID HOMEFIELD MARGARITAVILLE; THENCE NORTH 87°19'45" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 534.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°40'15" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 401.48 FEET; THENCE SOUTH 19°42'59" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 182.17 FEET; THENCE SOUTH 02°24'16" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 595.78 FEET; THENCE SOUTH 63°34'27" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 118.13 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT; THENCE NORTH 85°19'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 280.36 FEET; THENCE SOUTH 26°25'33" EAST, A DISTANCE OF 25.48 FEET; THENCE SOUTH 49°13'47" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 49°34'34" WEST, (S50°59'14"E PLATTED), CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 181.20 FEET; THENCE NORTH 63°34'27" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 26°25'33" WEST, A DISTANCE OF 25.48 FEET; THENCE NORTH 85°19'45" WEST, A DISTANCE OF 280.36 FEET; THENCE SOUTH 4°36'27" EAST, A DISTANCE OF 313.94 FEET; THENCE SOUTH 22°39'26" EAST, A DISTANCE OF 66.58 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTH 22°39'26" EAST, A DISTANCE OF 78.87 FEET; THENCE SOUTH 67°39'31" EAST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 68°07'32" EAST, A DISTANCE OF 121.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 65°07'32" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 190.09 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 324.71 FEET; THENCE SOUTH 38°00'45" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTH 37°04'43" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 171.71 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 28.29 FEET; THENCE NORTH 89°23'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 521.26 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.05 FEET; THENCE NORTH 0°40'15" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 401.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 926,177.79 SQUARE FEET OR 21.26 ACRES MORE OR LESS.
EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.
OWNER: CASE VENTURES, Inc.
BY: _____
SCOTT, PRESIDENT
STATE OF _____ } SS
COUNTY OF _____ }
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 202__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME NAME, MANAGER OF THE ENTITY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.
NOTARY _____
REGISTER OF DEEDS:
STATE OF KANSAS } SS
COUNTY OF WYANDOTTE }
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFIC ON THIS ____ DAY OF _____, AT ____ AM/PM O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
NAME, DEPUTY CHIEF
APPROVALS:
THIS PLAT, OF "HOMEFIELD" HAS BEEN SUBMITTED AND APPROVED BY THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND THE KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS ____ DAY OF _____, 202__.
KANSAS CITY, KANSAS PLANNING COMMISSION
BY: _____
JEFF CARSON, CHAIRMAN
BY: _____
GUINNER HAND, AICP, DIRECTOR
BY: _____
JENNIFER POPE, SECRETARY
RECOMMENDED FOR APPROVAL BY THE COUNTY ENGINEER, THIS ____ DAY OF _____, 202__.
BY: _____
TROY SHAW, COUNTY ENGINEER
THIS SURVEY AS BEEN RESUBMED FOR FILING PURSUANT TO KSA 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY: _____ DATE: _____
NAME, KS P.L.S. 0000
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY OF _____, 202__.
TYRONE A. GARNER, MAYOR/CEO
MONICA L. SPARKS, WYANDOTTE COUNTY
UNIFIED GOVERNMENT CLERK

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
Private Drive
N 98th St
POOL
595.78'
S 2°54'16" E
N 98th Ter
Homefield Rogerdale First Plat
Solstinden Venture Village Second Plat
Homefield Canning World Second Plat
LOT 1
OWNER-HFS KCK, LLC
LOT 2
OWNER-HFS GV KCK OWNER LLC
LOT 6
OWNER-HPB KANSAS CITY II LLC
LOT 5
OWNER-HFS KCK, LLC
LOT 4
OWNER-NEWARD, INC
LOT 3
OWNER-AGREE CENTRAL LLC
INSTALL AREA INLET
OVERLAND DISCHARGE
NO ELECTRONIC CAD FILES OR PDF'S ARE AUTHORIZED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Homefield
1498 N 98th Ter
Kansas City, Kansas
CO2025-016
PR: 2025-032
Plat: 2025-031
Site Plan
DP02
Legend
Site Data:
Parking Data:
Parking Note:
Phasing Note:
THE PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
Private Drive
N 98th St
N 98th Ter
Schlitterbahn Vacation Village Second Plat
Homefield Village First Plat
Homefield Camping World Second Plat
POOL
CLUB
MAINTENANCE BUILDING
ENCLOSED DUMPSTER
ONSITE DETENTION
MARGARITAVILLE DETENTION BASINS
PROPOSED DRIVEWAY
PROPOSED PRIVATE DRIVE
PROPOSED SIDEWALK
EXISTING STORM SEWER
EXISTING PAVING
PROPOSED PAVING AND CONCRETE
PROPOSED BUILDING

Tanner Consulting
Homefield
1498 N 98th Ter
Kansas City, Kansas
CO72025-016
PR: 2025-032
Plat: 2025-031
Grading Plan
DP05
NORTH
Scale: 1" = 50'
Legend
ADA ACCESSIBILITY NOTES
N 98th Ter
Homefield Margaritaville First Plat
Homefield Camping World Second Plat
POOL
CLUB

Homefield
1498 N 98th Ter
Kansas City, Kansas
DP17
Utility Plan
CO2025-016
PR: 2025-032
Plat: 2025-031
Tanner Consulting
NORTH
Scale: 1"= 50'
Homefield Margaritaville, First Plat
LOT 2
OWNER: HFMGK KCK, OWNER, LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER: HFMI KANSAS CITY II, LLC
Homefield Camping World Second Plat
LOT 1
OWNER: AGREE CENTRAL, LLC
Schlitterbahn Vacation Village Second Plat
LOT 4
OWNER: MENARD, INC
LOT 5
OWNER: HFS KCK, LLC
ON-SITE DETENTION
POOL
CLUB
CONNECT TO EXISTING WATERLINE
CONNECT TO EXISTING STORM SEWER
PROPOSED SEWER SERVICE TYP.
PROPOSED WATER SERVICE TYP.
PROPOSED 8" PRIVATE STORM SEWER
PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED 8" PRIVATE WATER LINE
SEWER CONNECTION
FIRE HYDRANT
PRIVATE DRIVE
EXISTING STORM SEWER
Note
ALL PROPOSED INTERIOR WATER LINES, HYDRANTS, AND SANITARY SEWER LINES ARE PRIVATE.

PDG
PLANNING DESIGN GROUP
LEGEND
SHADE TREE
ORNAMENTAL TREE
PINE TREE
EVERGREEN FULL TO GROUND FOR SCREENING
SHRUB PLANTING
SOLID SLAB FESCUE SOD ON ENTIRE PROJECT SITE
LANDSCAPE DATA TABLE
PRELIMINARY PLANT MATERIAL LIST
Homefield Apartments
Kansas City, Wyandotte County, KS
PROJECT INFORMATION
PROJECT ADDRESS:
1498 NORTH 89TH TERRACE
KANSAS CITY, KS
ISSUE/REVISIONS
PDP MAY 29, 2025
FDP SEPT 24, 2025
OWNER
CASE & ASSOCIATES
4200 East SKELLY DR.
Suite 1000
Tulsa, OK 74105
OFFICE (918) 492-1983
FAX (918) 492-9423
LSSP-1
LANDSCAPE SITE PLAN
UNDISTURBED AREA: 4.02 ACRES
EDGE OF DISTURBANCE
DISTURBED AREA 17.24 ACRES
EXISTING TREE MASS TO REMAIN
DOG PARK
POOL
CLUB
Private Drive
Homefield Tract A Drive
Homefield Margaritaville, First Plat
OWNER-HFH MARGARITAVILLE LOT LOCK OWNER LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER-HFH KANSAS CITY LLC
LOT 5
OWNER-HFH SECK LLC
LOT 4
OWNER-MENKHO, INC
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Camping World Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
190.09'
N 89°40'01" W
313.23'
N 0°36'23" W
78.87'
N 22°59'28" W
50.98'
N 89°40'01" W
121.66'
N 89°40'01" W
191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
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191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W

REVISIONS
MPW
SHANE HEMBREE
The Homefield
Apartment Homes
PROJECT:
LOCATION: Kansas City, Kansas
CLIENT: Code Development Services
SEAL:
NOTICE OF COPYRIGHT
NO CAD FILES SHALL BE PROVIDED TO OTHERS UNDER ANY CIRCUMSTANCES.
Architects Collective
4709 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
PROJECT NUMBER: 0448
DATE: 09/05/2025
SHEET TITLE: ELECTRICAL
Electrical Site Plan
SHEET NUMBER:
E100
Schedule
Symbol
Label
Image
Quantity
Manufacturer
Catalog Number
Description
Number Lamps
Lumens Per Lamp
Light Loss Factor
Wattage
Plot
A
152
Lithonia Lighting
WDGS LED P3 70CRI RFT 40K
WDGS LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC
1
10145
1
71.6952
Max: 489cd
Statistics
Description
Symbol
Avg
Max
Min
Max/Min
Avg/Min
Property Line
0.0 fc
0.3 fc
0.0 fc
N/A
N/A
Site
1.4 fc
7.9 fc
0.0 fc
N/A
N/A
POOL
CLUB
1 SITE PHOTOMETRIC PLAN

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C100
KEYED NOTES:
B CLUB SIDE ELEVATION
A CLUB FRONT ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C200
KEYED NOTES
B CLUB SIDE ELEVATION
A CLUB REAR ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

MENARD, INC.

June 10, 2024

Sent Via Email

City of Kansas City, Kansas
City Planning Commission
701 North 7th Street
Kansas City, KS 66101

RE: Petitions PR2025-032 and PLAT2025-031
1498 North 98th Terrace and 1501 North 98th Street

Dear Commissioners,

Menard, Inc. ("Menards") is in receipt of a public notice regarding the proposed residential development of certain lands located next to our North 98th Street property.

Menards currently operates a retail store and lumberyard on the adjacent parcel. While Menards shares in the desire for growth, prosperity, and continued development of the City of Kansas City, Kansas, the operation of the Menards store, like that of similar large retail establishments, generates certain levels of noise, traffic, and light. Menards requests that the proposals before the Commission be considered with these pre-existing conditions in mind, and that that any approvals be conditioned on the acknowledgement by all parties of the foreseeable issues that may result by being in close proximity to an existing retail store and lumberyard.

Please include this letter as part of the official public hearing transcripts of the upcoming City of Kansas City, Kansas Planning Commission meeting. Thank you for your time and consideration.

Respectfully,

Menard, Inc.

Timothy Enyeart
Corporate Counsel
Menard, Inc. - Properties Division
5101 Menard Drive, Eau Claire, WI 54703
tenyeart@menard-inc.com
[P] 715-876-2368

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Change of Zone Petition COZ2025-022**

GENERAL INFORMATION

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

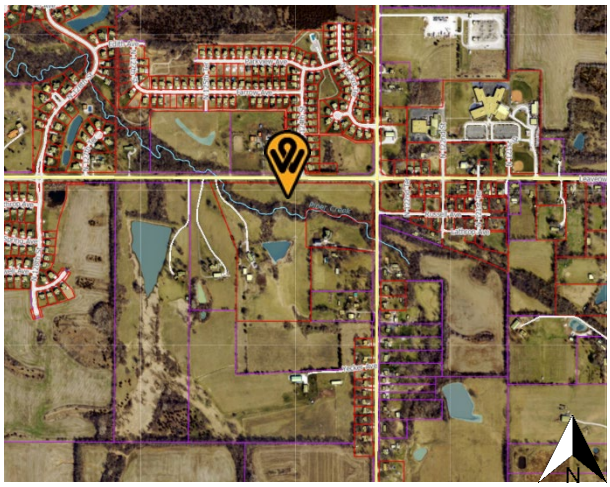
Subject Property:
12525 Leavenworth Road
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to R-1 Single Family District.

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

Existing Zoning District(s):
A-G Agriculture District

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



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

Total Tract Size: 30 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

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

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

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

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

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

Public Hearing(s): October 13, 2025, October 30, 2025 and November 10, 2025

Public Support: None to date.

Public Opposition: There was one (1) person present at the October 13, 2025 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daryl Rakoski, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District to build three (3) single-family homes on 9.06 acres at 12525 Leavenworth Road.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

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

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

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

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

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

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

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

   The property is not vacant.

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

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

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

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

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

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

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

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

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

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Any future on-site grading or livestock should not interfere with Piper Creek.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

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

c. Storm Water Control

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

d. Police

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

e. Fire

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

f. Transit

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

g. Schools

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

h. Streets

See item #6 above.

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

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

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

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

PLANNING COMMISSION RECOMMENDATION

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.**

STAFF COMMENTS AND SUGGESTIONS

UPDATE – November 10, 2025:

At the Unified Government Board of Commissioners meeting on October 30, 2025, the governing body remanded COZ2025-022 back to the City Planning Commission to discuss why this single-family subdivision was proposed to be R-1 Single Family District and not a planned district – RP-1 Single Family District.

Section 27-210(a)(2) When a zoning amendment is proposed, use of conventional zoning districts is appropriate for the development of single lots with uses compatible to existing or planned surrounding development. Development of multiple lots, subdivisions, and most nonresidential uses should be accomplished through a planned district pursuant to section 27-211.

Numerous subdivisions, Newberry at Piper (north of the subject property), Whispering Pines, Woodberry Ridge and Pavilions of Piper, all within 1,200 feet of the subject are conventionally zoned R-1 Single Family District.

Unless a developer and/or Staff has specific design criteria or elements either party wants to ensure is incorporated into each single-family home or amenities, which are reviewed prior to obtaining a building permit with the Building Inspection Division, thereby extending the permitting process, Staff has used its discretion and have not seen a reason to seek a planned district (RP-1) for rezonings for single-family subdivisions.

STAFF RECOMMENDATION AND CONDITIONS

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

1. **Based on the concept plan, lots 1 through 3 comply with the lot width and lot area along the major street, Leavenworth Road. Additionally, all three (3) proposed lots exceed the minimum lot area for septic service. As a result, no future variances are necessary;**
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.**

ATTACHMENTS

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

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	October 13, 2025 Approval November 10, 2025	October 30, 2025 Remanded back to CPC December 4, 2025

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

MOTIONS

I move the City Planning Commission **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 City Planning Commission **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 90th Street, Lenexa, Kansas 66215

Present in Opposition:

- Neal Palmer, 2600 North 131st 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 applicants 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:**

Carson	**Chairman**
Straws	**Aye**
Ward	**Aye**
Armstrong	**Aye**
Beth	**No**
Ernst	**No**
Jones	**Aye**
Easterwood	**Aye**
Mohler	**No**
Miller	**Aye**
Schwartz	**Not Present**

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

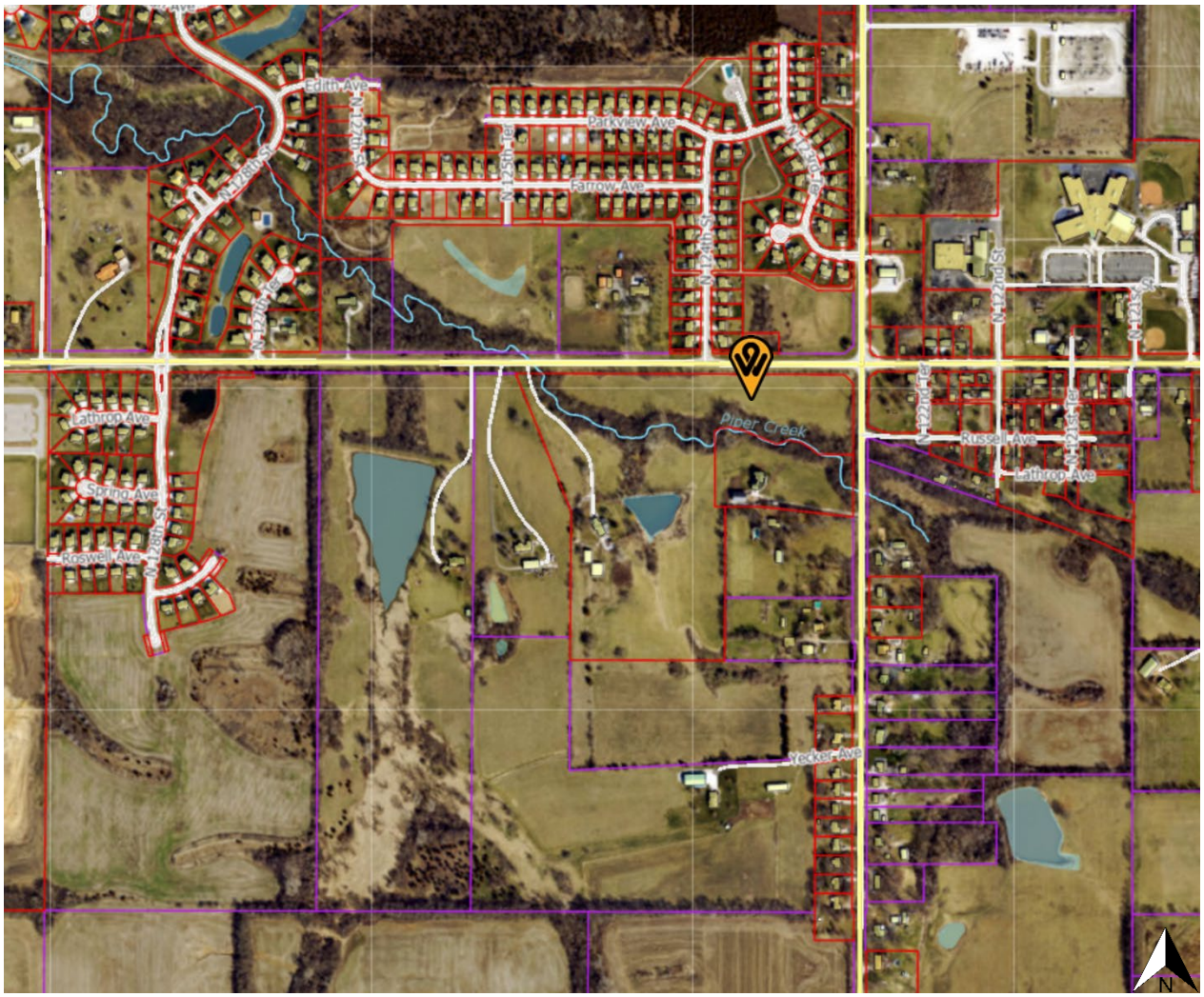
1. **Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7;**
2. **Future sidewalk on Leavenworth Road will be evaluated if and when a Preliminary and/or Final 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;

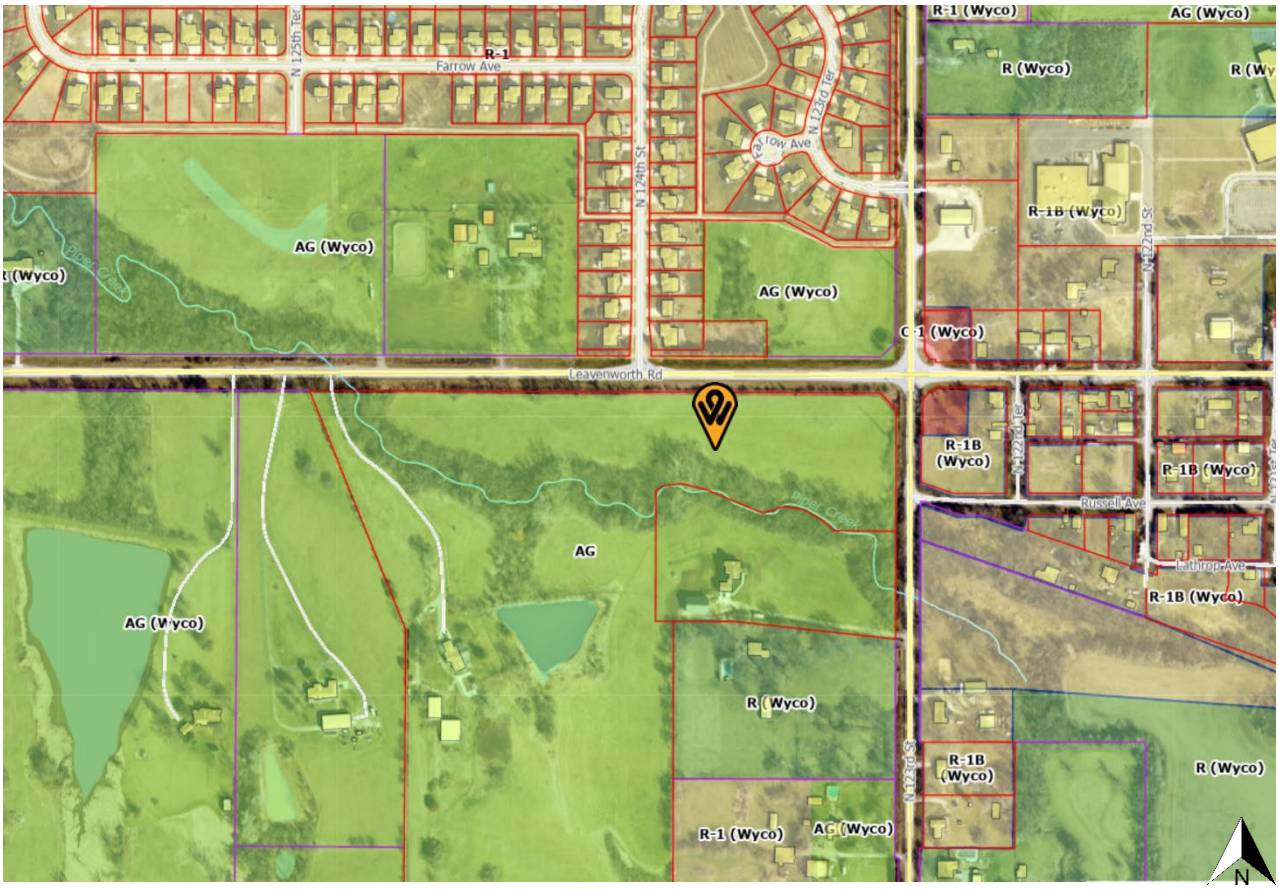
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
6. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
7. **Primary 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.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1
Farrow Ave
N 125th Ter
N 124th St
N 122nd Ter
Farrow Ave
AG (Wyco)
AG (Wyco)
Piper Creek
(Wyco)
Leavenworth Rd
R-1 (Wyco)
AG (Wyco)
R (Wyco)
R (Wy
R-1B (Wyco)
N 122nd St
C-1 (Wyco)
R-1B (Wyco)
N 122nd Ter
R-1B (Wyco)
Russell Ave
Lathrop Ave
R-1B (Wyco)
AG
Piper Creek
AG (Wyco)
R (Wyco)
R-1B (Wyco)
N 122nd St
R (Wyco)
R-1 (Wyco)
AG (Wyco)
N

LAND USE MAP

SLOAN
EDITH
PARKVIEW
FARROW
FARROW
123RD
123RD
123RD
122ND
121ST
121ST
Public / Semi-Public
124TH
125TH
127TH
128TH
128TH
128TH
127TH
LATHROP
SPRING
ROSWELL
127TH
Planned Suburban Residential District
RUSSELL
LATHROP
YECKER
Public / Semi-Public
Planned Mixed Residential District
N

ALC Comment Response

September 24, 2025

COZ2025-022

Mr. Toy,

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

Planning and Urban Design Comments:

1. Staff is concerned with multiple driveways along Leavenworth Road. Leavenworth Road is a highly trafficked road, primarily during the peak AM and PM hours due to Piper High School on North 131st Street and Piper Prairie Elementary School on North 122nd Street. During these peak hours, there are long queues at the North 123rd Street and Leavenworth Road intersection which could cause access issues for future driveways on Leavenworth Road. Applicant understands the concern that is presented. However, this application is for a rezoning only. The applicant has not yet settled on a layout for the property. Given the constraints of the property, the applicant may propose a subdivision with as few as four lots, one of which would front off of 123rd street, thereby reducing the number of drives onto Leavenworth Road to three. Further, the applicant is considering a cross-access easement which would further reduce the number of curb cuts along the roadway.

2. Based on the concept plan, in order to not require a variance from Section 27-280(f), build a private street built to public standard from Leavenworth Road (on Standard 1 and exit on Standard Lot 7. At the time of platting, the applicant will consider all available options.

3. Per the goDotte Countywide Strategic Mobility Plan, build a 10-foot sidewalk along the west property line on Leavenworth Road. The existing terrain and a creek west of 123rd Street creates significant obstacles to the development of a 10' MUP.

Standard Conditions:

1. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Leavenworth Road without variance from the Board of Zoning Appeals. Understood. Applicant will endeavor to conform to the regulations as strictly as possible and will pursue variances if necessary.

2. Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features. Understood

3. The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet. Udnerstood

4. Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding. Understood

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5. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable. Understood

6. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units. Understood

7. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:

a. Incorporate upper-level dormers above the garage, or,

b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,

c. Use trim, windows and other details to de-emphasize the visual impact of

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

Planning Engineering Comments:

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

1) None

B) Items that are conditions of approval:

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

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

1) None

Best,

Krystal Voth

Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

14500 Parallel Road, Unit R

Basehor, KS 66007

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

Proudly WBE Certified in Kansas and Missouri

COZA2025-022 Meeting Minutes

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

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

Applicant Present: Daryl and Corinne Rakoski

Members of the public:

Rick & Teressa Ellis

3000 N 123rd Street

Jason Rakoski

14616 W 90th Street

Lenexa, KS

Grant Adams

5901 N Beaman Avenue

Parkville, Mo

Discussion:

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

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

Meeting Adjourned at 7:00PM

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

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

1. That I am the petitioner for Petition # COZ2025-022.
2. That I conducted a neighborhood meeting on 9/25/2025.
3. The notice to nearby property owners was sent on 9/9/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Krystal A. Voth
Affiant

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

My commission expires 12th of January, 2027.

Notary Public

NOTARY PUBLIC - STATE OF KANSAS
DOMONIQUE DENICE KETTLER
My Appt Exp 1/12/2027

ALL LOTS ON SEPTIC SYSTEMS
LOT 1
130531.14 SQ FT
3.00 ACRES
LOT 2
131338.79 SQ FT
3.02 ACRES
LOT 3
132251.64 SQ FT
3.04 ACRES
LOT 1
30.05 ACRES
LOT 2
5.05 ACRES
CENTERLINE OF PIPER CREEK
SOUTH R/GHT OF WAY LINE LEAVENWORTH RD
LEAVENWORTH RD
N 123RD STREET
WEST RIGHT OF WAY LINE N 123RD STREET
50' R/W
POINT OF BEGINNING
FOUND 1/2" REBAR
CAP KLS 533
(HELD)
FOUND 1/2" REBAR
ORIGIN UNKNOWN
(HELD)
FOUND 5/8" REBAR
ORIGIN UNKNOWN (HELD)
1. 7.80' SW TO FENCE CORNER
2. 79.29' NE TO POWER POLE
FOUND 5/8" REBAR
ORIGIN UNKNOWN (HELD)
1. 6.22' WEST TO
FENCE CORNER
2. 14.33' EAST TO
POWER POLE
POINT OF COMMENCEMENT
FOUND 3" ALUMINUM DISK
NE CORNER OF THE NE
1/4 SEC 32-10-23
1. 67.41' NE TO PK
NAIL IN E FACE OF
POWER POLE
2. 80.79' SW TO TOP
OF 3" PIPE
3. 91.63' NNW TO PK
NAIL IN E FACE OF
POWER POLE
EAST LINE NE 1/4 SEC 32-10-23
S01°45'45"E 2643.64'
S88°14'15"W
40.00' (DEED
& MEAS)
S01°45'45"E
640.81' (DEED) & (MEAS)
340.61'
30.00'
10' U/E
20' B/L
50' B/L
S46°44'01"E
63.67' (DEED & MEAS)
375.75'
1449.74'
1593.51' (MEAS) & 1593.10' (DEED)
N88°17'44"E
457.99'
N88°17'44"E 2626.92'
NORTH LINE NE 1/4 SEC 32-10-23
N85°43'45"W
453.27' (DEED & MEAS)
S88°15'32"W
218.99'
168.74' (DEED
& MEAS)
S01°45'45"E 742.07' (DEED & MEAS)
N01°45'45"W 365.74'
S88°15'32"W 750.60' (DEED & MEAS)
N01°34'18"W 716.93' (DEED & MEAS)
N23°53'44"W 717.44' (MEAS) & 717.45' (DEED)
5025
10' U/E
20' B/L

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Change of Zone Petition COZ2025-023**

GENERAL INFORMATION

Applicant Information:
Josh Gatewood
Applicant's Representative
Joel Jackson with Bishop Engineering
3501 104th Street
Urbandale, Iowa 50322

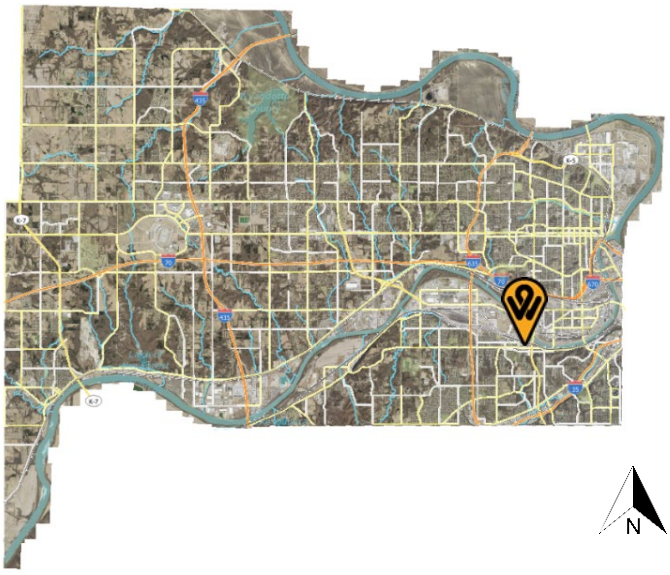
Subject Property:
2320 Metropolitan Avenue
Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of a Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District.

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

Existing Zoning District(s):
MP-1 Planned Light and Industrial Park District

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



	Adjacent Zoning	Adjacent Uses
North	MP-1 Planned Light Industrial and Industrial Park District	Walmart
South	M-2 General Business District	Undeveloped land
East	MP-1 Planned Light Industrial and Industrial Park District	Undeveloped land
West	R-1(B) Single Family and CP-2 Planned General Business Districts	Vega Park and commercial retail storefront

Total Tract Size: 1.37 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Metropolitan Avenue as a Major Collector and South 24th Street as a Minor Collector.

Parking Requirement: Section 27-466(e) states Uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 29 parking spaces are required. The applicant is providing 38 parking spaces.

The Unified Government passed an resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings with up to six (6) residential units east of Interstate 635.

Landscaping Requirement:	Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent. 15 trees are required. This does not include the street trees along the perimeter road/drive and parking lot islands. 21 trees are being provided.
Advertisement:	The Wyandotte Echo – September 18, 2025 Letters to Property Owners – September 19, 2025 and October 6, 2025
Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Josh Gatewood with McDonald's Corporation, is requesting a Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 Planned General Business District to build a 3,800 square foot McDonald's restaurant on 1.37 acres.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2013 – MP-2013-3 – Master Plan Amendment from Business Park to Community Commercial (City-Wide Comprehensive Plan).
2. 2009 – PR-2009-33 – Preliminary Plan Review for a 234,060 square foot business parking (Withdrawn).
3. 2007 – COZ 2939 – Change of Zone from M-3 Heavy Industrial District to MP-1 Planned Light Industrial and Industrial Park District.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Argentine Statistical Neighborhood and Block Group 0428001. The neighborhood consists of small commercial and small warehousing businesses along Metropolitan Avenue, Vega Park and single-family homes to the west and Walmart retail store to the north. This is a former heavy industrial site.

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. A fast-food restaurant of this scale is compatible with the established uses in the area.

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 commercial and industrial uses. Rezoning the property allows for drive-through capabilities and will not detrimentally affect nearby property.

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 the 1990s.

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 could be considered reasonably necessary for the convenience of the public. Should this property be developed to its fullest extent, it should not substantially or permanently injure the appropriate use, visual quality, or marketability of adjacent commercial, industrial and residential properties.

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.***

   Given the scale of the development proposed on the subject property, the proposed use will increase the amount of traffic along the internal, private roadway, but not the road capacity of Metropolitan Avenue or South 24th Street.

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

   The proposed use conforms to the Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

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

   If proposed use will not cause environmental harm.

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

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

      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 South Patrol, District #331.

   e. ***Fire***

      Fire service is provided by Station #7, which is less than one-quarter (¼) mile away from the subject property.

   f. ***Transit***

Kansas City ATA provides transit service along Metropolitan Avenue and South 24th Street, Route #104.

g. Schools

Public Education is provided by Emerson Elementary School, Argentine Middle School, and Harmon High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above.

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

The economic impact of the proposed use will provide a boost and possibly spur further quality development in the Argentine community.

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

The proposed use is capable of meeting applicable ordinance requirements.

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

The relative gain to public health, safety, and welfare as compared to the hardship imposed on the landowner is minimal.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Pedestrian Connectivity
Landscaping
Mechanical Equipment Screening

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Provide a truck turning template to show how the trash enclosure will be serviced.

   Applicant Response: Submitted turning templates for trash.

2. Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways.

   Applicant Response: Noted, walkways through drive aisles are striped, see sheet C2.1.

3. Per Business Licensing Division: The applicant has filed and maintained 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.

   Applicant Response: Noted.

4. Parking lot shall be paved and striped.

   Applicant Response: Noted, paving and striping are shown on plans.

Building Architecture:

1. Street trees and shrubs are required to be planted along Metropolitan Avenue. See Public Works Department Street Tree diagram.

   Applicant Response: Noted, street trees and shrubs are shown on landscape plan.

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.

   Applicant Response: Building elevations have been designed with façade elements to provide 360 degrees.

3. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
   a. Divisions or breaks in materials;
   b. Building offsets (projections, recesses, niches);

c. Window bays;
d. Separate entrances and entry treatment; or,
e. Variation in rooflines.

Applicant Response: Building elevations have been designed with façade elements to provide no more than 45 feet increments.

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

   Applicant Response: Building elevations have been designed to provide no more than 15 percent EIFS or metal paneling of any façade. Drive-thru façade: 2,041 total square feet, 306 metal paneling square feet, equals 15 percent.

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

   Applicant Response: Primary roof drains are internalized. Overflow drains are internalized until they daylight in non-conspicuous locations. The downspouts at the canopy cannot be internalized due to structural conflicts. The canopy downspouts intent is to avoid the water shed off these canopies onto customers and sidewalks to avoid any potential water/ice on the sidewalks.

6. The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building.

   Applicant Response: Loading doors and service entries shall be painted to match the building as the adjacent façade color of the building.

Landscaping and Screening:

1. Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.

   The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands.

   Applicant Response: Noted, trees provided on landscaping plan.

2. 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.

   Applicant Response: Noted, trees provided on landscaping plan.

3. 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.

   Applicant Response: Noted, trees provided on landscaping plan.

4. Section 27-577(d)(1) states that 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: Noted, ornamental plantings provided on landscaping plan.

5. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

   Applicant Response: Noted, screening provided on landscaping plan.

6. Section 27-700(b)(9) 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 (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

   Applicant Response: Noted, will add photometrics on final drawings.

7. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

   Applicant Response: Noted, all islands are curbed and landscaped. Trees provided on landscaping plan.

8. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines.

   Applicant Response: Noted, will show screening of mechanical on elevations.

9. Regarding BPU transformer screening, the following applies:
    a. Gate doors are required for all types of screening that are placed in front of the transformers.
    b. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
    c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
    d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    e. Customer must take into account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) of spacing between each tree taking account the growth of saplings).
    f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
    g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

    Applicant Response: Noted, transformer screening is provided on landscaping plan.

10. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way.

    Applicant Response: Noted, see attached trash enclosure elevations.

Signage:

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

    Applicant Response: Noted.

Planning Engineering Comments:

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

1) None

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

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-023** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval, a Final Development Plan is required to be submitted following this Change of Zone entitlement;**
2. **Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways;**
3. **Parking lot shall be paved and striped;**
4. **Section 27-576(e)(2) Exterior building materials shall not include the following:**
   a. **EIFS at the ground level or comprising more than 15 percent of any façade.**
   b. **Metal paneling can only account for 15 percent of any façade;**
5. **Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
6. **The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building;**
7. **Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.**

   The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands;
8. **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;**
9. **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;**
10. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**

11. **Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;**
12. **Section 27-700(b)(9) 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 (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;**
13. **All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
14. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
15. **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;**

16. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way;**
17. **All landscaping shall be irrigated;**
18. **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);**
19. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
20. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
21. **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;**
22. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
23. **Subject to approval of the Final Development Plan, a building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
24. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
25. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
26. **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;**
27. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable**

local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

28. **Subject to approval of the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
29. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Floor Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-023** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

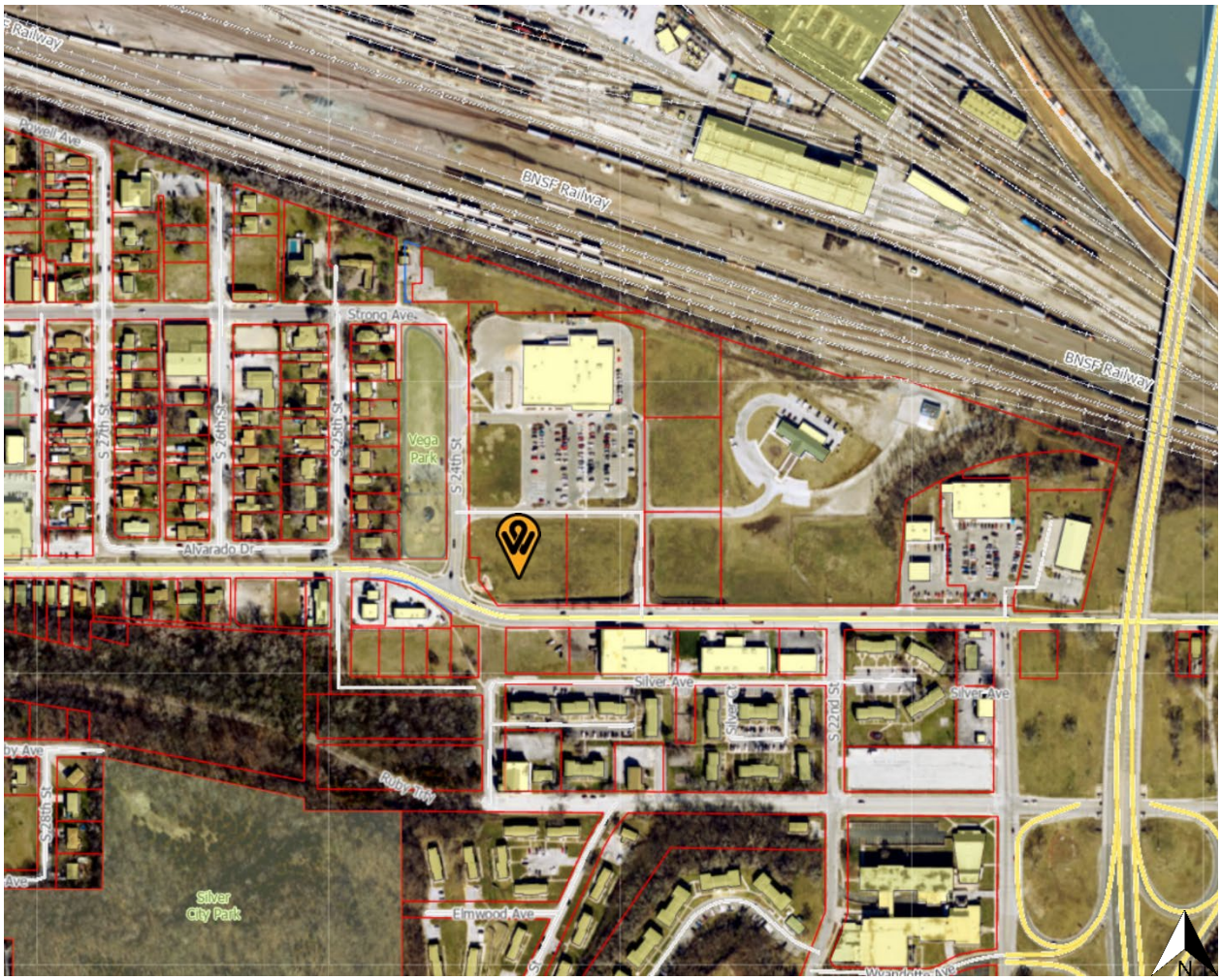
3. _____.

OR

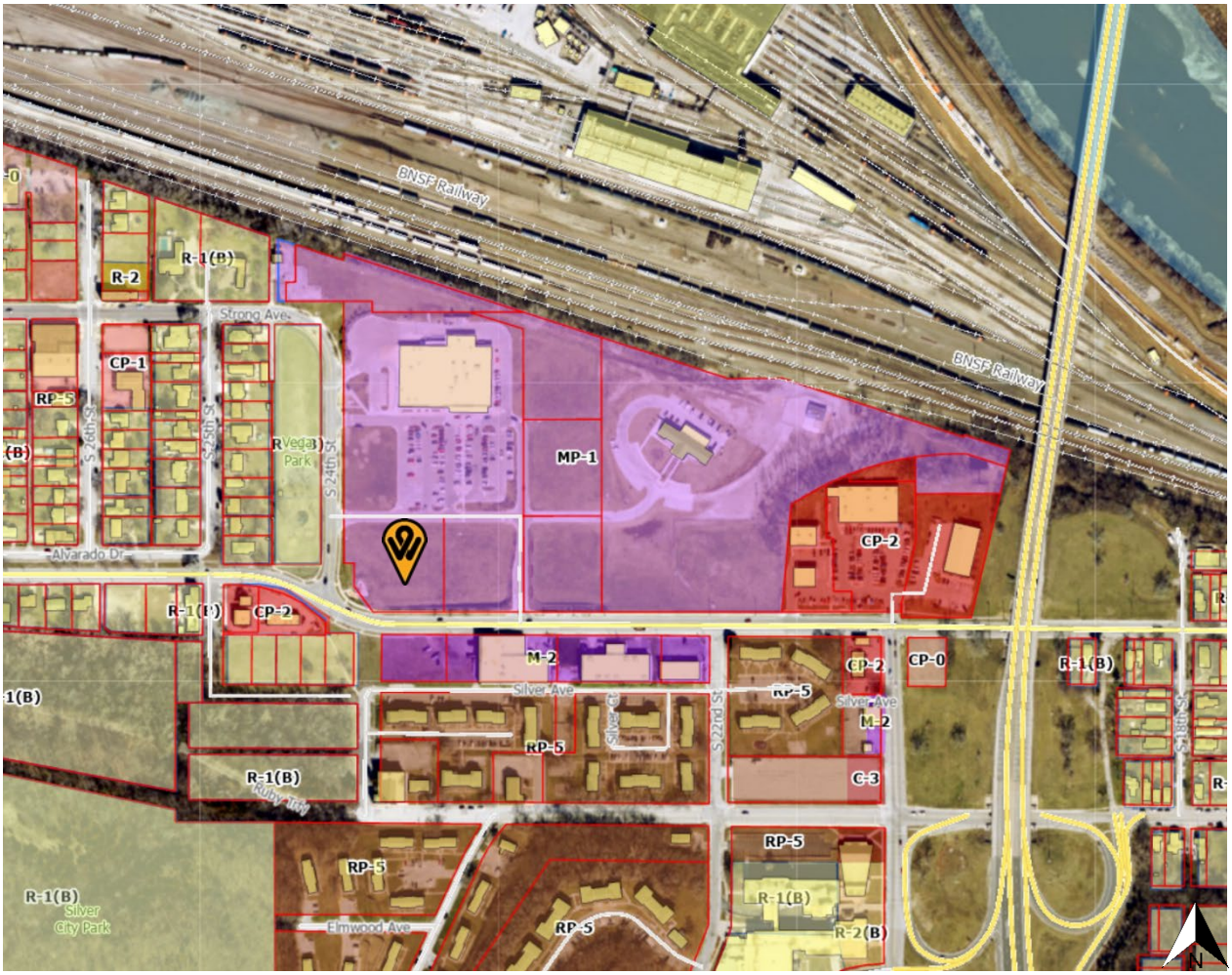
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-023,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


BNSF Railway
R-1(B)
R-2
Strong Ave
CP-1
RP-5
S 24th St
S 25th St
Vega Park
MP-1
CP-2
Alvarado Dr
M-2
Silver Ave
RP-5
S 22nd St
C-3
CP-0
Ruby Trl
Silver City Park
Elmwood Ave
R-2(B)
N

LAND USE MAP

Industrial
STRONG
Neighborhood Commercial
26TH
25TH
Parks
24TH
Community Commercial
Urban Mixed Use
VARADO
METROPOLITAN
25TH
SILVER
Utilities
SILVER
22ND
SILVER
21ST
SILVER
SILVER
24TH
Medium-Density Residential
Public / Semi-Public Institutional
RUBY
N

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Provide a truck turning template to show how the trash enclosure will be serviced.
    - Submitted turning template for trash
2. Ensure walkways through the drive aisles are striped as crosswalks to ensure drivers are aware of pedestrian pathways.
    - Noted, walkways through drive aisles are striped, see sheet C2.1
3. Per Business Licensing Division: The applicant has filed and maintained 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.
    - Noted
4. Parking lot shall be paved and striped.
    - Noted, paving and striping are shown on plans

Building Architecture:

1. Street trees and shrubs are required to be planted along Minnesota Avenue. See Public Works Department Street Tree diagram.
    a. Noted, street trees and shrubs are shown on landscape plan
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.
    a. Building elevations have been designed with façade elements to provide 360 degrees
3. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
    a. Divisions or breaks in materials;
    b. Building offsets (projections, recesses, niches);
    c. Window bays;
    d. Separate entrances and entry treatment; or,
    e. Variation in rooflines.
        - Building elevations have been designed with façade elements to provide no more than 45 feet increments
4. Section 27-576(e)(2) Exterior building materials shall not include the following:
    a. EIFS at the ground level or comprising more than 15 percent of any façade.
    b. Metal paneling can only account for 15 percent of any façade.
        - Building elevations have been designed to provide no more than 15 percent E.I.F.S. or metal paneling of any façade. Drive-thru façade: 2,041 total sf, 306 metal paneling sf, equals 15%

5. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.
    a. Primary roof drains are internalized. Overflow drains are internalized until they daylight in non-conspicuous locations. The downspouts at the Canopy's cannot be internalized due to structural conflicts. The canopy downspouts intent is to avoid the water shed off these canopies onto customers and sidewalks to avoid any potential water/ice on the sidewalks
6. The loading doors, service entries shall be painted to match the building as the adjacent façade color of the building.
    a. Loading doors and service entries shall be painted to match the building as the adjacent façade color of the building.

Landscaping and Screening:

1. Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.

   The subject property is 1.37 acres, requiring 21 trees to be provided on the site plan. This does not include the street trees along the right-of-way and parking lot islands.

   Noted, trees provided on landscaping plan

2. 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.
    - Noted, trees provided on landscaping plan
3. 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.
    - Noted, trees provided on landscaping plan
4. Section 27-577(d)(1) states that 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.
    - Noted, ornamental plantings provided on landscaping plan
5. Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.
    - Noted, screening provided on landscaping plan
6. Section 27-700(b)(9) 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 (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

- Noted, will add photometrics on final drawings

7. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.
    - Noted, all islands are curbed and landscaped. Trees provided on landscaping plan.
8. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines.
    - Noted, will show screening of mechanical on elevations
9. Regarding BPU transformer screening, the following applies:
    - Gate doors are required for all types of screening that are placed in front of the transformers.
    - Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
    - Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
    - 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.
    - 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).
    - 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.
    - 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.
        - Noted, transformer screening is provided on landscaping plan
10. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way.
    - Noted, see attached trash enclosure elevations

Signage:

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

Standard Conditions:

1. All landscaping shall be irrigated.
    - Noted, irrigation conduit provided on utility plan
2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).
    - Noted, plantings provided on landscaping plan
3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.
    - Noted, will add photometrics on final drawings
4. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.
    - Noted
5. Subject to approval of the Final Development Plan, 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.
    - Noted
6. All existing and future driveways must feature curb cuts that are constructed to UG standards.
    - Noted
7. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.
    - Noted, will coordinate with public works
8. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
    - Noted
9. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land

disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913)573-8620.

- Noted, will coordinate with Public Works Department on land disturbance permit

10. Subject to approval of the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.
    - Noted, will arrange pre-construction meeting

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.
        - Noted, technical comments have been reviewed and incorporated into civil plans
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

Neighborhood Meeting Notes (Rezoning)

Application Number: COZ2025-023-2320-Metropolitan Avenue

Date and Location: September 25, 2025 (Microsoft Teams/Virtual)

Meeting called to order at: 5:30 PM

Names of people in attendance:

- Joel Jackson- Bishop Engineering, civil engineer
- Laura Schieber- Bishop Engineering, project coordinator
- Josh Gatewood- McDonald's
- Jeff Walenta- McDonald's
- Andy Miller- Spanish Gardens Tacos Shop property owner
- Katy Rico- resident
- Cecelia Moralez- resident
- Nyx Ionic- resident

Minutes:
Introduction of parties involved with the project
Concept presentation (including photos & plans) by Joel Jackson
Overview of project details and operations
Question & Answer from attendees

Q: Would Wal-Mart consider teaming up with Spanish Gardens to advocate to the city for a stoplight at the intersection entrance of both facilities? *(Andy Miller)*
A: McDonald's is always willing to work with businesses in the area; however, a traffic study has been completed and no stop light has been advised. *(Josh Gatewood)*

Q: Could a round-about be considered instead? *(Katy Rico)*
A: Not at this time, again a traffic study has been completed and that was not recommended. *(Josh Gatewood)*

Q: How many semi-trucks will McD be bringing into the facility? *(Nyx Ionic)*
A: Two trucks per week. *(Josh Gatewood)*

Q: If McD attracts the homeless population, what will they do? *(Kathy Rico)*
A: Owner Operator will work with the local police to manage any situations that occur. *(Josh Gatewood)*

Q: How will stormwater be managed? (Nyx Ionic)
A: McD will always follow city and state requirements. *(Joel Jackson)*

Q: How will trash be managed? *(Katy Rico)*
A: There will be an enclosed trash area on site. Owner Operator will ensure that parking lot is tidy and litter is removed. McD has strict corporate policies regarding trash. *(Josh Gatewood)*

Q: What if burger wrappers end up in storm sewer inlets? *(Nyx Ionic)*
A: We cannot speak to neighborhood spaces. McD will have outside trash cans. If litter becomes a problem in the neighborhood, residents should reach out to the city. *(Joel Jackson)*
A: McD's acknowledges that they may create litter and will partner with the city as needed to remedy any issues. *(Josh Gatewood)*

Q: What will the pay be for employees? And what will be the hours of operation? *(Katy Rico)*
A: Pay will be determined by the Owner Operator based on business analysis for the area. *(Josh Gatewood)*

Q: What hours will the restaurant be open? *(Cecelia Moralez)*
A: This location will be open 24 hours. If sales do not end up supporting this, hours will be reduced accordingly. *(Josh Gatewood)*

Q: What will be the property value impact for adding a McD at this location? *(Katy Rico)*
A: We have no data to answer that at this time. *(Joel Jackson)*

Q: Why did McD choose this location? *(Andy Miller)*
A: Analytics. McD uses several data points to determine new locations. *(Josh Gatewood)*

Q: How are Owner Operators chosen? *(Cecelia Moralez)*
A: Through interviews with interested parties. *(Josh Gatewood)*

Q: What is the seating capacity? *(Cecelia Moralez)*
A: Between 40 and 50 seats, depending on design plans. It will be similar to the seating capacity of other McD's in the area. *(Josh Gatewood)*

Q: Who received the letter inviting them to this meeting? *(Cecelia Moralez)*
A: All property owners within a 200' radius, per city instruction. *(Joel Jackson)*

Q: Why such a small area? *(Nyx Ionic)*
A: The distance is decided by the city administration. *(Joel Jackson)*

Q: How many addresses were there? *(Cecelia Moralez)*
A: Twenty-one contacts. *(Josh Gatewood)*

Q: What about Landbank? Were they notified? *(Nyx Ionic)*
A: Yes, they were. *(Josh Gatewood)*

Q: Next time, could these meeting be in-person? *(Katy Rico)*
A: We are following city guidelines and having a virtual meeting is allowed. *(Joel Jackson)*

Q: Who makes that decision? *(Katy Rico)*
A: The KCKS unified government. *(Joel Jackson)*

Q: Would McD be willing to do another meeting, in-person? *(Katy Rico)*
A: Yes, we can set up a neighborhood meeting at the local library. We will try to get the Owner Operator there as well. *(Josh Gatewood)*

Q: Did McD corporate want this site or did an Owner Operator? *(Andy Miller)*
A: Both. *(Josh Gatewood)*

Q: What are the next steps for rezoning? *(Nyx Ionic)*
A: Our rezoning request will go to the Planning Commission at their meeting. Next meeting is October 13, if we can get on the agenda. *(Joel Jackson)*

Meeting adjourned at: 6:20 PM

Minutes taken by: Laura Schieber, Bishop Engineering (lschieber@bishopengr.com)

Neighborhood Comments Received (Rezoning)

One resident (listed below) reached out via email, ahead of our scheduled neighborhood meeting. She was contacted by Jeff Walenta (McDonald's) via phone and given the following answers to her questions. This resident also attended the virtual neighborhood meeting on Teams.

Questions received from Katy Rico (resident)
Answered by Jeff Walenta (McDonald's)

Q: Is the lot big enough?
A: Yes.

Q: Traffic impact?
A: Study was shared.

Q: Number of employees and where are we hiring from?
A: McDs does not know yet but can follow up with owner operator.

Q: Years ago, was there a non-profit situation?
A: Suggested to reach out to city directly.

Q: Language barrier for neighborhood meeting; any translators available?
A: No, we are sorry we cannot provide those resources at this time.

Q: Where does McDs hire from?
A: Job posted locally.

Q: How many employees will you hire?
A: Owner Operator will determine that based on shift availability of candidates. Typically, three to seven employees working at a time.

Neighborhood Meeting (Rezoning)
Screenshot of Attendees

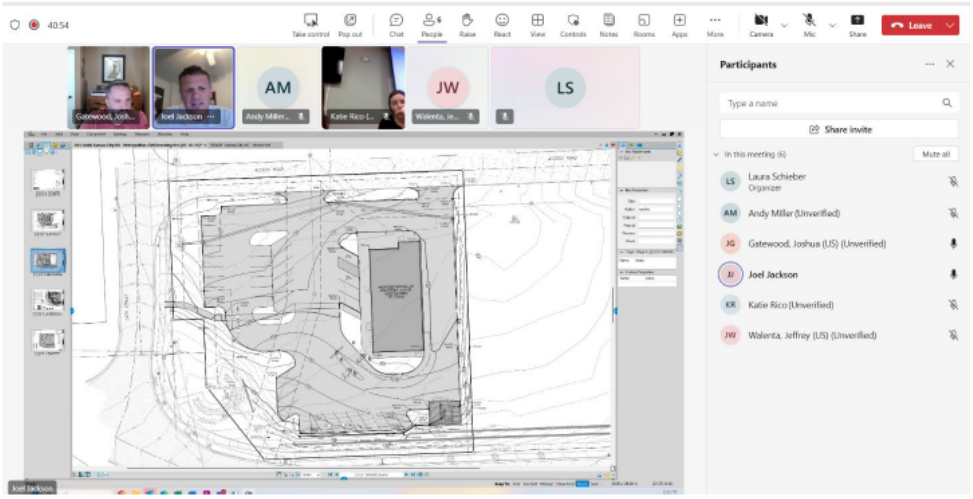
Application Number: COZ2025-023-2320-Metropolitan Avenue

Date and Location: September 25, 2025 (Microsoft Teams/Virtual)

Names of people in attendance:

- Joel Jackson- Bishop Engineering, civil engineer
- Laura Schieber- Bishop Engineering, project coordinator
- Josh Gatewood- McDonald's
- Jeff Walenta- McDonald's
- Andy Miller- Spanish Gardens Tacos Shop property owner
- Katy Rico- resident*
- Cecelia Moralez- resident*
- Nyx Ionic- resident*

**Katy, Cecelia, and Nyx at same computer, under Katy's name.*



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS
CITY OF KANSAS CITY
COUNTY OF WYANDOTTE

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

1. That I am the petitioner for Petition #COZ2025-023.
2. That I conducted a neighborhood meeting on 9/25/2005.
3. The notice to nearby property owners was sent on 9/8/2025.
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.

Laura Schieber
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26 day of September, 2025.

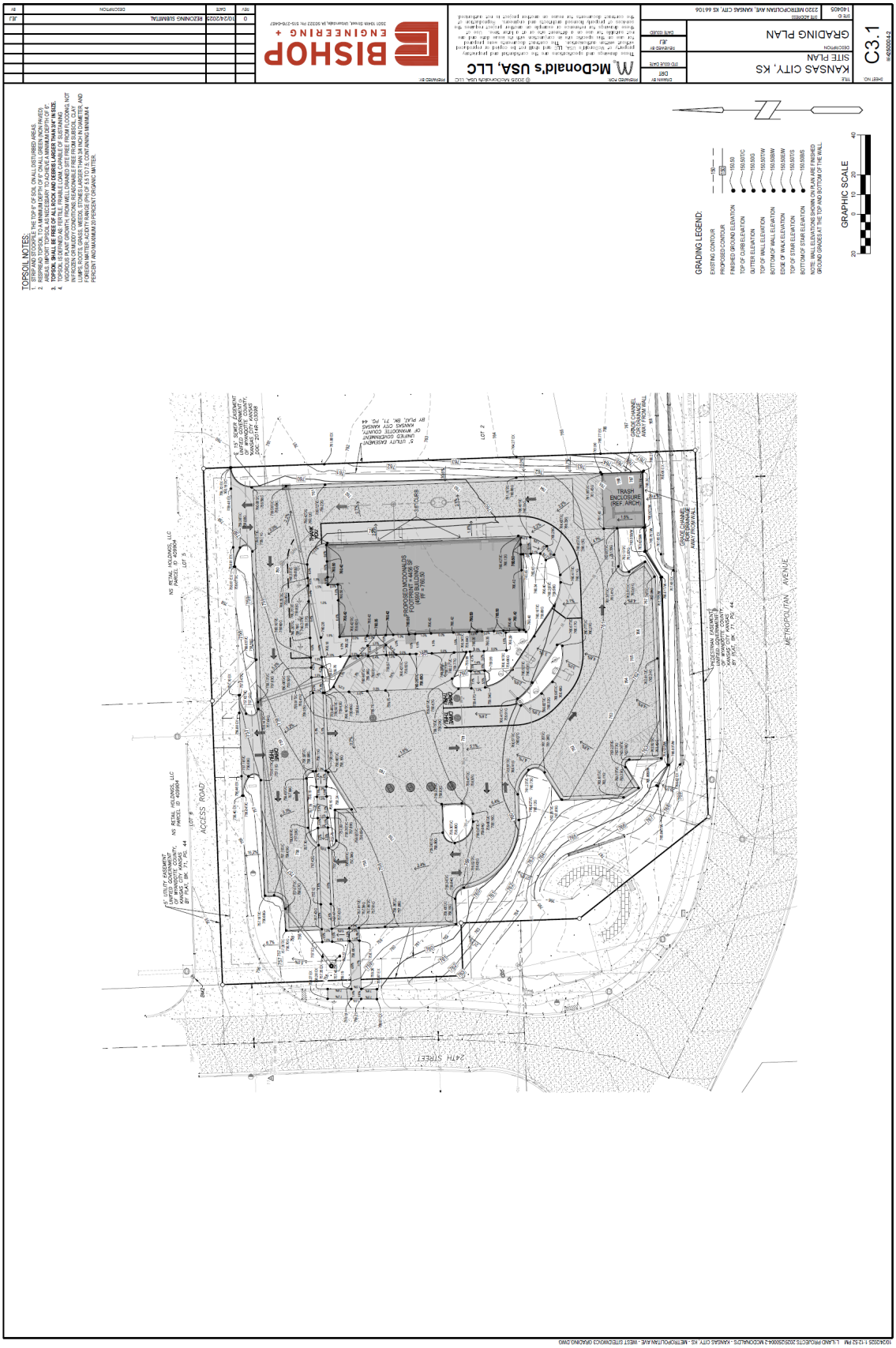
My commission expires 25 of July, 2027.

Notary Public

NIKKI THUMMEL
Commission Number 857555
My Commission Expires
July 25, 2027

C2.2
KANSAS CITY, KS
SITE PLAN
COD LAYOUT PLAN
2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
BISHOP ENGINEERING
M McDonald's USA, LLC
0 10/24/2025 REZONING SUBMITTAL JEJ
COD CONSTRUCTION NOTES:
GENERAL NOTES:
COD LAYOUT NOTES:
PROPOSED MCDONALDS FOOTPRINT = 4456 SF (4590 BUILDING) FF = 760.50
TRASH ENCLOSURE (REF. ARCH)
GAS METER
DRIVE THRU
ROLL FORWARD SIGN & BOLLARD "PULL AHEAD 1M"
ROLL FORWARD SIGN & BOLLARD "TURN LEFT 1M"
THANK YOU
25' BUILDING SETBACK
GRAPHIC SCALE

STRIPING NOTES:
GENERAL NOTES:
METROPOLITAN AVENUE
24TH STREET
ACCESS ROAD
TRASH ENCLOSURE (REF. ARCH)
GRADE CHANNEL FOR DRAINAGE AWAY FROM WALL
PROPOSED MCDONALD'S PROPOSED FF = 1,438 SF (NO BASEMENT) 1 STORY
PAINTED DRIVE THRU WITH ARROW
PAINTED ARROW
PAINTED "THANK YOU"
CIRCULATION DIRECTION ARROW
ROLL FORWARD PAINTED ARROW
CURBSIDE PAVEMENT MARKING
GRAPHIC SCALE
KANSAS CITY, KS
SITE PLAN
STRIPING PLAN
C2.6
BISHOP ENGINEERING
M McDonald's USA, LLC


SHEET NO
C3.1
TITLE
KANSAS CITY, KS
SITE PLAN
DESCRIPTION
GRADING PLAN
SITE ID
SITE ADDRESS
2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
DRAWN BY
DBT
PD SSUE DATE
CHKD BY
JEJ
CHKD ISSUED
PREPARED FOR
McDonald's USA, LLC
PREPARED BY
BISHOP ENGINEERING
2320 SWAN DRIVE, SMYRNA, GA 30223 PH: 515-376-0497
REV
DATE
DESCRIPTION
BY
0
10/24/2025
REZONING SUBMITTAL
JEJ
TOPSOIL NOTES:
1. TOPSOIL SHALL BE FROM THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 4" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 4".
3. TOPSOIL SHALL BE FREE OF ROOTS, ROCKS LARGER THAN 1" DIAMETER, AND OTHER OBJECTIONABLE MATERIAL.
4. TOPSOIL IS DEFINED AS FERTILE, FRIABLE LOAM CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL CONSIST OF LOAM, SILT LOAM, OR SANDY LOAM IN FROZEN OR MUDDY CONDITIONS REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND OTHER NUISANCE MATERIAL. TOPSOIL SHALL CONTAIN NOT LESS THAN 2 PERCENT AND NOT MORE THAN 20 PERCENT ORGANIC MATTER.
GRADING LEGEND:
EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALK ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION
NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.
GRAPHIC SCALE
PROPOSED MCDONALDS FOOTPRINT BUILDING FFE = 780.50
TRASH ENCLOSURE (REF. ARCH)
ACCESS ROAD
METROPOLITAN AVENUE
24TH STREET
LOT 2
LOT 5
LOT 8
NS RETAIL HOLDINGS, LLC PARCEL ID 429994
5' UTILITY EASEMENT GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY KANSAS BY PLAT BK. 71, PG. 44
5' SEWER EASEMENT GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY KANSAS DOC. 2014R-03598
GRADE CHANGE AT RETAINING WALL
GRADE CHANGE AWAY FROM WALL
PEDESTRIAN EASEMENT GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY KANSAS BY PLAT BK. 71, PG. 44

UTILITY NOTES:
SANITARY SEWER CONNECTION NOTES:
WATER MAIN CONNECTION NOTES:
CRITICAL CROSSING NOTES:
GRAPHIC SCALE
ACCESS ROAD
24TH STREET
METROPOLITAN AVENUE
TRASH ENCLOSURE (REF. ARCH)
PROPOSED MCDONALDS FOOTPRINT BUILDING (BF = 780.50)
GREASE LINE (REF. PLANS)
GAS METER
TRANSFORMER PAD WITH PRIMARY SERVICE LINE
STRUCTURE #2
STRUCTURE #3
STRUCTURE #4
STRUCTURE #5
STRUCTURE #6
STRUCTURE #7
STRUCTURE #8
STRUCTURE #9
STRUCTURE #10
STRUCTURE #11
STRUCTURE #12
STRUCTURE #13
STRUCTURE #14
STRUCTURE #15
STRUCTURE #16
STRUCTURE #17
STRUCTURE #18
STRUCTURE #19
STRUCTURE #20
STRUCTURE #21
STRUCTURE

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
6. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL EDGING SHALL MATCH EXISTING.
9. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
10. WHEN NOTED, SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
14. WHEN NOTED, SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
16. LANDSCAPE SCREENING AT TRANSFORMER: CONTRACTOR TO VERIFY DOOR LOCATION AND ADJUST PLANTINGS AT TRANSFORMER AS NECESSARY. 7' CLEAR ZONE FROM EDGE OF PAD AROUND TRANSFORMER.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL SITE CALCULATIONS FOR PROJECT SITE

OVERLAY DISTRICT REQUIREMENT
LANDSCAPE SHALL EXCEED 75% OF THE TYPICAL CODE FOR LANDSCAPE
1.37 ACRES, 21 TREES REQUIRED - 21 TREES PROVIDED

FRONTAGE LANDSCAPE REQUIREMENT
FRONTAGE ALONG METROPOLITAN AVENUE
218.6 LF / 30 = 6.2 = 6 TREES REQUIRED = 6 TREES PROVIDED INCLUDING 1 EXISTING TREE TO REMAIN
FRONTAGE ALONG 24TH STREET
249.9 LF / 30 = 8.3 = 8 TREES REQUIRED = 8 TREES PROVIDED
FRONTAGE ALONG ACCESS ROAD
201.3 LF / 30 = 6.71 TREES REQUIRED = 7 TREES REQUIRED, 7 TREES PROVIDED
(261.3 - 60' FOR DRIVE ENTRANCES AND CLEARANCE = 201.3 LF

PARKING PERIMETER REQUIREMENTS
ALL PARKING PERIMETERS HAVE SHRUB BORDER ALONG ALL PARKING AREAS THAT FACE PUBLIC STREETS.
METROPOLITAN AVENUE HAS A SHURB PERIMETER AND A RETAINING WALL FOR SCREENING.
WITH FRONTAGE LANDSCAPE TREES PER FRONTAGE LANDSCAPE REQUIREMENT.

INTERIOR PARKING LOT REQUIREMENTS
TOTAL PARKING STALLS ON SITE 39
REQUIRED OVERSTORY TREES (1 / 20 STALLS) 34 / 20 = 1.95 = 2 TREES REQUIRED = 2 TREES PROVIDED

BUILDING FOUNDATION LANDSCAPE
SHRUBS AND PERENNIALS PROVIDED ALONG BUILDING FACADE AND IN ISLANDS NEAR BUILDING FACADE WHERE PAVEMENT IS NOT PROPOSED

SCREENING REQUIREMENTS
SUBJECT PROPERTY IS NOT ADJACENT ANY RESIDENTIAL. NO FENCES ARE PROPOSED ON SITE.

SCREENING FOR THE TRANSFORMER IS PROVIDED WITH EVERGREEN SHRUBS 5' TALL AT TIME OF PLANTING. SEE PLANTING SCHEDULE.

SCREENING OF MECHANICAL EQUIPMENT IS NOTED AND SHOWN ON ARCHITECTURAL / BUILDING PLANS AND ELEVATIONS.

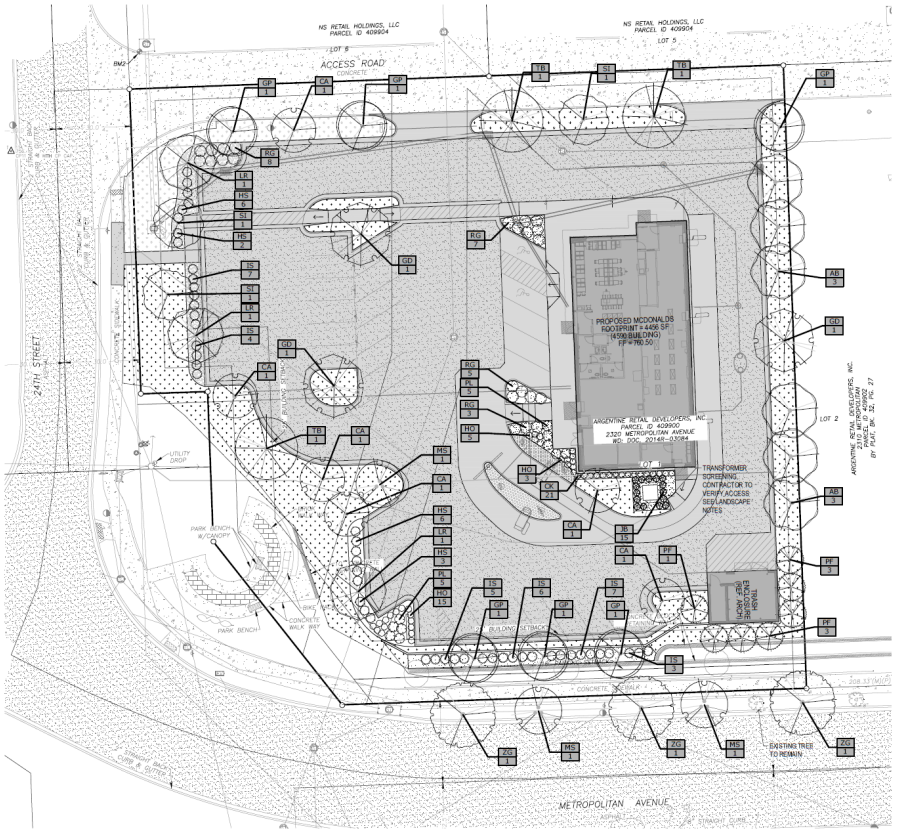
TRASH / DUMPSTER ENCLOSURE IS SCREENED AND ENCLOSED BY ARCHITECTURAL SCREEN WALL ON ALL SIDES.

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

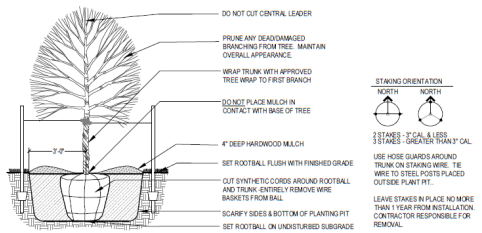
ROCK LANDSCAPE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF DRESSER TRAP ROCK (2.5" NOMINAL SIZE). CONTACT DRESSER TRAP DIRECT FOR PRICING AND SHIPPING (PHONE: 800-537-3073). EDGING BETWEEN ROCK MAINTENANCE AREAS AND SEEDED AREAS AND PLANTING BEDS IS TO BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.

SHREDDED HARDWOOD MULCH PLANTING BED: 3" DEPTH SHREDDED HARDWOOD MULCH NATURAL IN COLOR SPREAD EVENLY THROUGHOUT PLANTING BED WITH SPADE CUT EDGE WITH WEED PREVENTATIVE.



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER TYPE
DECIDUOUS TREES				
AB	6	Acer rubrum 'Brandywine' / Brandywine Red Maple	2" Cal.	B&B
GP	6	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	1.5" Cal.	B&B
GD	3	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
LR	3	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	2" Cal.	B&B
TB	3	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B
ZG	3	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B
EVERGREEN TREES				
PF	7	Pinus strobus 'Fastigiata' / Pyramidal White Pine	5` Ht.	B&B
TALL EVERGREEN TREE / SHRUB				
JB	15	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5` Ht.	Pot
UNDERSTORY DECIDUOUS TREE				
CA	6	Carginus caroliniana / American Hornbeam	2" Cal.	B&B
MS	3	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B
SI	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS				
HS	17	Diervilla x splendens 'El Madrigal' / Firefly Nightglow Bush Honeysuckle	2` Ht.	3 Gal. Pot
PL	10	Potentilla fruticosa 'Lundy' / Happy Face® Yellow Bush Cinquefoil	2` Ht.	3 Gal. Pot
RG	23	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot
EVERGREEN SHRUB				
IB	52	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	2` Ht.	3 Gal. Pot
GRASSES				
CK	21	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3` Ht.	1 Gal Pot
PERENNIALS				
HO	23	Hemerocallis x Stella de Oro' / Stella de Oro Daylily	6" HT	1 Gal Pot



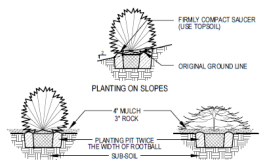
DECIDUOUS / EVERGREEN TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

STAKING ORIENTATION
NORTH NORTH

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40

#	DATE	DESCRIPTION
0	10/24/2025	REVIEWING SUBMITTAL

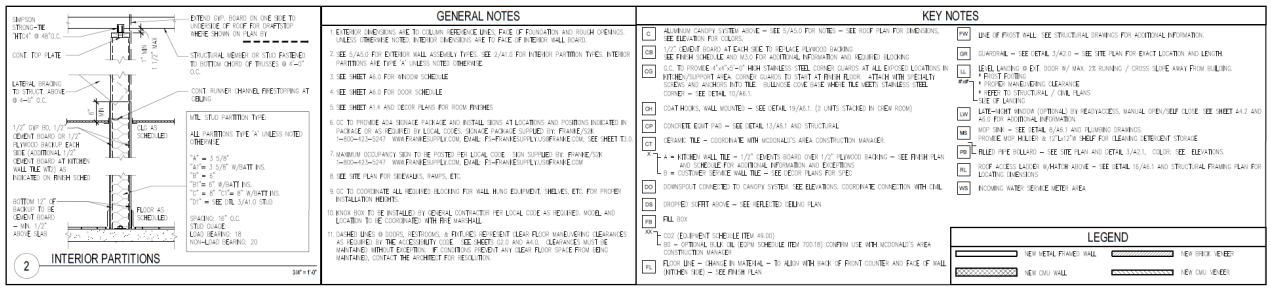
BISHOP ENGINEERING
3321 SW 6th Street, Lee's Summit, MO 64081 Ph: 913-234-0467

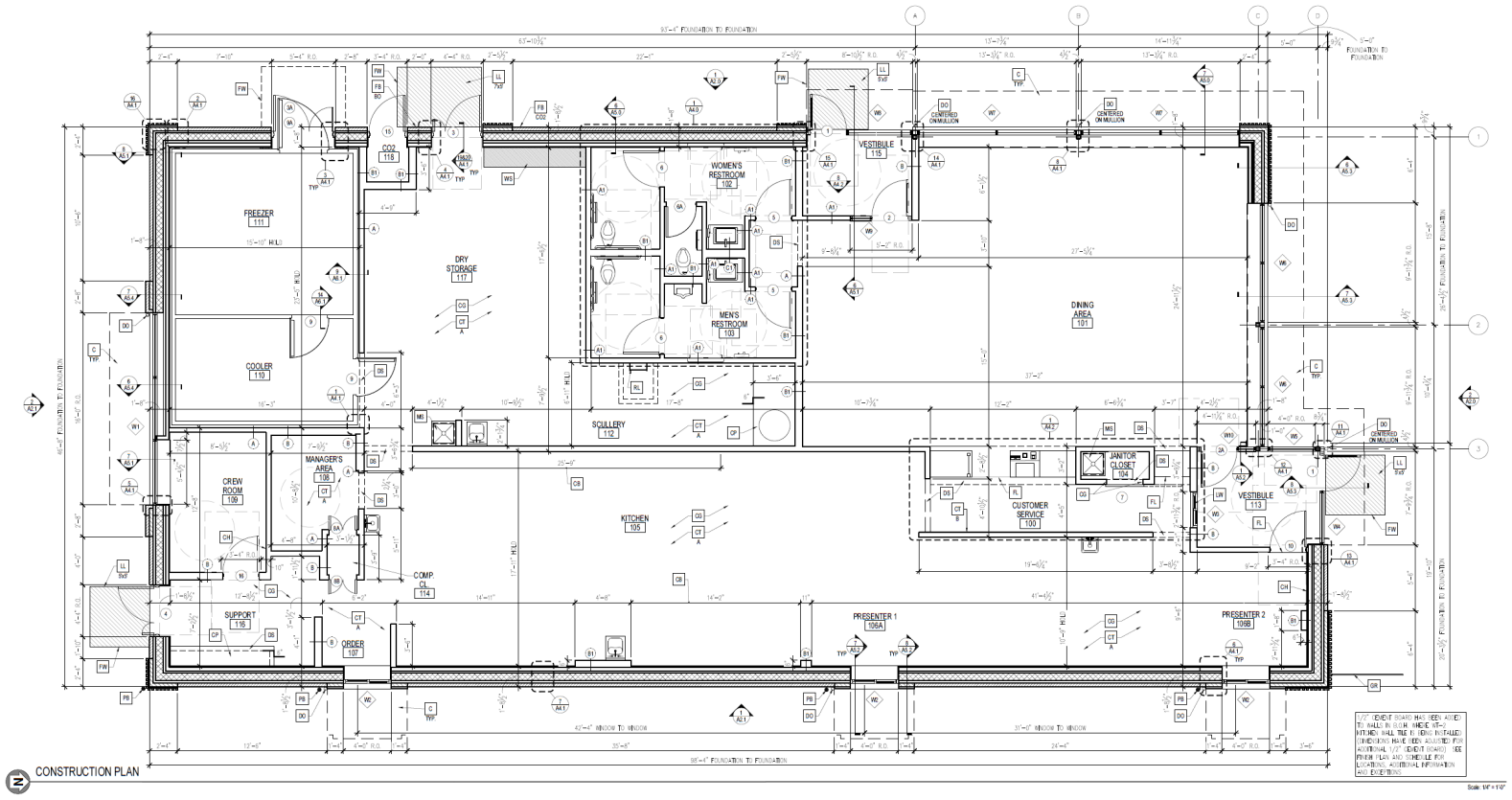
PREPARED FOR: McDonald's USA, LLC
© 2025 McDonald's USA, LLC
PREPARED BY:

DRAWN BY: DRT
DESIGNED BY: JBJ
CHECKED BY: DATE ISSUED:

TITLE: KANSAS CITY, KS
SITE PLAN
DESCRIPTION: LANDSCAPE PLAN
PROJECT NO: 2320 METROPOLITAN AVE, KANSAS CITY, KS 64106
CAD ID: 140405

SHEET NO: C5.1
ID:625000-4-2





CONSTRUCTION PLAN

LINGLE DESIGN GROUP inc
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
176-A BLAKE ST
DENVER, CO 80220
303.974.9873
WWW.LINGLEDESIGN.COM

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CARL LINGLE REGISTERED ARCHITECT 7997 STATE OF ILLINOIS
10-15-25

STATE ID: 150435
PROJECT #: 25-079
NATIONAL #: 44556
DRAWN BY: RP
CHECKED BY: JK

DATE: 10/15/25 - PERMIT / BID SET
REVISIONS

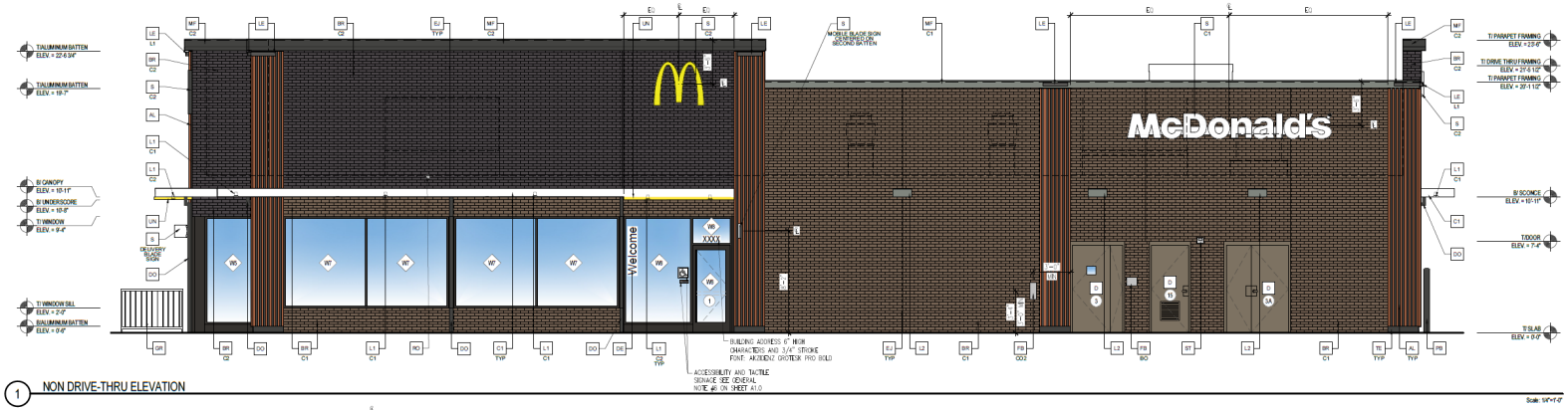
CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 09.07.25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

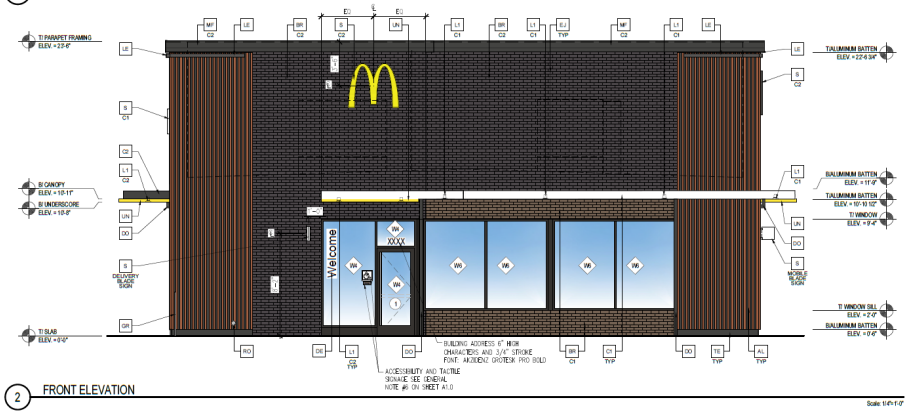
SHEET TITLE
FLOOR PLAN & DETAILS

SHEET NUMBER:
A1.0



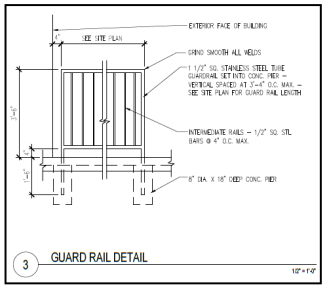
1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"



2 FRONT ELEVATION

Scale: 1/4"=1'-0"



3 GUARD RAIL DETAIL

1/2" = 1'-0"

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE SUPPLY 1-800-423-1247, FAX: 1-877-536-4882, WWW.FRANKESUPPLY.COM, EMAIL: ts-frankesupply.ca@franke.com

NOTE:
1. TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING FINISHES AND COLORS.

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1–C2)
HEX CODE: #4C4A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

ELEVATION KEY NOTES:

COLOR SCHEME: 'DESERT SCHEME'

- AL – ALUMINUM BATTEN SYSTEM SIZE: 2"X2" PROFILE COLOR: MIDDLE GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA RATED/MARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR – BRICK VENEER – SMOOTH FINISH MORTAR: SW3010 LIGHT BUFF BY SPEC MIX XX – COLOR: C1 = "SAMORADO" SMOOTH BY MEDRON C2 = "ONYX" SMOOTH BY MEDRON
- C1 – ALUMINUM CANOPY SYSTEM COLOR: WHITE
- C2 – ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- CA – CITADEL ACM WALL PANELS COLOR: UMBRA GRAY
- D – HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE – DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: LOVELL (865) 330–7337, ann.boeer@lovella.com DFI INTERNATIONAL (847) 543–4600, mcdonaldsdecor@dfiintl.com
- DO – DOWNSPOUT – 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER – COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN – COLOR: RAL 7022
- EJ – EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB – FILL BOX – TYPE: CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00) RO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- GR – GUARD RAIL – STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0
- HDO – 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA RATED/MARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- LI – RECESSED LIGHT FIXTURE – SEE ELECTRICAL ## – COLOR: C1 = WHITE C2 = GOLD
- LS – RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL COLOR: PLATINUM SILVER
- LE – ACCENT LIGHTING – SEE ELECTRICAL LED LIGHT: SUN LED (DOWN ONLY)
- MF – METAL FASCIA: PRE-FAB ANCHOR-TITE FASCIA ## – COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
- PB – PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1 USA 310–50 BASTION, COLOR: RAL 7022
- RO – ROOF DRAIN OVERFLOW PIPE – PAINT TO MATCH SURROUNDING MATERIAL
- S – McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT ## – COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY
- ST – CO2 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TG – TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN – METAL UNDERSCORE COLOR: GOLD
- W – EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS COLOR: DARK BRONZE – SEE SHEET A5.0 FOR ASSEMBLY NOTE & A5.0 FOR WINDOW TYPES. XX – DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

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158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
176-A BLAKE ST
DENVER, CO 8020
303.974.9873
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CARL LINGLE LICENSED ARCHITECT 7997 10-15-25

STATE ID: 150435
PROJECT #: 25-079
NATIONAL #: 44006
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/15/25 - PERMIT / BID SET

REVISIONS
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

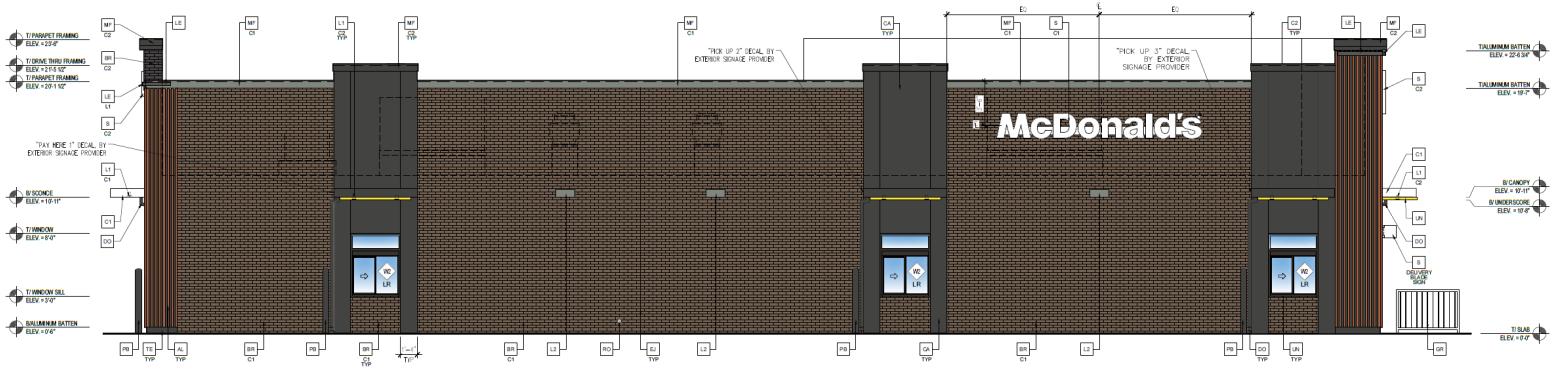
CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 06/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

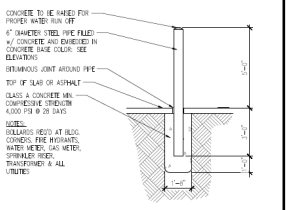


1 DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

2 REAR ELEVATION

Scale: 1/4"=1'-0"



3 PIPE BOLLARD DETAIL

N.T.S.

ELEVATION KEY NOTES:

COLOR SCHEME: 'DESERT SCHEME'

- AL — ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE
- 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR — BRICK VENEER – SMOOTH FINISH MORTAR: SM300 LIGHT BUFF BY SPEC MIX XX = COLOR: C1 = "SILVERADO" SMOOTH BY MEHRON C2 = "ONYX" SMOOTH BY HEBRON
- C1 — ALUMINUM CANOPY SYSTEM COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- CA — CITADEL ACM WALL PANELS COLOR: UMBRA GRAY
- D — HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE — DECAL BY DRAWING SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: SIGNELLA (865) 330–7337, ann.bowen@signella.com GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT – 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER – COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN – COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX ## – TYPE: CO2 = BULK CO2 (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL – STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0
- HDO — 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED LIGHT FIXTURE – SEE ELECTRICAL ## – COLOR: C1 = WHITE C2 = GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL LED LIGHT: 5000 LED (DOWN ONLY)
- MT — METAL FASCIA: PRE-FAB ANCHOR-TITE FASCIA ## – COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
- PB — PIPE BOLLARD – SEE SITE PLAN AND DETAIL 3/A2.1 USA 310–30 BASTION, COLOR: RAL 7022
- RO — ROOF DRAIN OVERFLOW PIPE – PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT ## – COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TS — TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN — METAL UNDERSCORE COLOR: GOLD
- WP — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS COLOR: DARK BRONZE – SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES. XX = DRIVE–THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE SUPPLY 1–800–423–7247, FAX: 1–877–439–4882, WWW.FRANKESUPPLY.COM, EMAIL: fs–frankesupply@franke.com

NOTE:
1. TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING FINISHES AND COLORS.

RAL 7022 COLOR CHART (FOR REFERENCE)
(SEE ELEVATION KEY NOTES: AP, C2, C3, MF–1–C2)
HEX CODE: #4C4A44
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 60%

LINGLE DESIGN GROUP inc
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CHAD LINGLE LICENSED 7997 ILLINOIS ARCHITECT
10–15–25

STATE ID: 156405
NATIONAL #: 44656
PROJECT #: 25-070
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/15/25 - PERMIT / BID SET

REVISIONS
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

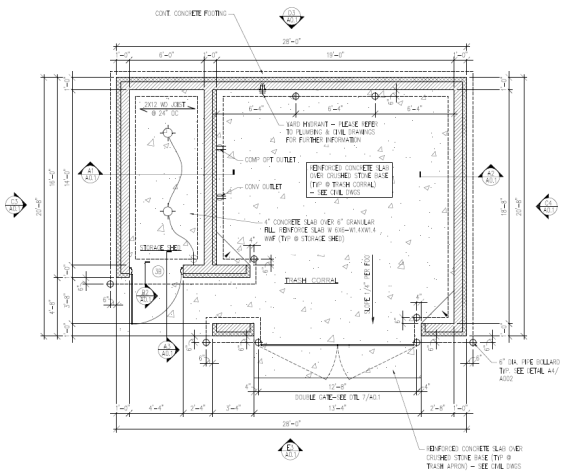
CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

SHEET TITLE
EXTERIOR ELEVATIONS

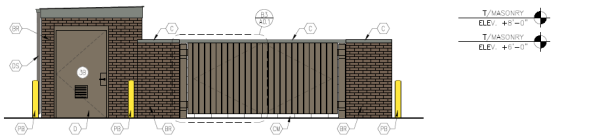
SHEET NUMBER:
A2.1



C1 TRASH ENCLOSURE PLAN W/ SHED

Scale: 1/4" = 1'-0"

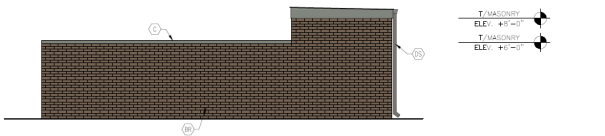
NOTE:
– INCANDESCENT LIGHT FIXTURE SHALL BE FURNISHED WITH GUARD, 40 WATT LAMP, AND SURFACE MOUNT BASS & BEMORE–#44 OR LIGHTING
LTI–#1743–2000 AWG
– TURBINE FAN SHALL BE FURNISHED AND INSTALLED IN SHED ROOF.



E3 FRONT ELEVATION

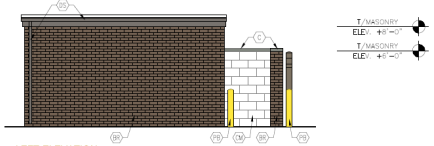
Scale: 1/4" = 1'-0"

KEY NOTES:
- BRICK VENEER BY HERRON STEAMBOAT SMOOTH MORTAR: SM309 LIGHT BUFF BY SPEC MIX
- METAL COPING – UNA–CLAD BY FIVETONE ANODIZED ALUMINUM COLOR: WEATHERED ZINC
- CMU SEMI–GLOSS PAINTED FINISH
- HOLLOW METAL DOOR PAINT: FAIRVIEW TAUPE HC–85 BY BENJAMIN MOORE
- PIPE BOLLARD – PAINTED YELLOW
- GUTTER AND DOWNSPOUT COLOR: PAINT TO MATCH SURROUNDING MATERIALS



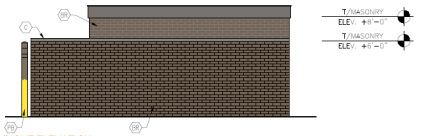
D3 REAR ELEVATION

Scale: 1/4" = 1'-0"



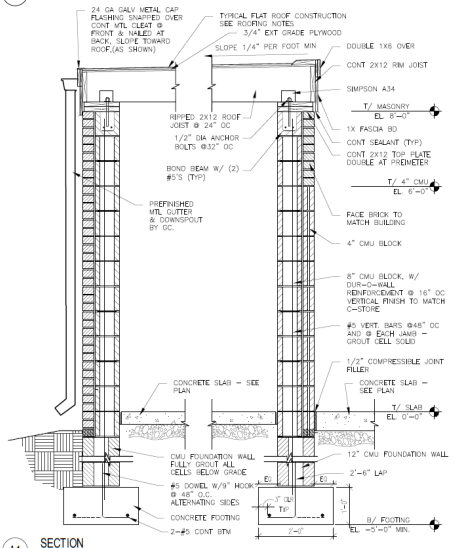
C3 LEFT ELEVATION

Scale: 1/4" = 1'-0"



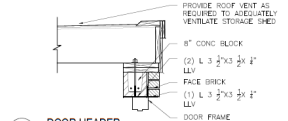
C4 RIGHT ELEVATION

Scale: 1/4" = 1'-0"



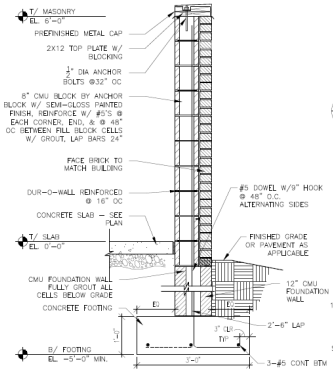
A1 SECTION

Scale: 3/4" = 1'-0"



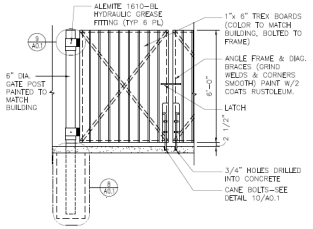
B2 DOOR HEADER

Scale: 3/4" = 1'-0"



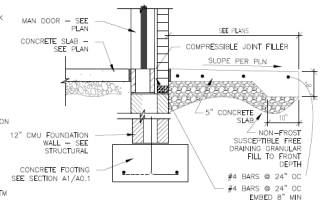
A2 TYPICAL WALL SECTION

Scale: 3/4" = 1'-0"



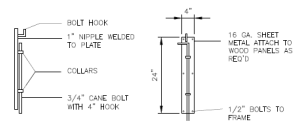
7 A0.1 TYPICAL GATE DETAIL

3/8" = 1'-0"



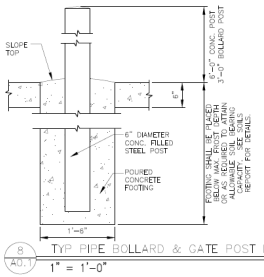
A3 SECTION AT TRASH ENCLOSURE STOOP

Scale: 3/4" = 1'-0"



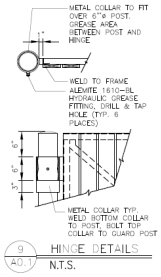
10 A0.1 BOLT DETAILS

N.T.S.



8 A0.1 TYP. PIPE BOLLARD & GATE POST DTL

1" = 1'-0"



9 A0.1 HINGE DETAILS

N.T.S.

LINGLE DESIGN GROUP INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
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WWW.LINGLEDESIGN.COM

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CARL LINGLE REGISTERED 7997 ARCHITECT

10-15-25

STATE ID: 15003
PROJECT #: 25-079
NATIONAL #: 44006
DRAWN BY: RP
CHECKED BY: JK

DATE:
10/15/25 - PERMIT / BID SET

REVISIONS

CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

SHEET TITLE
TRASH ENCLOSURE PLAN AND DETAILS

SHEET NUMBER:
A0.1

SECTION XIV - SITE PHOTOS

Location:
Looking southeast from intersection of S. 24th Street and access road

Location:
Looking northeast from intersection of S. 24th Street and Metropolitan Ave.

Location:
Looking southwest from access road

Location:
Looking northwest from Metropolitan Ave.

Location:
aerial view of site

Location:
aerial view of site

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Change of Zone Petition COZ2025-025**

GENERAL INFORMATION

Applicant Information:
Robert Frecks
Applicant
6306 Riverview Avenue
Kansas City, Kansas 66102

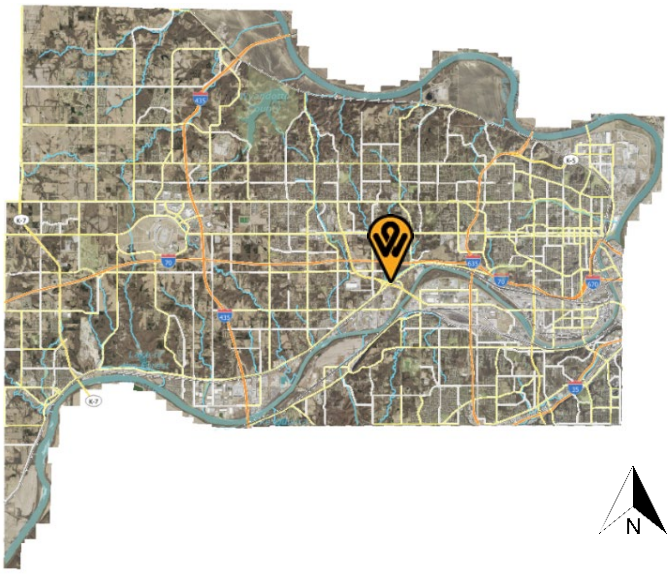
Subject Property:
6208 Riverview Avenue
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of Change of Zone from R-1 Single Family District to A-G Agriculture District.

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

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

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



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Vacant Lot
South	R-1 Single Family District	Residential home
East	R-1 Single Family District	Vacant Lot
West	R-1 Single Family and A-G Agriculture Districts	Vacant Lot

Total Tract Size: 7.10 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Riverview as Major Collector.

Parking Requirement: Section27-4549(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. The subject property does not have a carport nor garage on site.

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. The Applicant has trees throughout the property, thereby meeting the requirement.

Advertisement: The Wyandotte Echo – September 18, 2025
Letters to Property Owners – September 19, 2025 and October 6, 2025

Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Robert Frecks, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District to have storage and a garden at 6208 Riverview Avenue, Kansas City, Kansas 66102.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. PMT25-0011 – Boarding Permit – April 10, 2025 – Not Approved.
2. VPR25-0093 – Vacant Property Registration – March 26, 2025 – Closed.
3. VPC25-0150 – VPR Compliance – March 18, 2025 – Closed – Vacant Property.
4. CMP25-0400 – Enforcement Complaint – March 18, 2025 – Closed – No Utilities on Property.
5. CMP22-2086 – Enforcement Complaint – August 26, 2022 – Closed – Trash on Property.

Outstanding or Related Permit and Cases:

1. STR25-0522 – Structural – July 14, 2025 – Extension Granted – Structure on Property.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Statistical Neighborhood and Block Group 0439051. The neighborhood consists of single-family homes to

the north, east, south, and west. Additionally, to the west is a large agricultural lot, and the north is a large single-family lot.

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

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family and A-G Agriculture District parcels. 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 detrimentally affect nearby property?***

   The proposed use is suitable for the subject property as long as the proposed use is not within the Floodplain Zone AE. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is vacant.

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. The beneficiary will only be the property owner because the garden is not for commercial use. The proposed use will not affect the use, quality, or marketability of nearby property because it is not affecting nearby properties with noise, illumination, dust, excessive traffic, or parking.

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

   The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of Riverview Avenue, a collector street type to accommodate it if managed properly.

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

   The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing

topography and vegetation afford areas for large lot development. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use is not expected to cause environmental harm as it is only to maintain a garden in the subject property.

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***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by Midtown Patrol, District #222.

   e. ***Fire***

      Fire service is provided by Station #2, which is 0.93 of a 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 Lindbergh Elementary School, Gloria Wills Middle School, and FL Schlagle High School, under Kansas City, Kansas USD 500.

   h. ***Streets***

      See item #6 above.

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

There is not an economic gain to the community, this only benefits the property owner.

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

The proposed use meets all applicable ordinance requirements.

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

There is no tangible gain to the public health, safety and welfare because the garden is only for the property owner. If denied, the property owner may not use the former primary residence for storage, however, they can still use it as a garden and/or other residential purposes.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 6306 Riverview Avenue on September 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Floodplain

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. No structures are permitted in the regulatory floodway or the FEMA Floodplain Zone AE. If you intend on keeping structures in Zone AE, a Floodplain Permit must be obtain from the Building Inspection Division and the appropriate paperwork must be filed with FEMA to raise the site 18 inches about the Base Flood Elevation (BFE).
2. What will the applicant be growing in the garden and how?

   Applicant's Response: No building will be put on floodplain.

3. What type of pesticides (if any) will be used?

   Applicant's Response: Organic vegetables and flowers.

4. Will there be any animals on the property?
   a. If so, what animals and how many?

   Applicant's Response: No.

5. Adhere to the Floodplain ordinance.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
    1) None
B) Items that are conditions of approval:
    1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-025** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **Adhere to the Floodplain Ordinance;**
3. **The applicant shall ensure that they have obtained all proper permits from the local, State, and Federal agencies accordingly, as well as the respective drainage districts, as applicable;**
4. **The Subject Property has been identified as being within a floodplain. 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;**
5. **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 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.**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an**

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Site Map
Proposed Plans
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-025** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

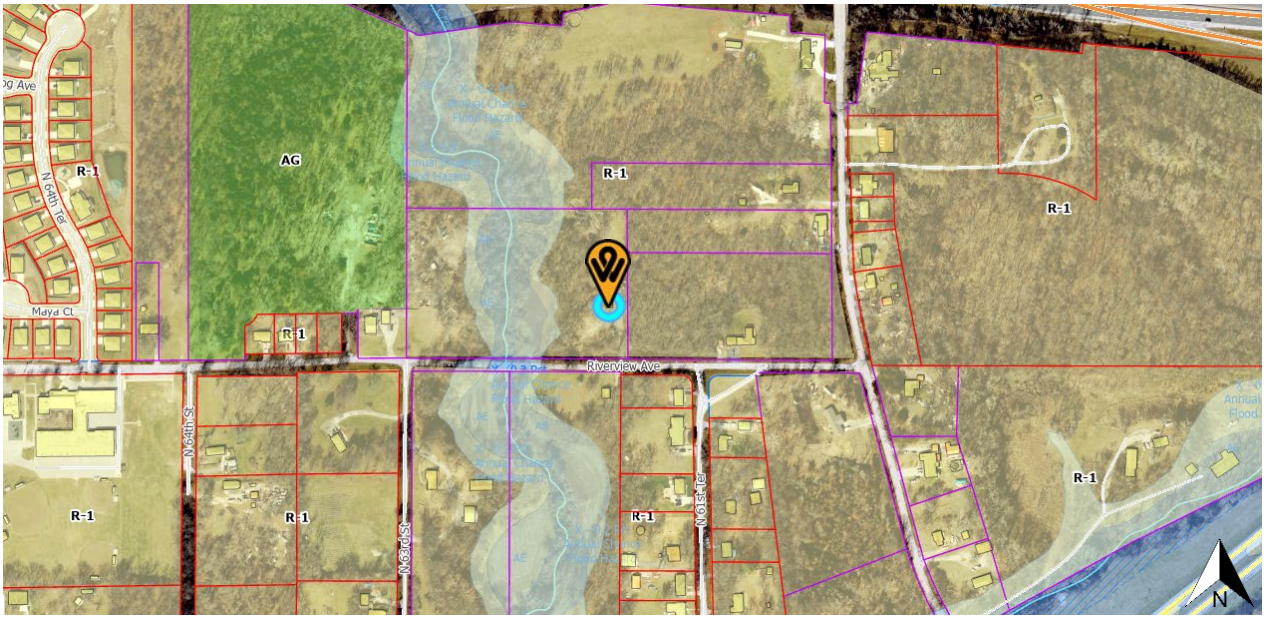
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-025,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

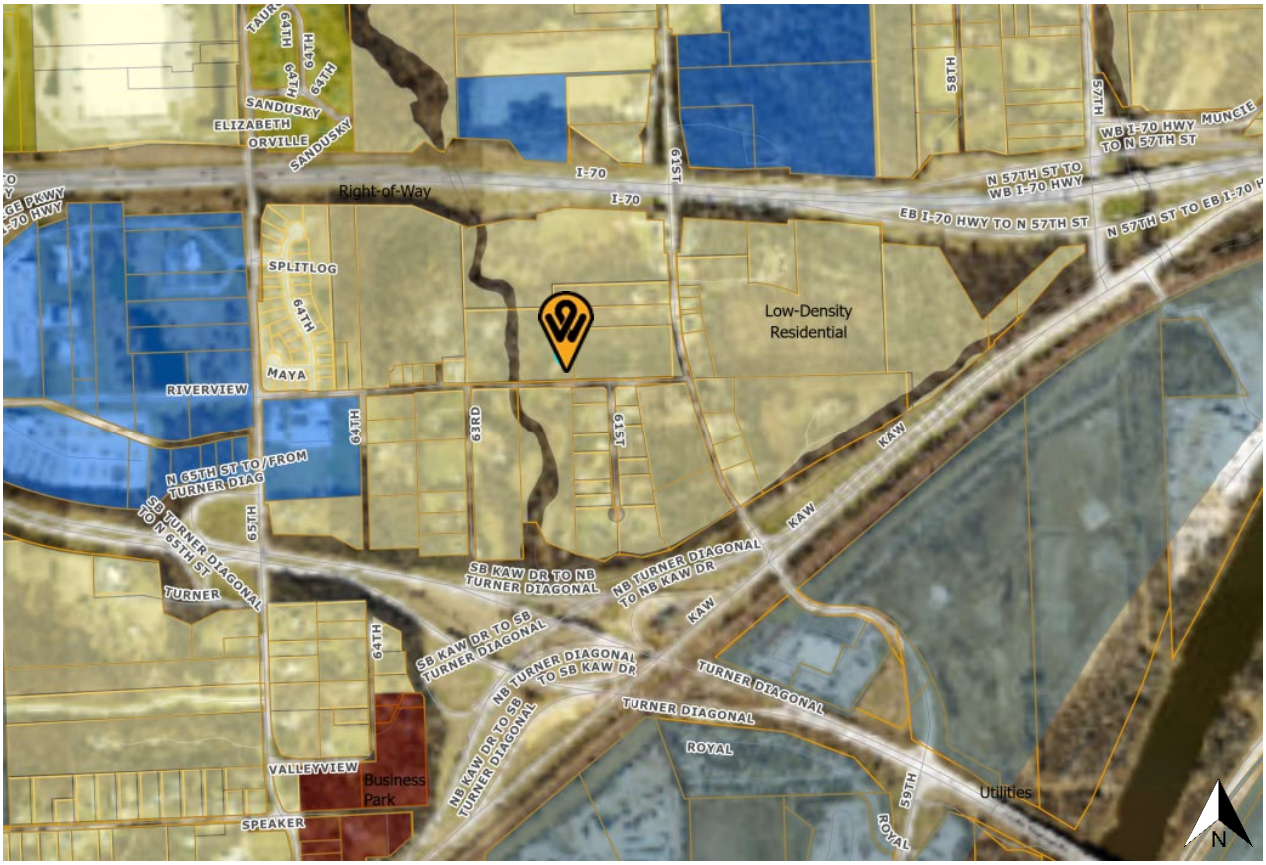
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP


Low-Density Residential
Right-of-Way
Business Park
Utilities
I-70
SANDUSKY
ELIZABETH
ORVILLE
SPLITLOG
MAYA
RIVERVIEW
VALLEYVIEW
SPEAKER
TURNER
ROYAL
KAW
64TH
65TH
63RD
61ST
59TH
58TH
57TH
N 65TH ST TO/FROM TURNER DIAG
SB TURNER DIAGONAL TO N 65TH ST
SB KAW DR TO NB TURNER DIAGONAL
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WB I-70 HWY MUNCIE TO N 57TH ST
N 57TH ST TO WB I-70 HWY
EB I-70 HWY TO N 57TH ST
N 57TH ST TO EB I-70 H
N

ADDITIONAL ATTACHMENTS

09/30/25

Ref: Application # COZ2025-025-6208 Riverview Ave Kansas City, Kansas 66102

Minutes from the September 29, 2025 meeting.

No one attended the meeting.

Have had no phone calls and no email responses from the letter sent out on September 15, 2025.

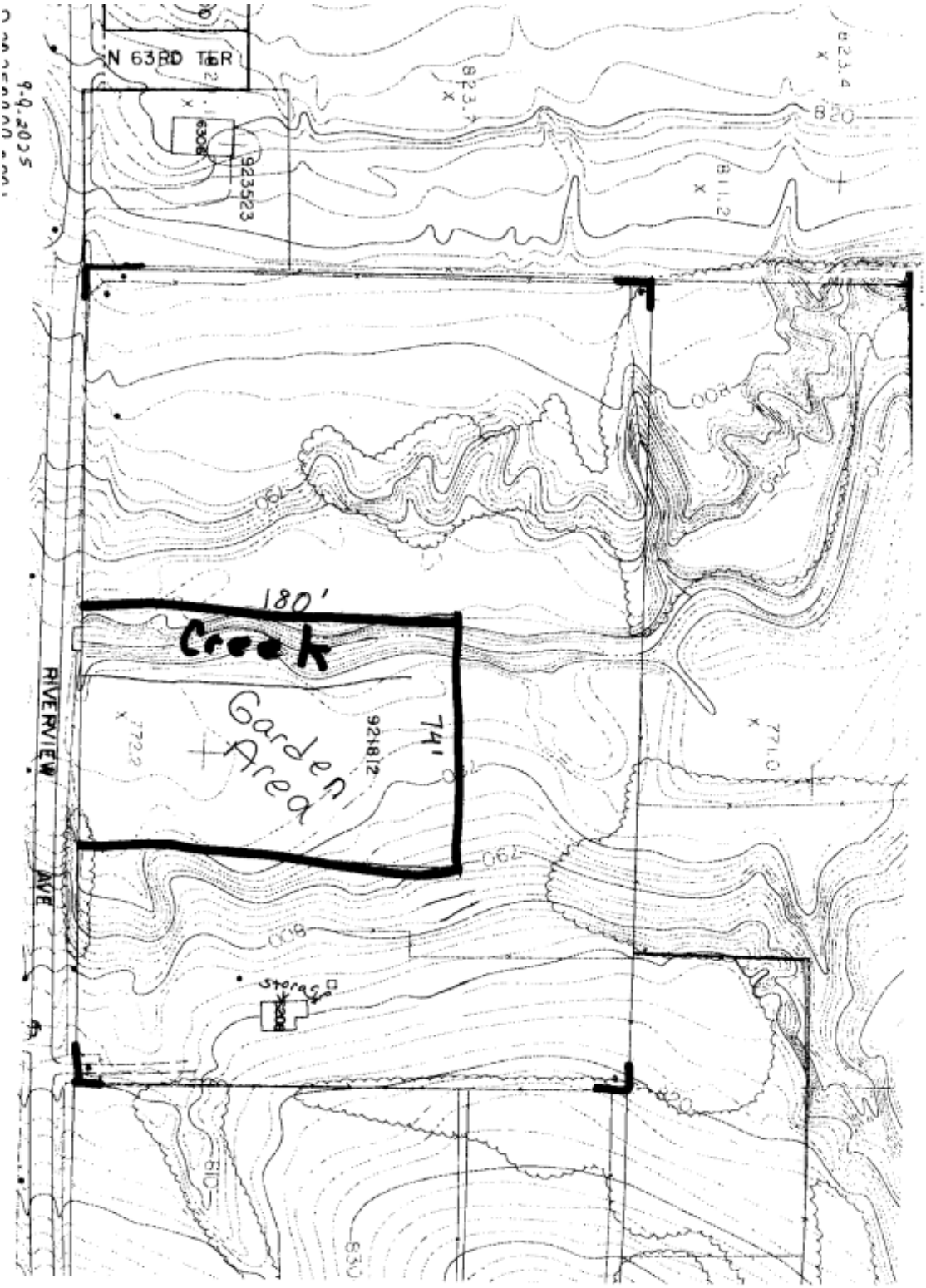
Had three (3) letters returned with no such number—unable to forward.

Tamula Frecks
6306 Riverview Ave
Kansas City, Kansas 66102
Email: TamulaFrecks@yahoo.com
Phone: 913-287-6345

Tamula Frecks
Tamula Frecks

Adoria E Bruce 9/30/2025
Nortary

NOTARY PUBLIC - State of Kansas
ADORIA E BRUCE
My Appt. Expires 4/19/2026


N 63RD TER
6308
923523
820
180'
Creek
Garden
Area
74'
921812
RIVERVIEW
AVE
Storage
7710
610
630

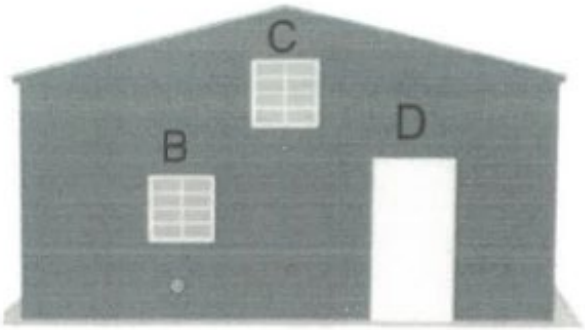
Storage shed

560 square feet

East

A: Only entrance/exit
80" H x 36" W

North



B : This windows willbe covered

C: This will be attic vent 2'X2'

D: This door will be covere

South

F

F:20' wide

West

E

E: 28' long

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Change of Zone Petition COZ2025-026**

GENERAL INFORMATION

Applicant Information:
Cassandra Jaquez
1817 Walker Avenue
Kansas City, Kansas 66104

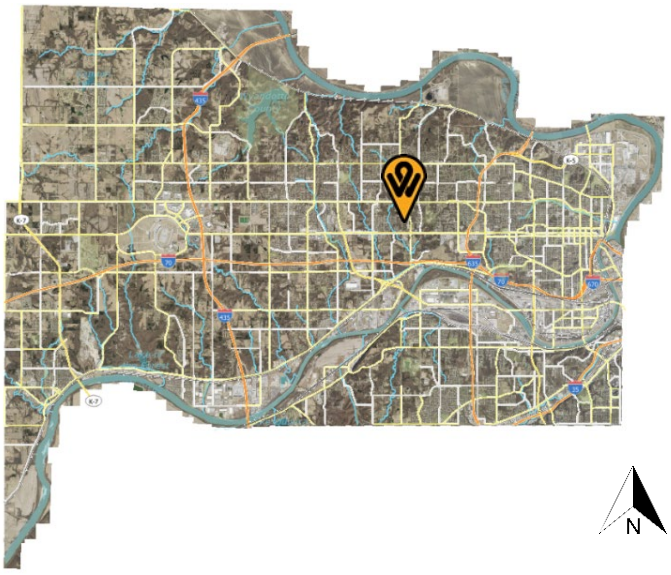
Subject Property:
1721 North 55th Street
Kansas City, Kansas 66104

Requested Action and Purpose:
Approval of Change of Zone from R-1 Single Family District to A-G Agriculture District for farming activities.

Commission Districts:
At-Large Commissioner District #1: Melissa Bynum
District #1 Commissioner: Gayle E. Townsend

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

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



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Wooded, undeveloped lot
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Coronado Park
West	CP-1 Planned Limited Business District	KCK Early Childhood Center

Total Tract Size: 6.97 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 55th Street as a Local Street.

Parking Requirement: Section 27-454(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. There is no parking provided because the property is vacant.

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

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Cassandra Jaquez, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for farming and to keep hens and goats at 1721 North 55th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. STR25-0664 – Structural – October 2, 2025 – Noticed Issued – Over sized gate
2. ENV25-3972 – Code-Environment – October 2, 2025 – Noticed Issued – Parking on unimproved surface
3. 19299-02755 – Code Admin Citation – September 17, 2019 – 1st Citation Issued – Tall Grass – Previous owner
4. 19212-00475 – Code-Environment – August 6, 2019 – Completed – tall grass – Previous owner

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Coronado Statistical Neighborhood, Neighborhood Group Wyandotte Village, and Block Group 0439031. The neighborhood consists of undeveloped R-1 single-family lots to the north and east. The south of the property has R-1 single-family residences and to the west of the property an early childhood center is located zoned CP-1 Planned Limited Business. The subject property is located in between Parallel Parkway to the north and to the south, State Avenue as the major corridors.

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

   The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family lots to the north, east, and south of the property. To the West, an early childhood center zoned CP-1 Planned Limited Business District. 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 detrimentally affect nearby property?***

   The proposed use is suitable for the subject property because it is within the A-G Agriculture District permitted uses. The removal of restrictions can detrimentally affect nearby property if the animals are not being taken care of in a proper manner.

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

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

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public. The property owner would be the only one gaining from the request. The proposed use will not affect the use, quality, or marketability of nearby properties because it is for the sole use of the property owner. The subject property is surrounded by undeveloped lots to the north and east of the property. To the north, the adjacent lot is a single-family residence, and to the west, an early childhood center. By using the property for farming uses alongside having animals on site, if managed properly, there should not be an issue with adjacent properties.

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

   The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 55th Street a Local Street, to accommodate it if managed properly.

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

The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows single-family residential, but without agriculture uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

The proposed use is not expected to cause environmental harm as the applicant is just wanting to cultivate crops for their personal use in addition to having hens for eggs and goats for milk production for their own personal use.

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

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #222.

e. Fire

Fire service is provided by Station #2, which is 1.15 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 Lindbergh Elementary School, Gloria Wills Middle School, and F.L. Schlagle High School, under Kansas City, Kansas USD 500

h. Streets

See item #6 above.

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

There is no real economic impact for the community. The property owner would be the only one being affected.

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

The proposed use meets all applicable ordinance requirements, including A-G Agriculture District regulations.

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

The relative gain to public health, safety and welfare is minimal. The use of the property only benefits the property owners. If denied, the property owner may not use the property for their proposed use, however, they can still use the property as a single-family residence.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on October 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide a plan on how you intend to develop property for farming and livestock activities.

   Applicant's Response: The property will be developed as a agricultural site supporting both crop cultivation and livestock management. The layout will include designated areas for:
   a. *Raised garden beds for vegetables and flower production*
   b. *Chicken run and chicken coop for free-range poultry management and egg production.*
   c. *Goat house and goat pen for housing and rotational grazing of goats to assist with vegetation control and dairy production.*

The development plan will align with local zoning and environmental regulations, incorporating sustainable agriculture practices such as rainwater harvesting, composting, and native vegetation buffers.

2. How will you maintain the livestock on the property?
    a. How will feed and water be provided?

Applicant's Response: Goats and hens will be maintained according to best animal welfare and agricultural standards.

Feed and Water Provision

Feed: Chickens will receive a mix of commercial poultry feed and organic supplements such as vegetable scraps and grains. Goats will be fed hay, browse, and grain supplements stored securely in a dry shed.

Water: Water will be harvested from rainwater collection systems and delivered to the land via water barrels to ensure a sustainable and consistent water supply for both the chickens and goats.

Manure management will include composting for use as organic fertilizer in crop production.

3. What structures will be constructed on the property – greenhouses, barns/stables, and/or sheds?

Applicant's Response: The following agricultural structures are proposed for the property:
Prebuilt Chicken Coop: To provide secure housing for poultry, including nesting boxes and perches, with adequate ventilation and protection from predators.
Three Sided Goat Shelter: A weather-resistant shelter designed for goat comfort and safety.
Storage Shed: For storing feed, tools, and other farm supplies in a safe and organized manner.

All structures will be positioned to maximize efficiency and minimize environmental impact, following local building and zoning requirements. Placement will also consider ease of access for maintenance and animal care.

4. What equipment, if any, will be used to maintain the property? If so, where will it be stored?

Applicant's Response: Livestock equipment (feeders, waterers, fencing tools to be stored in shed when not in use).

Irrigation rain barrel and hoses for crop and pasture watering which will be stored near raised garden beds.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
    1) None
B) Items that are conditions of approval:
    1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-026** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
3. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
4. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
5. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Garden Project Plan
Proposed Structures on Property
Erosion Plan
Images Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-026** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-026,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

WOOD
Public /
Semi-Public
Institutional
Low-Density
Residential
54TH
55TH
Medium-Density
Residential
WALKER
FREEMAN
Right-of-Way
FREEMAN
FREEMAN
55TH
Floodway
N

ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # COZ2025-026.
2. That I conducted a neighborhood meeting on 10/24/25.
3. The notice to nearby property owners was sent on 10/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Cassandra Jaquez
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of October, 2025.

My commission expires 13th of June, 2025.

STATE OF KANSAS NOTARY PUBLIC
MARIANA ORDAZ-PINA
My Appointment Expires
6/13/25

Notary Public

Meeting Minutes

Date: 10/24/25

Time: 6:00 PM

Location / Platform: ZOOM

Meeting Called By: Cassandra Jaquez

Attendees: Zero Participants attended

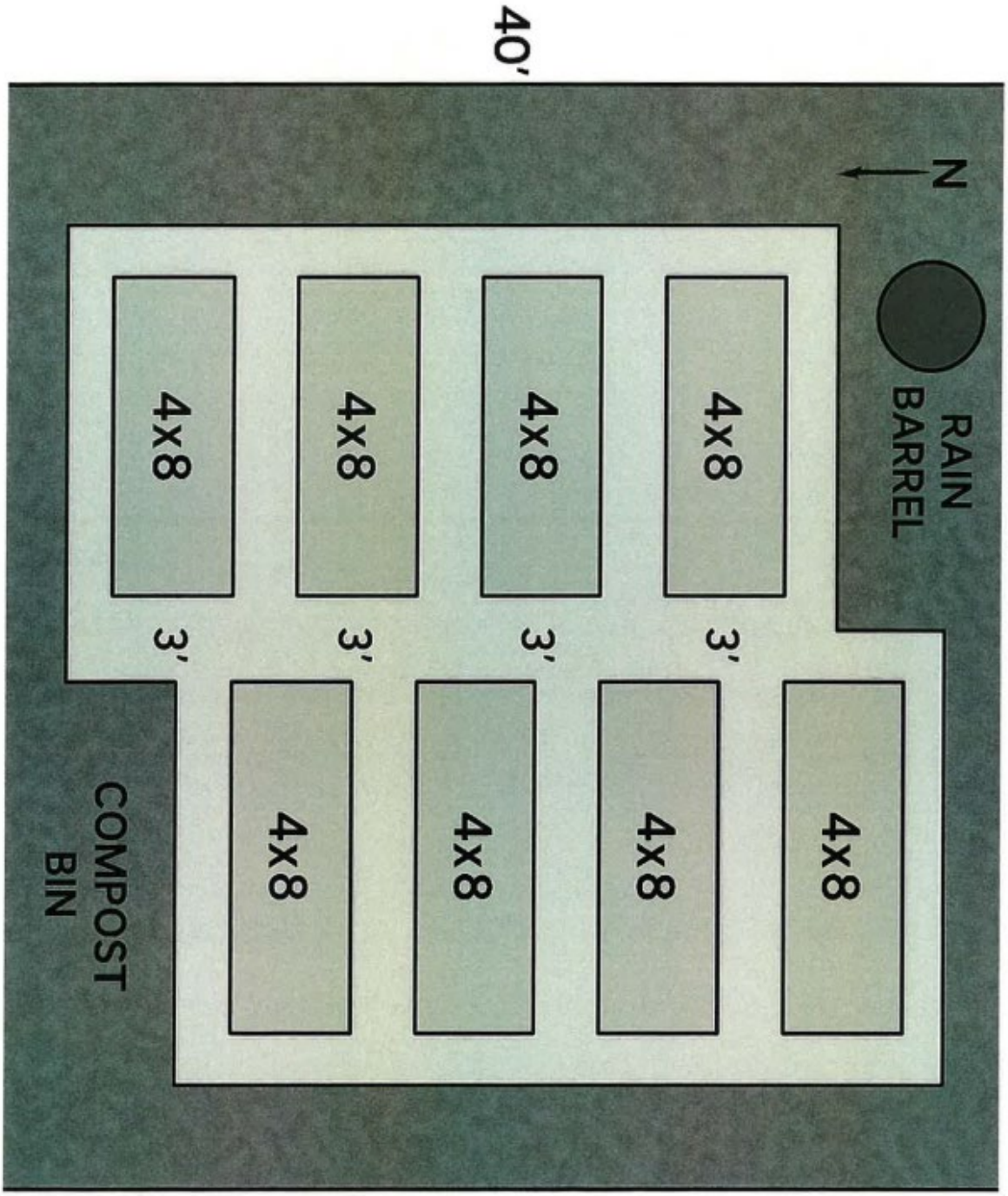
Meeting Summary

The meeting was held as scheduled; however, no participants attended except the host. No discussions were conducted.

Notes

- The host remained present for a minimum of 30 minutes.

Wood Ave
Walker Ave
Total: 2,266.95 ft
295.75 ft
253.32 ft
115.71 ft
299.83 ft
660.51 ft
509.85 ft
522.95 ft
40 ft
40 ft
Garden
50ft
50 ft
Goat Pen & Hen Run
20'
20'
Goat House
Hen Coop
Coronado Park


40'
N
RAIN BARREL
4x8
4x8
4x8
4x8
4x8
4x8
4x8
4x8
3'
3'
3'
3'
COMPOST BIN

All structures will be positioned to maximize efficiency and minimize environmental impact, following local building and zoning requirements. Placement will also consider ease of access for maintenance and animal care.

Coop Length 98in

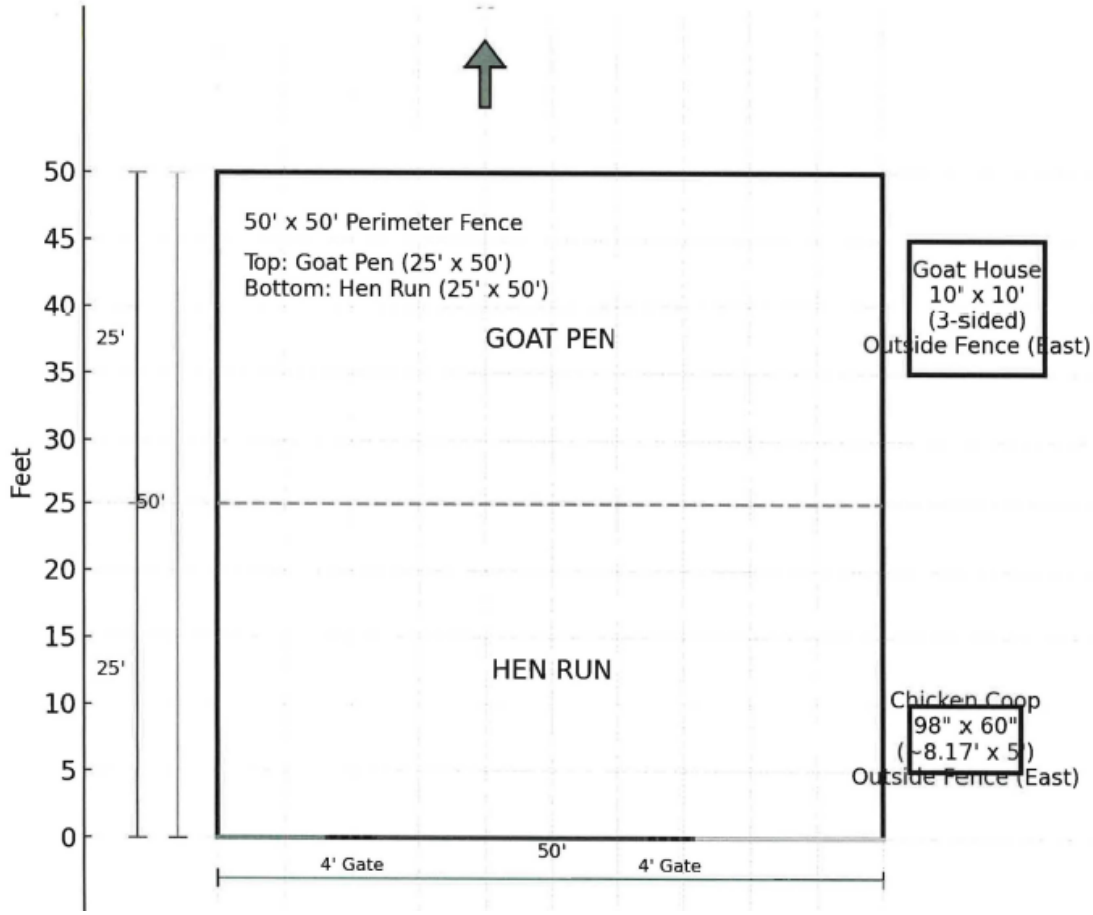
Coop Width 60in

Coop Height 72.5in

Flock size 11-20 birds

Dimensions of 10x10 Height 6 ft

Dimensions 10x8 metal storage shed


50' x 50' Perimeter Fence
Top: Goat Pen (25' x 50')
Bottom: Hen Run (25' x 50')
GOAT PEN
HEN RUN
Goat House
10' x 10'
(3-sided)
Outside Fence (East)
Chicken Coop
98" x 60"
(~8.17' x 5')
Outside Fence (East)
Feet
50
45
40
35
30
25
20
15
10
5
0
25'
50'
25'
4' Gate
50'
4' Gate

Erosion Control Plan:

Work shall conform to requirements of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG) Specification Section 2150 - Erosion and Sediment Control

Good housekeeping, including spill response shall be performed in accordance with UG Specification Section 2150- Erosion and Sediment Control.

Area of Disturbance 40ft x 40ft garden area 50ft x50ft Livestock area

The area will be cleared of vegetation manually**,** without the use of heavy machinery avoiding mechanical disturbance. Brush and weeds will be removed by hand tools only to minimize impact on the surrounding environment.

A temporary material stockpile will not be required. The work will be carried out in small, manageable sections, with each area completed prior to proceeding to the next.

All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas. Where notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County/Kansas City, Kansas (the UG), the UG's standards shall override.

We shall provide all materials, tools, equipment, and labor as necessary to maintain adequate erosion and sediment control, keep adjacent streets clean of mud and debris, and prevent soil or vegetation material from leaving the project site.

Erosion control measures shall conform to the Unified Government of Wyandotte County, Kansas City, KS Technical Provisions specifications, and to the project's Stormwater Pollution Prevention Plan (SWPPP), if applicable.

As this work will be completed in small, hand-cleared sections, erosion and site cleanliness will be managed continuously, with each area stabilized before moving on to the next.

We will temporarily seed, mulch, or otherwise stabilize any disturbed areas where land-disturbing activity has stopped for more than fourteen (14) calendar days. Temporary stabilization will be maintained until final grading and permanent vegetation are in place.

We will be responsible for maintaining all erosion control devices if applicable and removing any accumulated sediment until at least seventy percent (70%) of the permanent vegetation has become stabilized and established. Erosion control devices will remain in

place until that level of stabilization is achieved or until the project is complete, whichever occurs later.

We will inspect all erosion control devices if applicable at least once every seven (7) days and within twenty-four (24) hours of any rainfall event of one-half inch (½") or greater. Any damaged controls will be repaired, sediment will be cleaned out, and additional erosion control measures will be installed as needed or as soon as practicable after inspection.

For final stabilization, I will identify the vegetation type, location, and methods on the stabilization plan. Permanent stabilization will be installed within fourteen (14) days of final grading, and the plan will specify the proposed topsoil replacement thickness and any amendments required to support healthy vegetation growth.

I anticipate that only minimal erosion control measures will be required, as the work will be completed in small sections and primarily performed by hand. Large areas of disturbance are not expected.

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Change of Zone Petition COZ2025-027**

GENERAL INFORMATION

Applicant Information:
Philip Boutwell
BHC
7101 College Boulevard, Suite 400
Overland Park, Kansas 66210

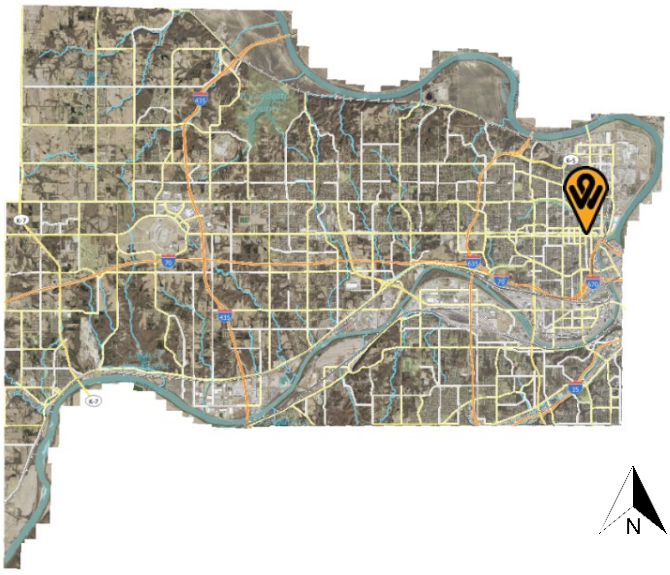
Subject Property:
601 Minnesota Avenue
Kansas City, Kansas 66101

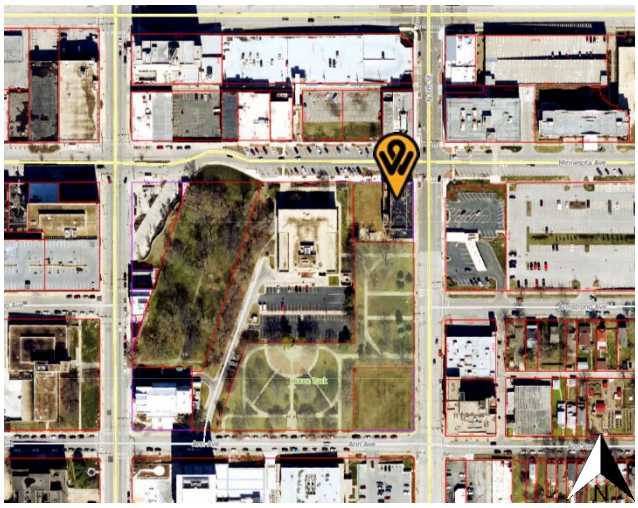
Requested Action and Purpose:
Approval of a Change of Zone from C-0 Nonretail Business District to C-D Central Business District for a mixed commercial, office and residential uses.

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

Existing Zoning District(s):
C-0 Nonretail Business District

Proposed Zoning District(s):
C-D Central Business District





	Adjacent Zoning	Adjacent Uses
North	C-D Central Business District	Commercial business and surface parking lot
South	C-0 Nonretail Business District	Huron Park
East	C-D Central Business District	UMB Bank
West	C-0 Nonretail Business District	Kansas City Kansas Public Library

Total Tract Size: 0.516 Acre

Comprehensive Plan Area: Downtown Area Plan

Comprehensive Plan Designation: The Downtown Area Plan designates the subject property as a Catalyst Block (Huron Block, which allows for mixed-use development that can contribute to the development of a cultural destination.

Major Street Plan: The goDotte Countywide Strategic Mobility designates Minnesota Avenue as a Minor Arterial and North 6th Street as a Minor Collector.

Parking Requirement: Section 27-465(f) Uses in this district need not provide off-street parking, except that residential occupancies shall provide no less than one (1) off-street parking space for each dwelling unit, and hotels shall provide one (1) off-street parking space for each room. 23 parking spaces are required. The applicant is providing 23 parking spaces.

Landscaping Requirement: Section 27-465(h) Where setbacks allow, a reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. The applicant is providing 12 trees.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Philip Boutwell with BHC, is requesting a Change of Zone from C-0 Nonretail Business District to C-D Central Business District to convert the former office building into a mixed-use commercial, office and residential apartments at 601 Minnesota Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There have been 41 Notices of Violation on the property between 2006 and 2025 ranging from broken windows, vacant property registration, past liens due, interior exterior repair, graffiti, fire, trash, and weeds.

Outstanding or Related Permit and Cases:

1. 2020 – 20300-00661 – Commercial Building Permit – Replacing antennas and equipment on roof.
2. 2020 – 20367-00094 – Safe to Restore Electric – Safe to Restore.
3. 2018 – 18380-01202 – Electrical Permit – New electrical service to T-Mobile equipment on the rooftop.
4. 2018 – 18300-00163 – Commercial Building Permit – Interior remodel for first floor.
5. 2018 – 18390-00168 – Electrical Permit – Install 200-amp electrical service for T-Mobile rooftop.
6. 2017 – 17325-00161 – Business Occupancy – Counseling / evaluation office.
7. 2017 – 17300-00311 – Commercial Building Permit – T-Mobile collocating on rooftop.
8. 2016 – 16391-00019 – Elevator Certificate – UMB Bank Elevator #1.
9. 2016 – 16391-00020 – Elevator Certificate – UMB Bank Elevator #2.
10. 2016 – 16325-00087 – Business Occupancy – Alterations.
11. 2002 – 02391-00014 – Elevator Certificate – UMB Elevator #1.

Previous Planning Actions:

1. 2018 – 18420-00023 (CA-2019-1) – Certificate of Appropriateness – Cell tower (T-Mobile) modifications on rooftop.
2. 2017 – 17420-00016 (CA-2018-1) – Certificate of Appropriateness – Front façade alterations as part of building renovations.
3. 2017 – 17420-00006 (CA-2017-8) – Certificate of Appropriateness – To allow rooftop antennas for T-Mobile telecommunication tower.
4. 2016 – COZ 3118 – Change of Zone from C-0 Nonretail Business District to C-D Central Business District to rehabilitate 607 Minnesota Avenue to use as a commercial use. Ordinance was never published.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Riverview Statistical Neighborhood, Strawberry Hill Neighborhood Group, and Census Block Group 0418801. The neighborhood consists of administrative offices for the Board of Public Utilities, Kansas City Kansas Public Library, and historic Huron Park.

This parcel is within the downtown urban core of Kansas City, Kansas along Minnesota Avenue.

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

The zoning and uses are set out above. The subject property is surrounded by the C-0 Nonretail Business and C-D Central Business Districts. The proposed use, which will be mixed use in nature – commercial and residential, is compatible with nearby uses if properly managed.

This redevelopment will allow for more dense development and a more vibrant mix of uses in the urban core.

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

The proposed use is suitable for the subject property because the downtown urban core does and shou continue to allow mixed-use buildings. The removal of restrictions will not detrimentally affect nearby property because there are vacant mixed-use buildings along the Minnesota Avenue corridor.

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

The property is vacant. The property has been vacant since 2020.

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

   The proposed use is reasonably necessary for the convenience and welfare of the public as the redevelopment will allow for additional urban core, downtown multi-family residential units.

   The proposed use will not affect the use, quality, or marketability of nearby property because there are multiple buildings in the downtown corridor along Minnesota Avenue that can be mixed-use buildings with ground floor commercial and apartment units on the floors above. Redeveloping this building will remove a vacant building from the prominent 6th and Minnesota Avenue intersection.

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 has the potential to increase vehicular traffic, but will not exceed the capacity of Minnesota Avenue, a Minor Arterial or North 6th Street, a Minor Collector to accommodate it if managed properly. A Traffic Memorandum has been submitted to Public Works, who are evaluating the memo and may make additional comments.

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

   The Downtown Area Plan designates the subject property as a Catalyst Block (Huron Block), which allows for mixed-use development that can contribute to the development of a cultural destination. The proposed use conforms to the Downtown Area Plan Catalyst block designation.

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

   The proposed use is not expected to cause environmental harm as this is a redevelopment of the building. A parking lot is proposed to be constructed on the west and south side of the UMB Bank building where the Portsmith Annex was demolished due to a fire in early 2023.

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

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by East Patrol, District #111.

e. Fire

Fire service is provided by Station #1, which is 300 feet away from the subject property.

f. Transit

Public Transit is provided by route(s) #101, #103, #104, #106, #107, and #402 with a stop at 7th Street Transit Center.

g. Schools

Public Education is provided by Grant Elementary School, Rosedale Middle School, and Harmon High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will likely increase the tax revenue for the site as well as have other, positive catalytic impacts on the urban core.

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

The proposed use meets all applicable ordinance requirements, including setbacks, parking, landscaping and preserving the historic brick and windows of the historic building.

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

There is no tangible gain to the public health, safety and welfare, however, the increase in economic activity as well as a livelier, more active streetscape would be a gain for public safety and welfare of the community. If denied, the property owner may not use the property for mixed-use residential and commercial, as C-0 Nonretail Business District does not allow retail businesses, only administrative and professional offices, and institutional uses.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at the Kansas City, Kansas Public Library at 625 Minnesota Avenue on October 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking Circulation
Access/Driveway Easement
Historic Review

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The project is located win the Huron Place Historic District and within 500 feet of Huron Indian Cemetery Old Kansas City, Kansas City Hall and Kansas City Kansas Fire Headquarters.

   Applicant Response: Acknowledged.

2. Have you begun conversations with the Unified Government, specifically the Park and Recreation Department, regarding the driveway and access easement on Huron Park leading to North 6th Street?

   Applicant Response: Yes, conversations have begun with the Unified Government regarding an access easement for the driveway along the south side of the property.

3. Is there a plan to preserve and incorporate a beam salvaged from the Portsmith Annex building? If so, what is the plan?

   Applicant Response: The beam salvaged from the Portsmith Annex building is planning to be incorporated as a landscape element, is possible.

4. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street.

Applicant Response: Acknowledged.

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

   Applicant Response: Acknowledged.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-027** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Subject to approval, a Final Development Plan is required to submitted;**
2. **During the Final Development Plan, secure a driveway and access easement with the Unified Government, specifically the Park and Recreation Department on Huron Park leading to North 6th Street;**
3. **Preserve and incorporate a beam salvaged from the Portsmith Annex building into the redevelopment;**
4. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
5. **All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
6. **All landscaping shall be with an in-ground irrigation system;**
7. **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;**

8. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
9. **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;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**

14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO;**
16. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed; and,**
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.**

ATTACHMENTS

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

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-027** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

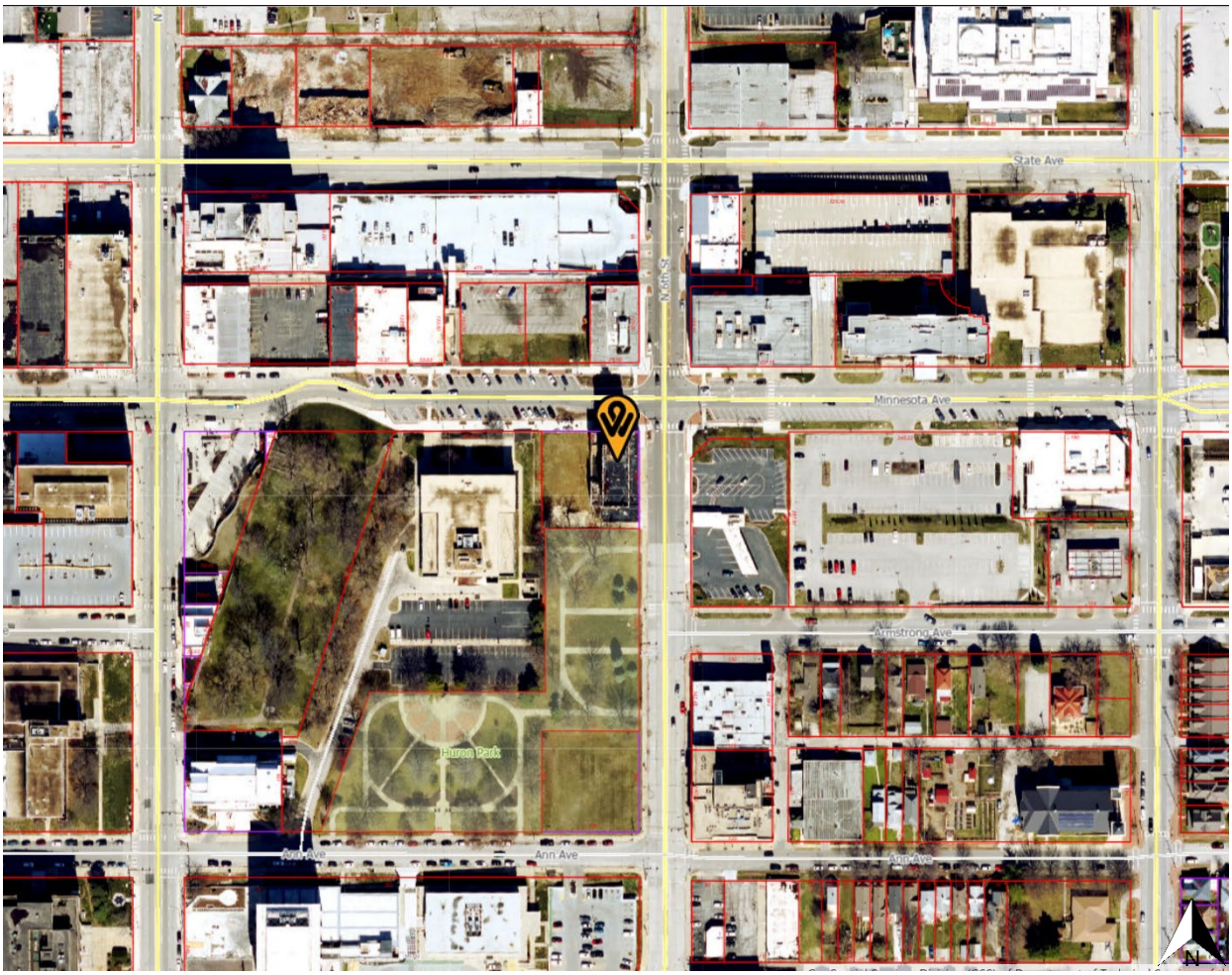
3. _____.

OR

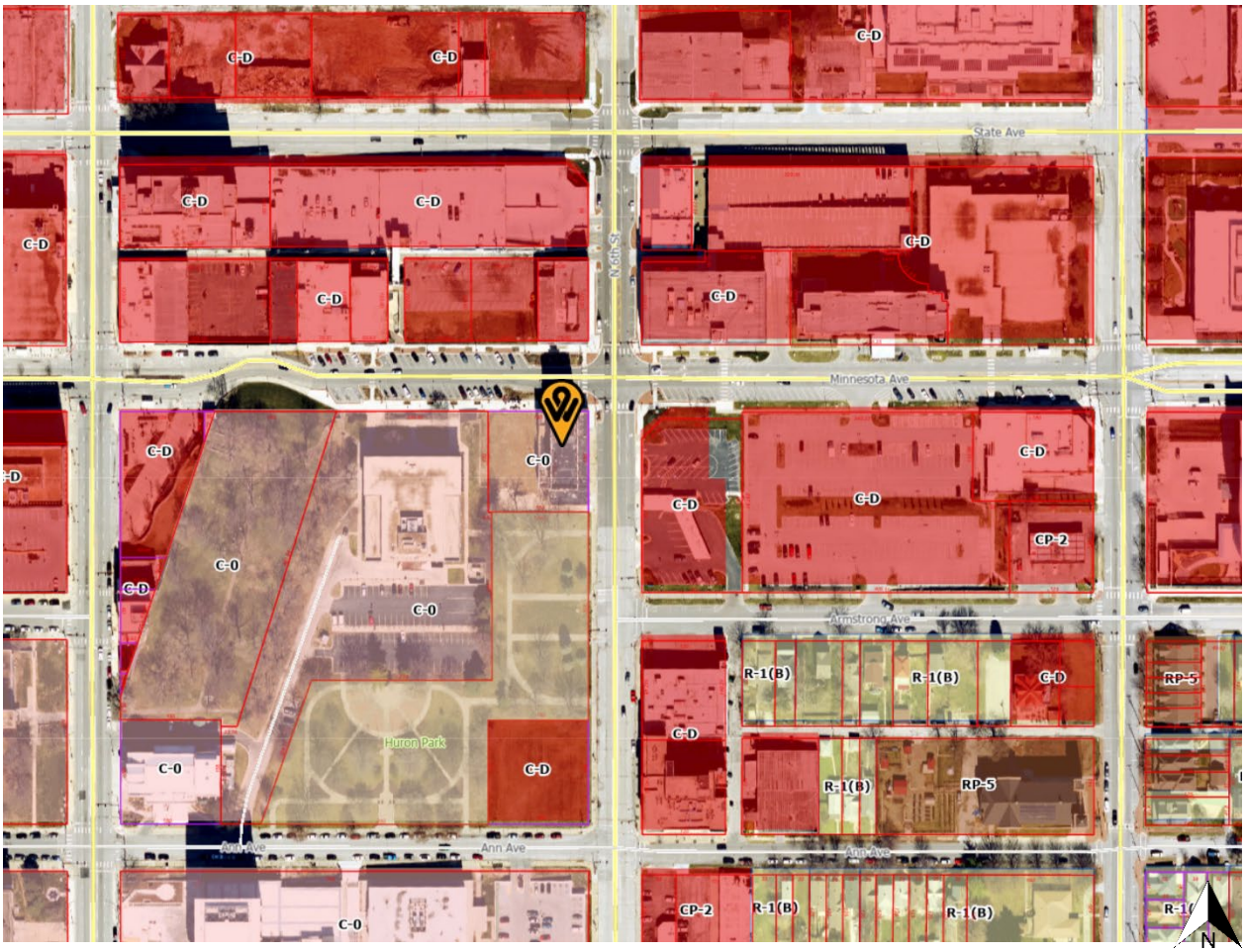
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-027,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


C-D
C-0
R-1(B)
CP-2
RP-5
State Ave
Minnesota Ave
Armstrong Ave
Ann Ave
N 6th St
Huron Park
N

LAND USE MAP

STATE
Downtown Mixed-Use
MINNESOTA
ALTUS
7TH ST
6TH
5TH
ARMSTRONG
Catalyst Block
Urban Residential
ANN
Neighborhood Mixed-Use
Public / Semi-Public
BARNETT
N

ADDITIONAL ATTACHMENTS

October 27, 2025

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

RE: COZ2025-027
UMB Tower

BHC has received the comments dated 10/20/2025 and have the following responses.

Planning and Urban Design Comments:

1. Acknowledged.
2. Yes, conversations have begun with the Unified Government regarding an access easement for the driveway along the south side of the property.
3. The beam salvaged from the Portsmith Annex building is planning to be incorporated as a landscape element, if possible.
4. Acknowledged.
3. Acknowledged.

Standard Conditions:

All standard conditions are acknowledged.

Engineering:

1. Values for disturbed land area and change in impervious area added to Sheet C0.0 Cut/fill quantities to be shown in future FDP submittal.
2. Acknowledged, see comment 2 above.
3. Node numbers added to utility plan.
4. Acknowledged.
5. All Erosion Control comments are acknowledged and will be addressed in future FDP submittal.
6. All Sanitary Sewer comments are acknowledged and will be addressed in future FDP submittal.
7. All Retaining Wall comments are acknowledged and will be addressed in future FDP submittal.

If you have any questions, please contact me at philip.boutwell@ibhc.com or at 913-663-1900.

Sincerely,

Philip A. Boutwell Digitally signed by Philip A. Boutwell Date: 2025.10.27 09:33:54-05'00'

Philip Boutwell
Design Engineer

913.663.1900 ibhc.com 7101 College Blvd., Ste. 400 Overland Park, KS 66210
BHC is a Trademark of Brungardt Honomichl & Company, P.A.

MEETING SIGN IN SHEET

Meeting Title: UMB Tower Neighborhood Meeting
Organizer: BHC, Build Wy Co
Location: KCK Public Library

Date:
10/23/2025
Time:
4:30 P.M.

Name of Attendee	Organization	Phone Number	Email

Meeting Minutes

Application Number: COZ2025-027

Date and Location: Thursday, October 23, 2025, Kansas City, Kansas Public Library, Main Auditorium.

Meeting called to order at: 4:30 P.M.

Names of people in attendance:

1. Megan Painter, Build WyCo
2. Kevin Pinkowski, BHC
3. Philip Boutwell, BHC
4. Jon Klocke, SWD Architects

There was no public attendance and therefore no questions. We had a brief discussion about the site layout and potential changes based on staff comments.

Meeting adjourned at: 5:10 P.M.

Minutes taken by: Philip Boutwell

The following day, Rose Eilts of the Strawberry Hill Neighborhood Association reached out via email requesting information about the proposal. They were supplied with copies of the proposed site, landscape, and architectural plans.

Meeting Minutes

Application Number: COZ2025-027

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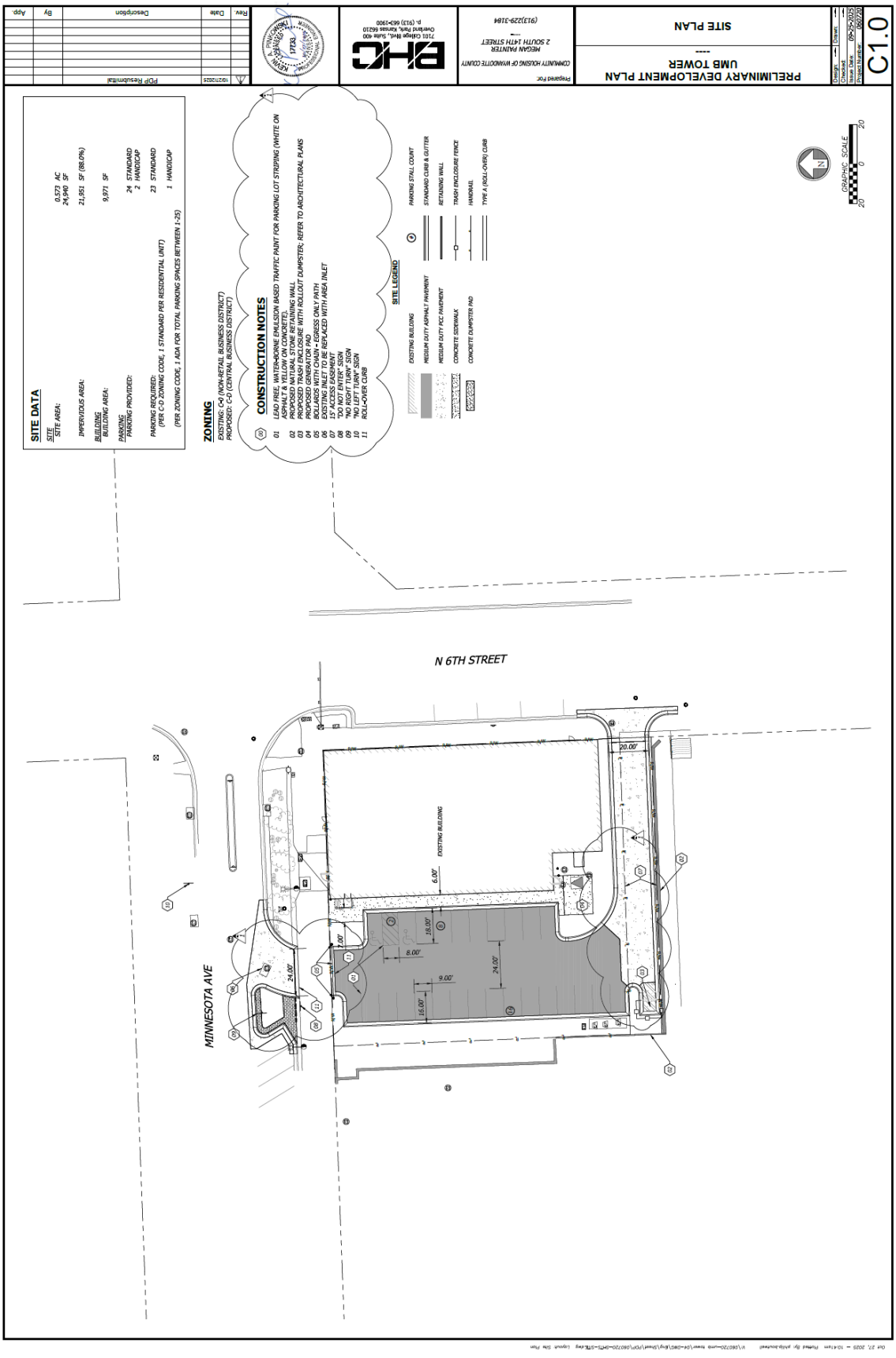
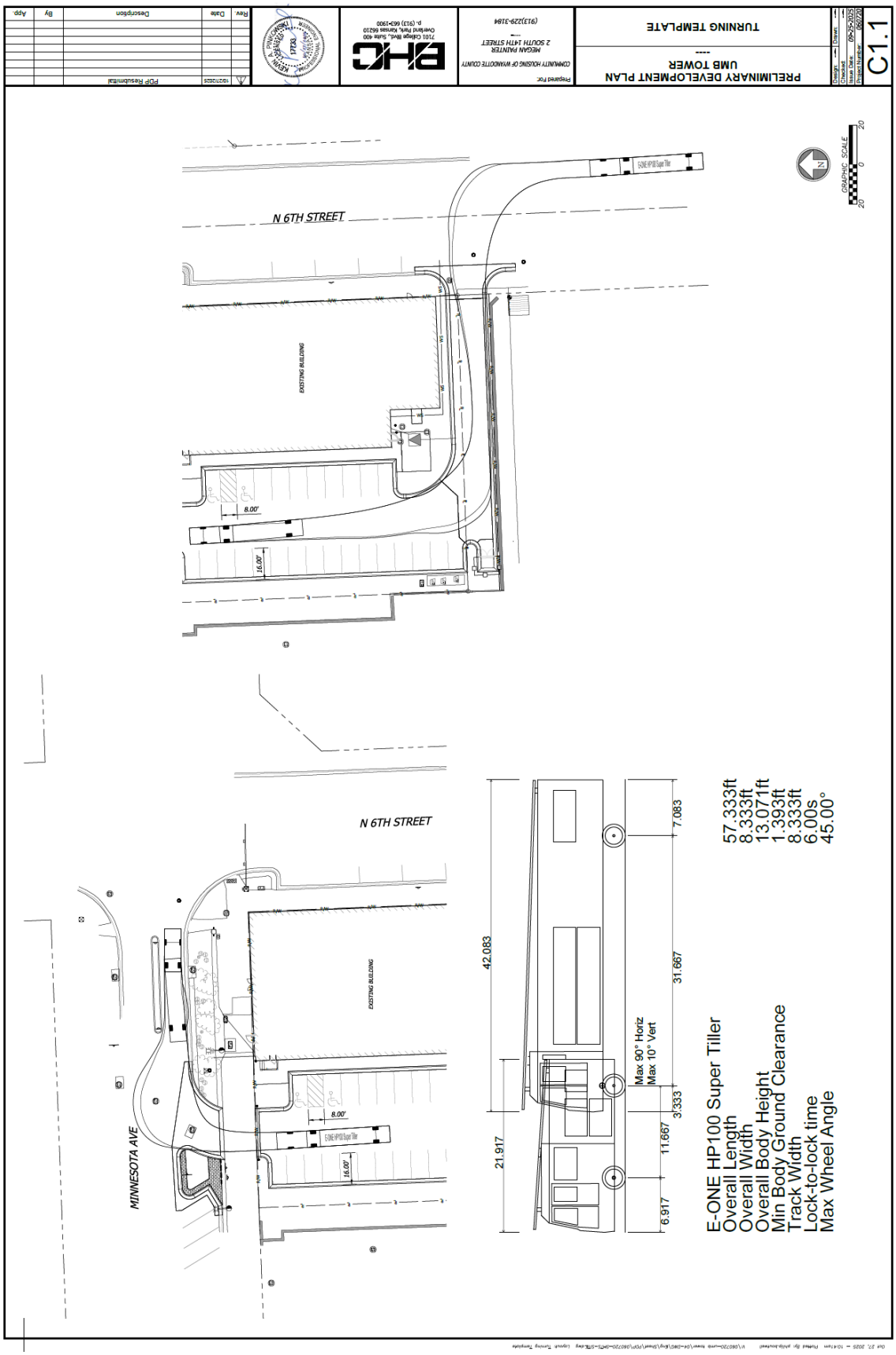

PRELIMINARY DEVELOPMENT PLAN
UMB TOWER
SITE PLAN
C1.0
Prepared For
COMMUNITY HOUSING OF WAHOOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
(913)229-3184
BHC
7101 College Blvd., Suite 600
Overland Park, Kansas 66210
P: (913) 663-1900
PDP Resubmittal
SITE DATA
SITE
SITE AREA: 0.573 AC
24,949 SF
IMPERVIOUS AREA: 21,951 SF (88.0%)
BUILDING
BUILDING AREA: 9,971 SF
PARKING
PARKING PROVIDED: 24 STANDARD
2 HANDICAP
PARKING REQUIRED: 23 STANDARD
(PER C-D ZONING CODE, 1 STANDARD PER RESIDENTIAL UNIT)
1 HANDICAP
(PER ZONING CODE, 1 ADA FOR TOTAL PARKING SPACES BETWEEN 1-25)
ZONING
EXISTING: C-D (NON-RETAIL BUSINESS DISTRICT)
PROPOSED: C-D (CENTRAL BUSINESS DISTRICT)
CONSTRUCTION NOTES
01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
02 PROPOSED NATURAL STONE RETAINING WALL
03 PROPOSED TRASH ENCLOSURE WITH ROLLOUT DUMPSTER; REFER TO ARCHITECTURAL PLANS
04 PROPOSED CONCRETE PAD
05 BOLLARDS WITH CHAIN - EGRESS ONLY PATH
06 EXISTING INLET TO BE REPLACED WITH AREA INLET
07 15' FIRE ACCESS EASEMENT
08 "DO NOT ENTER" SIGN
09 "NO RIGHT TURN" SIGN
10 "NO LEFT TURN" SIGN
11 ROLL-OVER CURB
SITE LEGEND
EXISTING BUILDING
MEDIUM DUTY ASPHALT PAVEMENT
MEDIUM DUTY PCC PAVEMENT
CONCRETE SIDEWALK
CONCRETE DUMPSTER PAD
PARKING STALL COUNT
STANDARD CURB & GUTTER
RETAINING WALL
TRASH ENCLOSURE FENCE
HANDRAIL
TYPE A (ROLL-OVER) CURB
GRAPHIC SCALE
N 6TH STREET
MINNESOTA AVE
EXISTING BUILDING
20.00'
6.00'
18.00'
8.00'
9.00'
24.00'
16.00'
24.00'

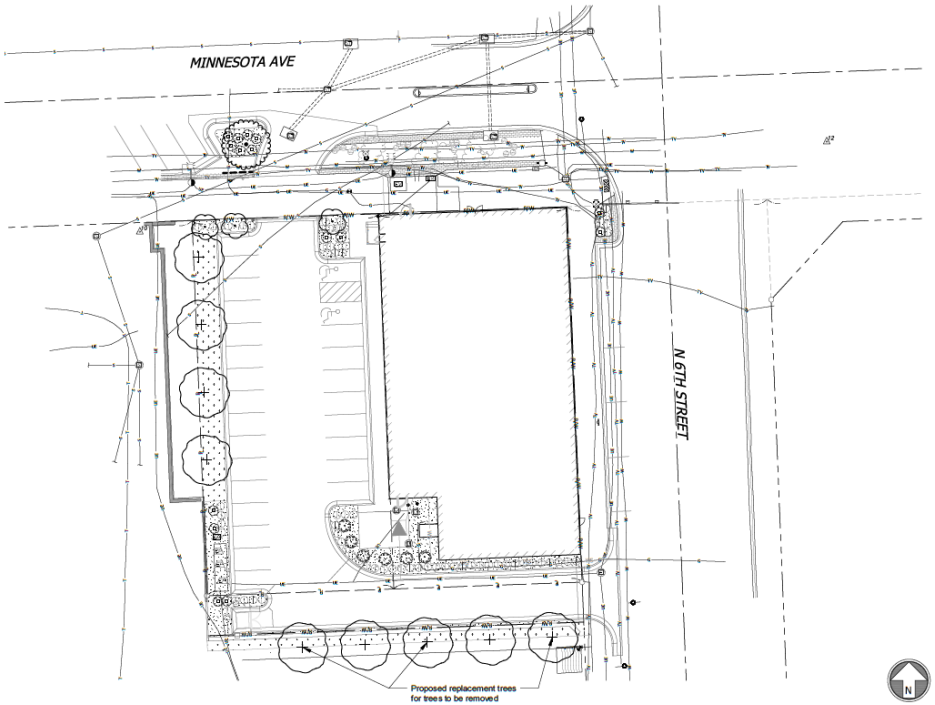

PRELIMINARY DEVELOPMENT PLAN
UMB TOWER

TURNING TEMPLATE
C1.1
Prepared For:
COMMUNITY HOUSING OF WYANDOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
(913)229-3184
BHC
7101 College Blvd., Suite 600
Overland Park, Kansas 66210
P. (913) 663-1900
Issue/Status
PDP Resubmittal
Rev.
Date
Description
By
App.
Design
Drawn
Checked
Issue Date
09-25-2025
Project Number
060720
N 6TH STREET
EXISTING BUILDING
8.00'
16.00'
E-ONE HP100 Super Tiller
GRAPHIC SCALE
20
0
20
N
N 6TH STREET
MINNESOTA AVE
EXISTING BUILDING
8.00'
16.00'
E-ONE HP100 Super Tiller
42.083
21.917
7.083
31.667
3.333
11.667
6.917
Max 90° Horiz
Max 10° Vert
E-ONE HP100 Super Tiller
Overall Length 57.333ft
Overall Width 8.333ft
Overall Body Height 13.071ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

GRADING NOTES
1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Kansas. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankment soils. Contractor shall obtain the geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, bedding pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green space) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Finished grades shall not be steeper than 3:1.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.
GRADING LEGEND
STANDARD CURB & GUTTER
RETAINING WALL
980 FINISH GRADE MAJOR CONTOURS
982 FINISH GRADE MINOR CONTOURS
EXISTING GRADE MAJOR CONTOURS
EXISTING GRADE MINOR CONTOURS
PROPERTY LINE
RIGHT-OF-WAY LINE
GRAPHIC SCALE
20 0 20
N 6TH STREET
MINNESOTA AVE
EXISTING BUILDING
Rev. Date Description By App.
1 PDF Resubmittal
Issue Dates
Prepared For:
COMMUNITY HOUSING OF WYANDOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
(913)229-3184
BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P: (913) 663-1900
PRELIMINARY DEVELOPMENT PLAN
UMB TOWER
GRADING PLAN
Design —
Drawn —
Checked —
Issue Date 09-25-2025
Project Number 080720
C2.0
Oct 27, 2025 – 10:41am Plotted By: Andy.Bowser V:\080720-umb tower\04-DES\Eng\Sheet\PDF\080720-DRTR-GRAD.dwg Layout: Grad Plan

PRELIMINARY DEVELOPMENT PLAN
UMB TOWER

UTILITY PLAN
C3.0
Prepared For:
COMMUNITY HOUSING OF WYANDOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
---
(913)229-3184
BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
P. (913) 663-1900
Rev.
Date
Description
By
App.
10/27/2025
PDP Resubmittal
CONSTRUCTION NOTES
W - WATER SERVICE INFORMATION
01 EXISTING WATER MAIN
02 PROPOSED WATER SERVICE LINE
03 PROPOSED FIRE SERVICE LINE
E - ELECTRIC SERVICE INFORMATION
01 EXISTING ELECTRIC SERVICE LINE TO REMAIN
02 PROPOSED TRANSFORMER PAD
03 EXISTING ELECTRIC LINE TO BE REMOVED
04 PROPOSED ELECTRIC SERVICE LINE
05 EXISTING TRANSFORMER TO REMAIN
C - COMMUNICATION SERVICE INFORMATION
01 EXISTING COMMUNICATIONS LINE
G - GAS SERVICE INFORMATION
01 EXISTING GAS SERVICE LINE TO REMAIN
ST - STORM SEWER INFORMATION
01 EXISTING STORM INLET TO BE CONVERTED TO AREA INLET
SS - SANITARY SEWER INFORMATION
01 EXISTING SANITARY SEWER MAIN
UTILITY NOTES
1. Contractor shall refer to all specifications, guidelines, and installation drawings from relevant utility companies for construction of all utilities.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own investigation as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 6' minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
6. Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.
N 6TH STREET
MINNESOTA AVE
043-546-LT
043-394-LT
043-180-MH
043-062-MH
GRAPHIC SCALE
20 0 20
N
Design: ---
Drawn: ---
Checked:
Date: 08-25-2025
Project Number: 25072



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL
TREES				
	1	Ginkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	B & B	2"Cal
	9	Quercus macrocarpa 'JFS-KW3' TM / Urban Pinnacle Oak	B & B	2" cal
ORNAMENTAL TREES				
	3	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud	B & B	1.5" cal
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**HEIGHT**
SHRUBS				
	6	Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac	5 gal	
PERENNIALS				
	15	Baptisia x 'Lemon Meringue' TM / Lemon Meringue Decadence Wild Indigo	5 gal	
	65	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	
SYMBOL	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	
GROUND COVERS				
	1,644 sf	Festuca arundinacea 'Watersaver Blend' / Watersaving Blend of Tall Fescue	sod	

MULCH SCHEDULE

WOOD MULCH Double ground hardwood mulch. 3" depth.	2,333 sf	

GENERAL LANDSCAPE NOTES

1. The Contractor shall verify and coordinate all final grades with the Landscape Architect and/or design team prior to completion.
2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
5. Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
6. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
7. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
8. The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Kansas City, Kansas and the Landscape Architect.
9. Spade cut edge to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
10. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
11. The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all landscape materials, including trees, shrubs, perennials, ornamental grasses, annuals, rock, and mulches, within 21 days following the award of the contract.
12. Maintenance and guarantee:
    a. Contractor shall provide full maintenance for newly landscaped areas for the maintenance period, which begins at date of installation through the date of final acceptance.
    b. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
    c. All plant material shall be guaranteed for a period of one year. Date of final acceptance initiates the one year guarantee. All dead or damaged plant material shall be replaced at contractor's expense.

LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED ROOF LINE DRAIN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- TREE PROTECTION

Rev	Date	Description	By	App

MELA MA — 10.07.2025 — KANSAS LANDSCAPE ARCHITECT

BHC
210 Gillette Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

Prepared For:
COMMUNITY HOUSING OF WYANDOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
(913)229-3184

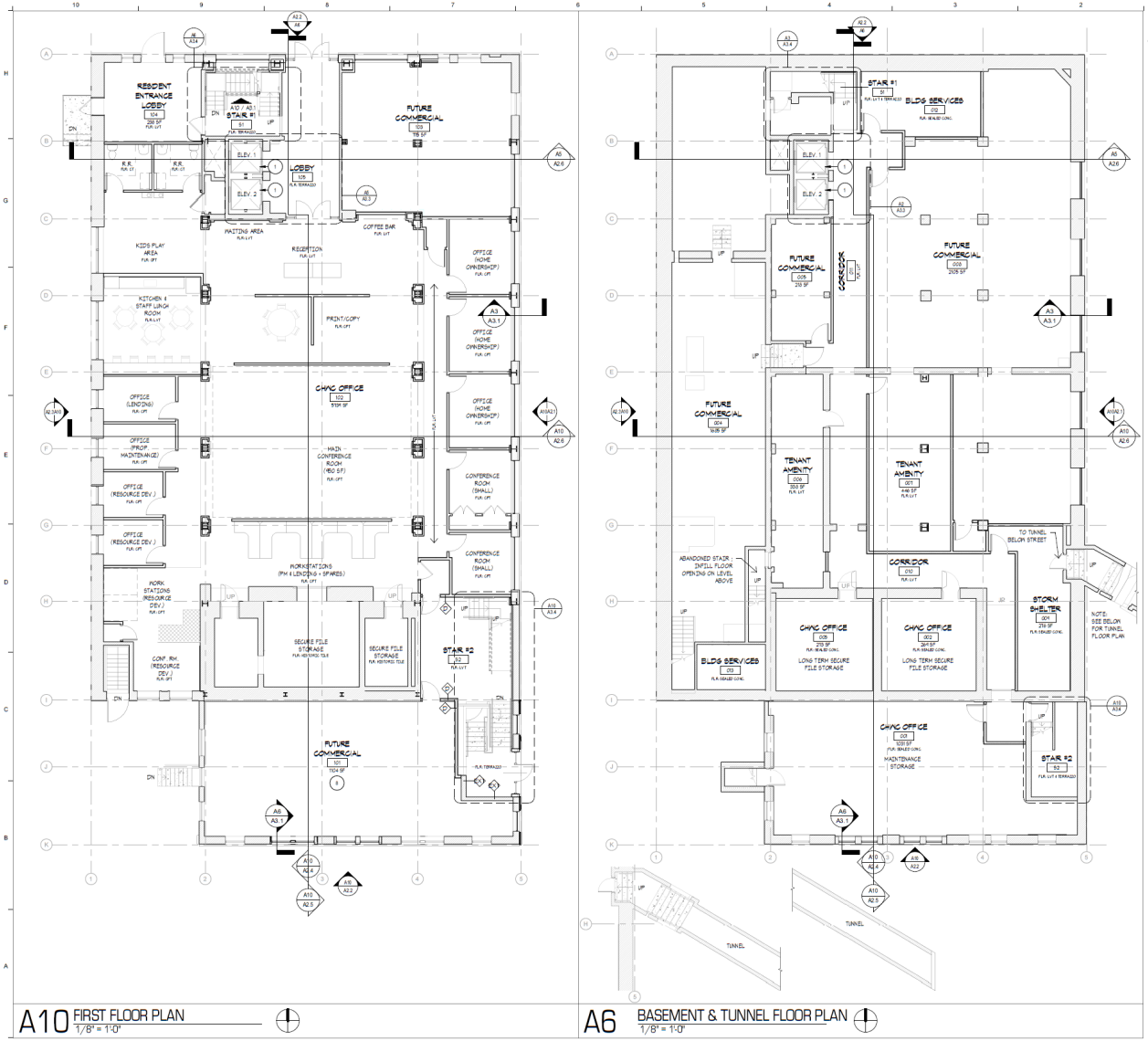
PRELIMINARY DEVELOPMENT PLAN
UMB TOWER

LANDSCAPE PLAN

Design: ADM	Drawn: ADM
Checked:	ADM
Issue Date:	09-25-2025
Project Number:	060720

L1.0

Oct 27, 2025 – 10:47am Plotted By: philip.bouchard V:\060720\county tower\04-CAD\Layout Sheet\L1.0_060720-UMB-LNDSCP.dwg Layout: Landscape Plan



FLOOR PLAN KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET.

(#) PLAN NOTE DESIGNATION

1. NEW MRL TRACTION ELEVATOR. 142123.
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. 104413 & 104416.
3. AUTH-FLORENCE POSTAL MAILBOXES, OR APPROVED EQUAL. USPS APPROVED. FINISH SELECTION BY OWNER. BOTTOM INSIDE SHELF AT 18" AFF. 105500.
4. PROVIDE 1X FURRING STRIPS AND 5/8" FIRE RATED GYPSUM BOARD OVER GLAY TILE BLOCK. COORDINATE WITH DEMOLITION WORK. LAMINATE FIRE RATED GYPSUM BOARD OVER REMAINING SECTIONS OF PLASTER WALL FINISH TO NEAREST CORNERS. FIELD VERIFY PLASTER THICKNESS AND COORDINATE THICKNESS OF GYPSUM BOARD LAMINATE FOR A FLUSH AND SMOOTH TRANSITION. THIS NOTE IS TYPICAL AT SECTIONS OF WALL WHERE ORIGINAL PLASTER AND BLOCK FURROUTS WERE DEMOLISHED.
5. 60 MIL SINGLE-PLY MEMBRANE ROOFING SYSTEM ASSEMBLY; INCLUDING TAPERED RIGID INSULATION, COVERBOARD, TERMINATIONS, FASTENERS, AND ATTACHMENTS. 075423.
6. ROOF DRAIN AND OVERFLOW ASSEMBLY.
7. PROVIDE WATERTIGHT CLOSURE CAP AT CHIMNEY.
8. NEW FLOOR 4 STRUCTURE/ASSEMBLY, THIS SECTION OF BUILDING.
9. NEW ROOF STRUCTURE/ASSEMBLY, THIS SECTION OF BUILDING.

FLOOR FINISH NOTES:

CT - CERAMIC TILE
VCT - VINYL TILE
CPT - CARPET

FLOOR PLAN GENERAL NOTES

A. SEE DEMOLITION FLOOR PLANS FOR EX. ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO AN EVEN & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EX. MINIMUM REQUIREMENTS.
C. REPAIR ALL DAMAGED EX. STRUCTURAL ELEMENTS (STONE FOUNDATION WALLS, BRICK BEARING WALLS, STEEL COLUMNS, STEEL AND CONCRETE BEAMS, FLOOR & ROOF STRUCTURE, ETC.). INFILL ALL VACATED FLOOR ASSEMBLY OPENINGS & AREAS OF DAMAGE W/ CONCRETE TO MATCH EX. THICKNESS OF ASSEMBLY (PER FLOOR/CEILING ASSEMBLY ON A0.) AT WINDOW DAMAGED OR INFILL AREAS OF WOOD FLOORING NOT EXPOSED TO VIEW INFILL W/ LAYERS OF PLYWOOD TO MATCH EX. THICKNESS OF WOOD FLOORING. IN BASEMENT FILL ALL NEW & EX. MISC. FLOOR SLAB OPENINGS W/ MIN. 4" REINFORCED CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL. RE: STRUCTURAL DRAWINGS.
D. REPAIR ALL DAMAGED EX. MASONRY (BRICK) INTERIOR WALLS AS REQUIRED. PATCH ALL MASONRY HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. MASONRY HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. RE: STRUCTURAL DRAWINGS.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WORK. NEW LINTELS ARE REQUIRED AT ALL NEW INTERIOR MASONRY WALL OPENINGS. NOT-DIPPED GALVANIZED FINISH.
F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, DOOR, STOREFRONT, INFILL, & EXTERIOR FACADE WORK.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
H. PATCH W/ PLASTER (AREAS OF DAMAGE, REMOVED WALLS, REMOVED WOOD TRIM, REMOVED SHELVING, DOOR INFILLS, NEW LINTELS, ETC.) & REPAIR ALL EX. PLASTER FINISH ON MASONRY WALLS EXPOSED TO VIEW, INCLUDING TRANSITION AREAS TO NEW GYP. BD. INFILL CONSTRUCTION, TO AN EVEN & UNIFORM APPEARANCE. MATCH EX. PLASTER THICKNESS & TEXTURE AT PATCHES W/ INFILL GYP. BD. CONSTRUCTION. REPAIR ALL DAMAGED & MISSING DECORATIVE PLASTER WALL ITEMS TO MATCH ORIGINAL. RE: SPEC SECTION 092900.
I. IN GENERAL, REPAIR AS NEEDED ALL EX. MISC. ITEMS NOT INDICATED. I.E. STAIRS, HANDRAILS & GUARDS, WOOD TRIM, WAINSCOTTING, ETC., UTILIZE SALVAGED MATERIAL FOR REPAIRS TO FULLEST EXTENT FEASIBLE.
J. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED OF 3 5/8" (25 GAUGE MIN.) METAL STUDS @ 24" O.C. MAX. (EXCEPTIONS: 1) UTILIZE 6" METAL STUDS AT BATH, MECHANICAL CLOSET, LAUNDRY CLOSET & KITCHEN PLUMBING WALLS WHERE SHOWN) & 5/8" FIRE RATED GYPSUM BOARD (G.B.) AS INDICATED, U.N.O.. METAL STUD GAUGE & SPACING BASED UPON ACTUAL WALL HEIGHTS & MANUFACTURER'S 'LIMITING HEIGHTS' CHART. USE ONLY MOISTURE & MOLD RESISTANT G.B. ON ALL WALLS IN BATHS, KITCHEN WET WALLS, MECHANICAL CLOSETS, LAUNDRY CLOSETS, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH, SHOWER / TUB SURROUND, & OTHER SIMILAR WALL TILE AREAS UTILIZE 5/8" FIRE RATED G.B., USG FIBEROCK AQUA-TOUGH. NSN G.B. WALLS TO BE A SMOOTH FINISH.
K. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED. FIRESTOPPED, SMOKE-FIRE DAMPERED, ETC. AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: CODE ANALYSIS FOR ADDITIONAL INFORMATION. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING.
L. ALL INTERIOR CORRIDOR & APARTMENT DEMISING WALLS THAT ABUT NON-GYPSUM BOARD SURFACES (MASONRY, PLASTER, ETC.) WALLS, COLUMNS, FLOORS, BEAMS, CEILINGS, ETC.) SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. REFER TO __/A__ FOR ACOUSTICAL / FIRE CAULKING DEMISING WALL INSTALLATION DETAILS.
M. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
N. ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE SPRINKLER (MEP) SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE EXCEPTION: ELECTRICAL WIRING REQUIRED TO BE INSTALLED ON SOLID PLASTER FINISHED WALLS & CEILING TO BE PAINTABLE MINIMOLD PVC NEEDED ACCESSORY ITEMS. MECH. & PLUMB. SYSTEMS MAY BE EXPOSED IN THE BASEMENT. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION. ALL EXPOSED MEP ITEMS TO BE INSTALLED IN A VISUALLY PLEASING MANNER. CONSULT ARCHITECT AS NEEDED.
O. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, METALLIC PIPE TYPE. INCLUDE SPRINKLERING OF CONCEALED SPACES AS REQUIRED BY CODE. UTILIZE DRY SYSTEM TYPE WHERE NECESSARY WITHIN UNCONDITIONED SPACES. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. ALL PIPING CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE.
P. ALL BEDROOM AND COAT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS SHOWN OTHERWISE. ALL BEDROOM, COAT, AND KITCHEN PANTRY CLOSETS SHALL HAVE FULL LENGTH 12" DEEP WIRE SHELF. BEDROOM AND COAT CLOSETS TO INCLUDE CONTINOUS HANGER ROD. INCLUDE WOOD BLOCKING IN WALLS AS REQUIRED FOR PROPER INSTALLATION. RE: SPEC SECTION 062023 FOR MOUNTING HEIGHTS & TYPES.
Q. INSTALL 2X WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, ETC. RE: SPEC SECTION 061000. REFER TO 6/0.1A-6.2 FOR TYPICAL MOUNTING HEIGHTS.
R. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT & SIMILAR SHAFT WALLS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS.
S. PREPARE EX. FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
T. THE 1 DESIGNATED ACCESSIBLE APARTMENT UNIT (ROOM #???) SHALL BE CONSTRUCTED TO TYPE A ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117.1 - 2017. NO TYPE B UNITS REQUIRED. RE: PROJECT MANUAL FOR ADDITIONAL INFORMATION.
U. CAP THE FLUE AT EX. FIREPLACE.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-546
STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 235 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

SEAL
ARCHITECT - NAME
#####

PRELIMINARY NOT FOR CONSTRUCTION

BASEMENT & FIRST FLOOR PLANS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A1.1

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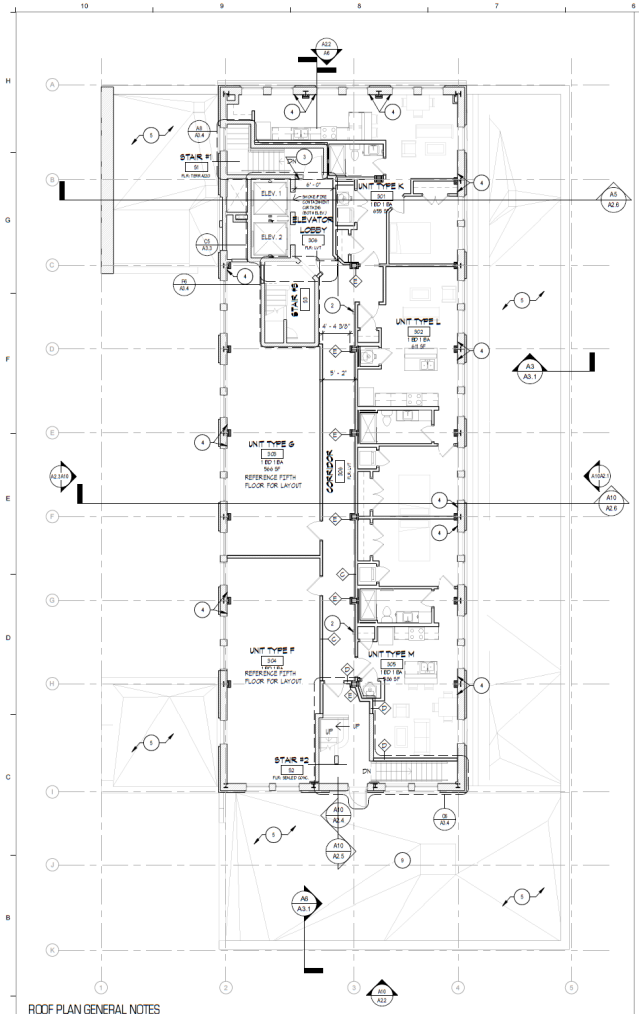
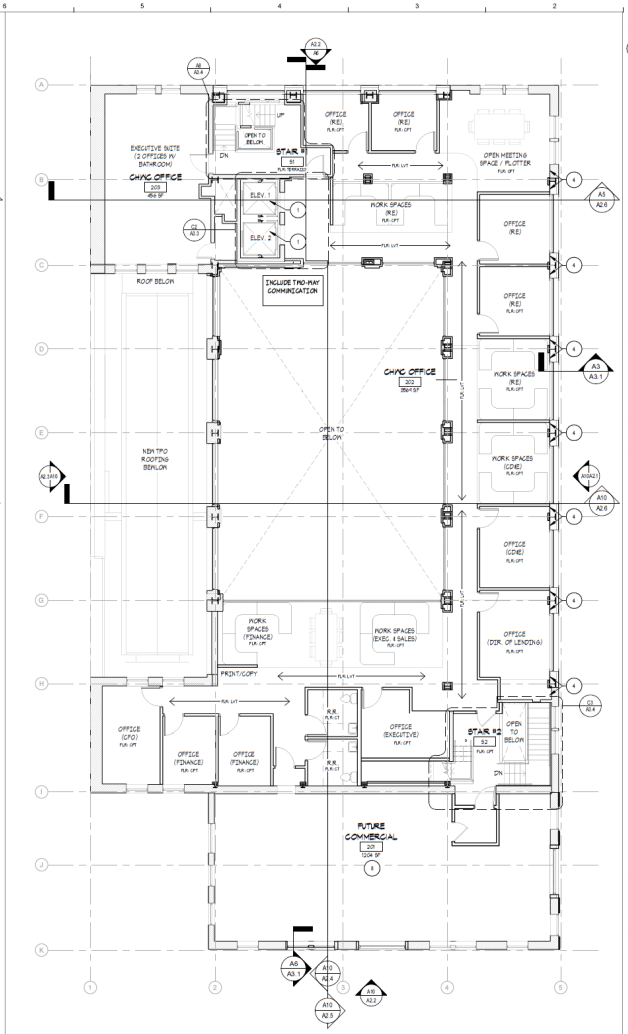


ROOF PLAN GENERAL NOTES

A. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS.
B. ALL FLASHING DETAILS SHALL CONFORM TO THE WRITTEN RECOMMENDATIONS OF THE ROOFING MANUFACTURER AND THE LATEST SMACNA MANUAL.
C. PROVIDE ROOF CRICKETS WHERE SLOPE OF ROOF SYSTEM IS IMPEDED.
D. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER THE MANUFACTURER.
E. COORDINATE ADDITIONAL WORK THAT MAY BE REQUIRED ON MEP DRAWINGS.
F. ROOFING SYSTEMS:

SINGLE PLY MEMBRANE:
SINGLE PLY MEMBRANE ROOFING OVER 1/2" COVER BOARD ON FLAT STOCK POLY ISO INSULATION. SLOPE MIN 1/4" PER FOOT. PROVIDE CRICKETS AT ALL ROOFTOP MECHANICAL EQUIPMENT & TO ROOF DRAINS. COORDINATE WITH MEP. ROOF TO HAVE MIN. R-30 INSULATION.

A10 THIRD FLOOR PLAN
1/8" = 1'-0"



FLOOR PLAN KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET.

(#) PLAN NOTE DESIGNATION

1. NEW MRL TRACTION ELEVATOR. 142123.
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. 104413 & 104416.
3. AUTH-FLORENCE POSTAL MAILBOXES, OR APPROVED EQUAL. 10SPS APPROVED. FINISH SELECTION BY OWNER. BOTTOM INSIDE SHELF AT 15'-4FF. 105500
4. PROVIDE 1X FURRING STRIPS AND 5/8" FIRE RATED GYPSUM BOARD OVER CLAY TILE BLOCK. COORDINATE WITH DEMOLITION WORK. LAMINATE FIRE RATED GYPSUM BOARD OVER REMAINING SECTIONS OF PLASTER WALL FINISH TO NEAREST CORNERS. FIELD VERIFY PLASTER THICKNESS AND COORDINATE THICKNESS OF GYPSUM BOARD LAMINATE FOR A FLUSH AND SMOOTH TRANSITION. THIS NOTE IS TYPICAL AT SECTIONS OF WALL WHERE ORIGINAL PLASTER AND BLOCK FURROUTS WERE DEMOLISHED.
5. 60 MIL SINGLE-PLY MEMBRANE ROOFING SYSTEM ASSEMBLY; INCLUDING TAPERED R30 ID INSULATION, COVERBOARD, TERMINATIONS, FASTENERS, AND ATTACHMENTS. 075420.
6. ROOF DRAIN AND OVERFLOW ASSEMBLY.
7. PROVIDE WATERTIGHT CLOSURE CAP AT CHIMNEY.
8. NEW FLOOR 4 STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.
9. NEW ROOF STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.

FLOOR FINISH NOTES:

GT - CERAMIC TILE
VCT - VINYL TILE
CPT - CARPET

FLOOR PLAN GENERAL NOTES

A. SEE DEMOLITION FLOOR PLANS FOR EX. ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO AN EVEN & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EX. MINIMUM REQUIREMENTS.
C. REPAIR ALL DAMAGED EX. STRUCTURAL ELEMENTS (STONE FOUNDATION WALLS, BRICK BEARING WALLS, STEEL COLUMNS, STEEL AND CONCRETE BEAMS, FLOOR & ROOF STRUCTURE, ETC.) INFILL ALL VACATED FLOOR ASSEMBLY OPENINGS & AREAS OF DAMAGE W/ CONCRETE TO MATCH EX. THICKNESS OF ASSEMBLY (PER FLOOR/CEILING ASSEMBLY ON A0.) AT MISSING, DAMAGED OR INFILL AREAS OF WOOD FLOORING NOT EXPOSED TO VIEW, INFILL W/ LAYERS OF PLYWOOD TO MATCH EX. THICKNESS OF WOOD FLOORING. IN BASEMENT FILL ALL NEW & EX. MISC. FLOOR SLAB OPENINGS W/ MIN. 4" REINFORCED CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL. RE: STRUCTURAL DRAWINGS.
D. REPAIR ALL DAMAGED EX. MASONRY (BRICK) INTERIOR WALLS AS REQUIRED. PATCH ALL MASONRY HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. MASONRY HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. RE: STRUCTURAL DRAWINGS.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WORK. NEW LINTELS ARE REQUIRED AT ALL NEW INTERIOR MASONRY WALL OPENINGS, HOT-DIPPED GALVANIZED FINISH.
F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, DOOR, STOREFRONT, INFILL & EXTERIOR FACADE WORK.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
H. PATCH W/ PLASTER (AREAS OF DAMAGE, REMOVED WALLS, REMOVED WOOD TRIM, REMOVED SHELVING, DOOR INFILLS, NEW LINTELS, ETC.) & REPAIR ALL EX. PLASTER FINISH ON MASONRY WALLS EXPOSED TO VIEW, INCLUDING TRANSITION AREAS TO NEW GYP. BD. INFILL CONSTRUCTION, TO AN EVEN & UNIFORM APPEARANCE. MATCH EX. PLASTER THICKNESS & TEXTURE AT PATCHES & INFILL GYP. BD. CONSTRUCTION. REPAIR ALL DAMAGED & MISSING DECORATIVE PLASTER WALL ITEMS TO MATCH ORIGINAL. RE: SPEC SECTION 092300.
I. IN GENERAL, REPAIR AS NEEDED ALL EX. MISC. ITEMS NOT INDICATED, IE. STAIRS, HANDRAILS & GUARDS, WOOD TRIM, PAINTING, ETC. UTILIZE SALVAGED MATERIAL FOR REPAIRS TO FULLEST EXTENT FEASIBLE.
J. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED OF 3 5/8" (25 GAUGE MIN.) METAL STUDS @ 24" O.C. MAX. (EXCEPTIONS: 1) UTILIZE 6" METAL STUDS AT BATH, MECHANICAL CLOSET, LAUNDRY CLOSET & KITCHEN PLUMBING WALLS WHERE SHOWN) & 5/8" FIRE RATED GYPSUM BOARD (G.B.) AS INDICATED, U.N.O.. METAL STUD GAUGE & SPACING BASED UPON ACTUAL WALL HEIGHTS & MANUFACTURER'S "LIMITING HEIGHTS" CHART. USE ONLY MOISTURE & MOLD RESISTANT G.B. ON ALL WALLS IN BATHS, KITCHEN WET WALLS, MECHANICAL CLOSETS, LAUNDRY CLOSETS, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH, SHOWER / TUB SURROUNDS & OTHER SIMILAR WALL TILE AREAS UTILIZE 5/8" FIRE RATED G.B., USG FIBEROCK AQUA-TOUGH. NEW G.B. WALLS TO BE A SMOOTH FINISH.
K. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRE/ALKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC. AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES AS REQUIRED BY CODE. RE: CODE ANALYSIS FOR ADDITIONAL INFORMATION. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING.
L. ALL INTERIOR CORRIDOR & APARTMENT DEMISING WALLS THAT ABUT NON-GYPSUM BOARD SURFACES (MASONRY, PLASTER, ETC. WALLS, CEILINGS, FLOORS, BEAMS, CEILINGS, ETC.) SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. REFER TO "__A__ FOR ACOUSTICAL / FIRE CAULKING DEMISING WALL INSTALLATION DETAILS.
M. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
N. ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE SPRINKLER (MEP) SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE EXCEPTION: ELECTRICAL WIRING REQUIRED TO BE INSTALLED ON SOLID PLASTER FINISHED WALLS & CEILING TO BE PAINTABLE WIREMOLD IV. NEEDED ACCESSORY ITEMS. MECH. & PLUMB. SYSTEMS MAY BE EXPOSED IN THE BASEMENT. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION. ALL EXPOSED MEP ITEMS TO BE INSTALLED IN A "VISUALLY PLEASING MANNER. CONSULT ARCHITECT AS NEEDED.
O. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING. INSTALL EC TYPE TYPE. INCLUDE SPRINKLERING OF CONCEALED SPACES AS REQUIRED BY CODE. UTILIZE DRY SYSTEM TYPE WHERE NECESSARY WITHIN UNCONDITIONED SPACES. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. ALL PIPING CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE.
P. ALL BEDROOM AND COAT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS SHOWN OTHERWISE. ALL BEDROOM, COAT, AND KITCHEN PANTRY CLOSETS SHALL HAVE FULL LENGTH 12" DEEP WIRE SHELF. BEDROOM AND COAT CLOSETS TO INCLUDE CONTINUOUS HANGER ROD. INCLUDE WOOD BLOCKING IN WALLS AS REQUIRED FOR PROPER INSTALLATION. RE: SPEC SECTION 062023 FOR MOUNTING HEIGHTS & TYPES.
Q. INSTALL IN WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, ETC. RE: SPEC SECTION 061000. REFER TO 610/A6.2 FOR TYPICAL MOUNTING HEIGHTS.
R. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT & SIMILAR SHAFT WALLS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS.
S. PREPARE EX. FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
T. THE 1 DESIGNATED ACCESSIBLE APARTMENT UNIT (ROOM #???) SHALL BE CONSTRUCTED TO TYPE A ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117.1 - 2017. NO TYPE B UNITS REQUIRED. RE: PROJECT MANUAL FOR ADDITIONAL INFORMATION.
U. CAP THE FLUE AT EX. FIREPLACE.

A6 SECOND FLOOR PLAN
1/8" = 1'-0"

SWD ARCHITECTS
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KANSAS LICENSE NO. A-646

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 226 - KANSAS CITY, MO 64112 - T 816.531.1696
WWW.SWDARCHITECTS.COM

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

SEAL
ARCHITECT - NAME
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PRELIMINARY NOT FOR CONSTRUCTION

SECOND & THIRD FLOOR PLANS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A1.2

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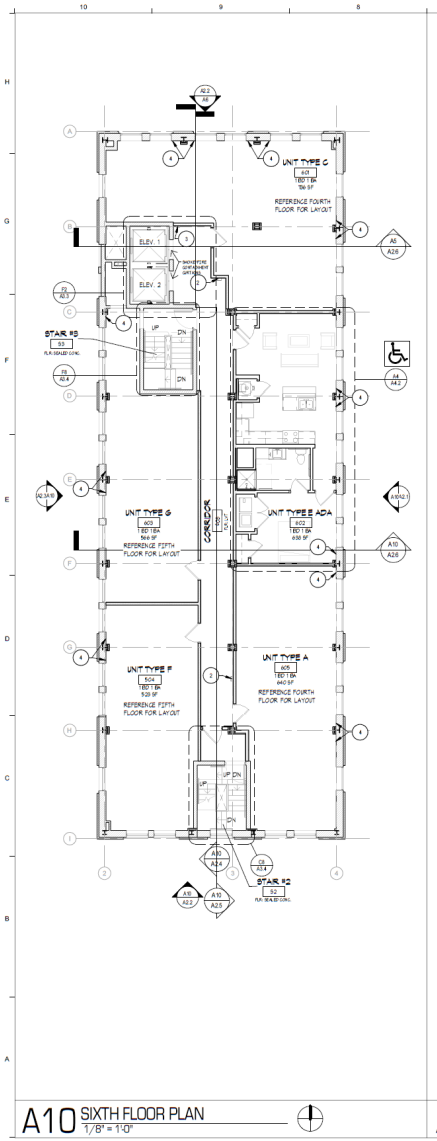
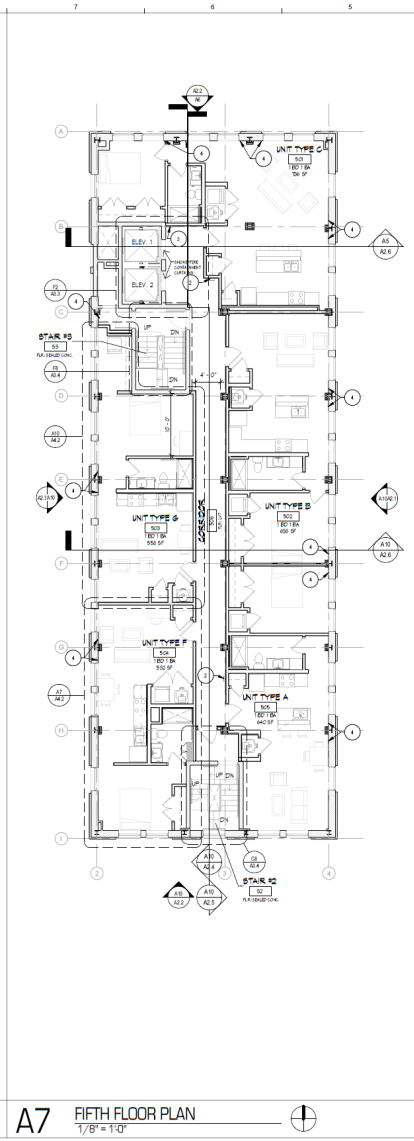
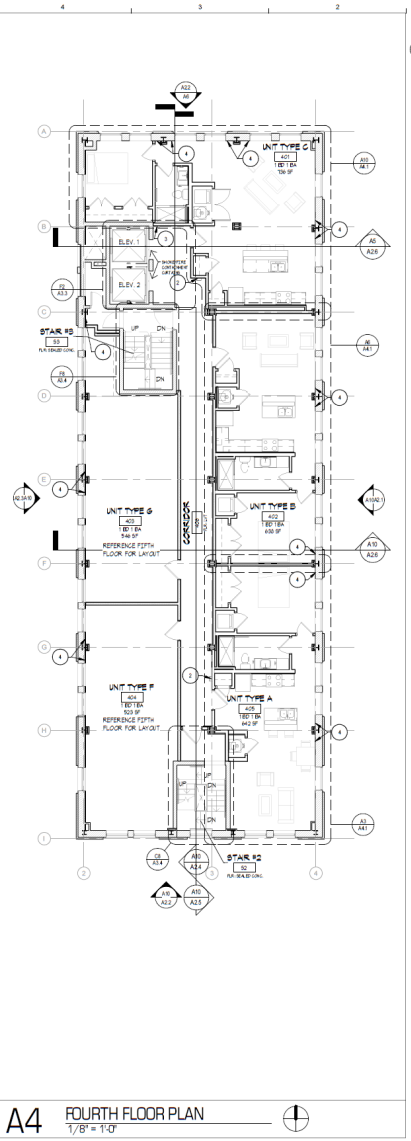


A10 SIXTH FLOOR PLAN
1/8" = 1'-0"



A7 FIFTH FLOOR PLAN
1/8" = 1'-0"



A4 FOURTH FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET.

(#) PLAN NOTE DESIGNATION

1. NEW MRL TRACTION ELEVATOR. 142123
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. 104413 & 104416.
3. AUTH-FLORENCE POSTAL MAILBOXES, OR APPROVED EQUAL. USPS APPROVED. FINISH SELECTION BY OWNER. BOTTOM INSIDE SHELF AT 15" AFF. 105500.
4. PROVIDE 1x FURRING STRIPS AND 5/8" FIRE RATED GYPSUM BOARD OVER GUAY TILE BLOCK. COORDINATE WITH DEMOLITION WORK. LAMINATE FIRE RATED GYPSUM BOARD OVER REMAINING SECTIONS OF PLASTER WALL FINISH TO NEAREST CORNERS. FIELD VERIFY PLASTER THICKNESS AND COORDINATE THICKNESS OF GYPSUM BOARD LAMINATE FOR A FLUSH AND SMOOTH TRANSITION. THIS NOTE IS TYPICAL AT SECTIONS OF WALL WHERE ORIGINAL PLASTER AND BLOCK FURROUTS WERE DEMOLISHED
5. 60 MIL SINGLEPLY MEMBRANE ROOFING SYSTEM ASSEMBLY; INCLUDING TAPERED RIGID INSULATION, COVERBOARD, TERMINATIONS, FASTENERS, AND ATTACHMENTS. 075423.
6. ROOF DRAIN AND OVERFLOW ASSEMBLY.
7. PROVIDE WATERTIGHT CLOSURE CAP AT CHIMNEY.
8. NEW FLOOR 4 STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.
9. NEW ROOF STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.

FLOOR FINISH NOTES:

GT - CERAMIC TILE
VCT - VINYL TILE
CPT - CARPET

FLOOR PLAN GENERAL NOTES

A. SEE DEMOLITION FLOOR PLANS FOR EX. ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO AN EVEN & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EX. MINIMUM REQUIREMENTS.
C. REPAIR ALL DAMAGED EX. STRUCTURAL ELEMENTS (STONE FOUNDATION WALLS, BRICK BEARING WALLS, STEEL COLUMNS, STEEL AND CONCRETE BEAMS, FLOOR & ROOF STRUCTURE, ETC.). INFILL ALL VACATED FLOOR ASSEMBLY OPENINGS & AREAS OF DAMAGE W/ CONCRETE TO MATCH EX. THICKNESS OF ASSEMBLY (PER FLOOR/CEILING ASSEMBLY ON A0.__). AT MISSING, DAMAGED OR INFILL AREAS OF WOOD FLOORING NOT EXPOSED TO VIEW, INFILL W/ LAYERS OF PLYWOOD TO MATCH EX. THICKNESS OF WOOD FLOORING. IN BASEMENT FILL ALL NEW & EX. MISC. FLOOR SLAB OPENINGS W/ MIN. 4" REINFORCED CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL. RE: STRUCTURAL DRAWINGS.
D. REPAIR ALL DAMAGED EX. MASONRY (BRICK) INTERIOR WALLS AS REQUIRED. PATCH ALL MASONRY HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. MASONRY HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. RE: STRUCTURAL DRAWINGS.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WORK. NEW LINTELS ARE REQUIRED AT ALL NEW INTERIOR MASONRY WALL OPENINGS. HOT-DIPPED GALVANIZED FINISH.
F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, DOOR, STOREFRONT, INFILL & EXTERIOR FACADE WORK.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
H. PATCH W/ PLASTER (AREAS OF DAMAGE, REMOVED WALLS, REMOVED WOOD TRIM, REMOVED SHELVING, DOOR INFILLS, NEW LINTELS, ETC.) & REPAIR ALL EX. PLASTER FINISH ON MASONRY WALLS EXPOSED TO VIEW, INCLUDING TRANSITION AREAS TO NEW GYP. BD. INFILL CONSTRUCTION, TO AN EVEN & UNIFORM APPEARANCE, MATCH EX. PLASTER THICKNESS & TEXTURE AT PATCHES & INFILL GYP. BD. CONSTRUCTION. REPAIR ALL DAMAGED & MISSING DECORATIVE PLASTER WALL ITEMS TO MATCH ORIGINAL. RE: SPEC SECTION 092300.
I. IN GENERAL, REPAIR AS NEEDED ALL EX. MISC. ITEMS NOT INDICATED, I.E. STAIRS, HANDRAILS & GUARDS, WOOD TRIM, MASKING/TAPING, ETC., UTILIZE SALVAGED MATERIAL FOR REPAIRS TO FULLEST EXTENT FEASIBLE.
J. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED OF 3 5/8" (25 GAUGE MIN.) METAL STUDS @ 24" O.C. MAX. (EXCEPTIONS): 1) UTILIZE 6" METAL STUDS AT BATH, MECHANICAL CLOSET, LAUNDRY CLOSET & KITCHEN PLUMBING WALLS WHERE SHOWN & 5/8" FIRE RATED GYPSUM BOARD (G.B.) AS INDICATED, U.N.O.. METAL STUD GAUGE & SPACING BASED UPON ACTUAL WALL HEIGHTS & MANUFACTURER'S 'LIMITING HEIGHTS' CHART. USE ONLY MOISTURE & MOLD RESISTANT G.B. ON ALL WALLS IN BATHS, KITCHEN WET WALLS, MECHANICAL CLOSETS, LAUNDRY CLOSETS, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH, SHOWER / TUB SURROUNDS & OTHER SIMILAR WALL TILE AREAS UTILIZE 5/8" FIRE RATED G.B. USG FIBEROCK AQUA-TOUGH. NON G.B. WALLS TO BE A SMOOTH FINISH.
K. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC. AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: CODE ANALYSIS FOR ADDITIONAL INFORMATION. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING.
L. ALL INTERIOR CORRIDOR & APARTMENT DEMISING WALLS THAT ABUT NON-GYPSUM BOARD SURFACES (MASONRY, PLASTER, ETC. WALLS, COLUMNS, FLOORS, BEAMS, CEILINGS, ETC.) SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. REFER TO __/A__ FOR ACOUSTICAL / FIRE CAULKING DEMISING WALL INSTALLATION DETAILS.
M. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
N. ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE SPRINKLER (MEP) SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE; EXCEPTION: ELECTRICAL WIRING REQUIRED TO BE INSTALLED ON SOLID PLASTER FINISHED WALLS & CEILING TO BE PAINTABLE WHITE-MOLD W/ NEEDED ACCESSORY ITEMS. MECH. & PLUMB. SYSTEMS MAY BE EXPOSED IN THE BASEMENT. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION. ALL EXPOSED MEP ITEMS TO BE INSTALLED IN A VISUALLY PLEASING MANNER. CONSULT ARCHITECT AS NEEDED.
O. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING. METALLIC PIPE TYPE. INCLUDE SPRINKLERING OF CONCEALED SPACES AS REQUIRED BY CODE. UTILIZE DRY SYSTEM TYPE WHERE NECESSARY WITHIN UNCONDITIONED SPACES. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. ALL PIPING CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE.
P. ALL BEDROOM AND COAT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS SHOWN OTHERWISE. ALL BEDROOM, COAT, AND KITCHEN PANTRY CLOSETS SHALL HAVE FULL LENGTH 12" DEEP WIRE SHELF. BEDROOM AND COAT CLOSETS TO INCLUDE CONTINUOUS HANGER ROD. INCLUDE WOOD BLOCKING IN WALLS AS REQUIRED FOR PROPER INSTALLATION. RE: SPEC SECTION 060123 FOR MOUNTING HEIGHTS & TYPES.
Q. INSTALL 2X WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, ETC. RE: SPEC SECTION 061000. REFER TO 9/A0.A4.2 FOR TYPICAL MOUNTING HEIGHTS.
R. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT & SIMILAR SHAFT WALLS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS.
S. PREPARE EX. FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
T. THE 1 DESIGNATED ACCESSIBLE APARTMENT UNIT (ROOM #???) SHALL BE CONSTRUCTED TO TYPE A ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117.1 - 2017. NO TYPE B UNITS REQUIRED. RE: PROJECT MANUAL FOR ADDITIONAL INFORMATION.
U. CAP THE FLUE AT EX. FIREPLACE.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-646

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 225 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

SEAL
ARCHITECT - NAME
#####

PRELIMINARY NOT FOR CONSTRUCTION

FOURTH, FIFTH & SIXTH FLOOR PLANS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A1.3

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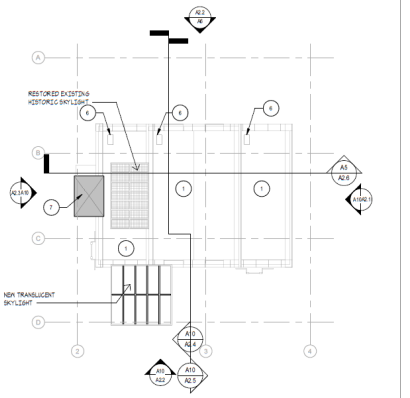


ROOF PLAN NOTES

THESE NOTES ONLY APPLY TO THIS SHEET

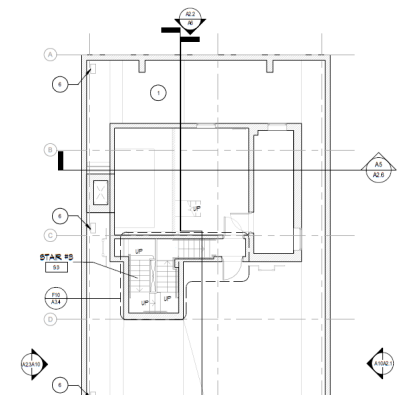
1. SINGLEPLY MEMBRANE ROOFING SYSTEM. 075423.
2. ROOF CRICKET W/ SLOPE NOT LESS THAN 1/4" / FOOT.
3. ROOFTOP MECHANICAL EQUIPMENT; RE: MECHANICAL
4. 9'X9' ROOF WALK OFF MAT.
5. RAISED GWB. EXTEND ROOFING OVER. REFER TO DETAIL.
6. EXTEND ROOFING MATERIAL OVER ELEVATOR SHAFT.
7. ROOF HATCH SAFETY RAILING GATE.

ROOF PLAN GENERAL NOTES

A. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS.
B. ALL FLASHING DETAILS SHALL CONFORM TO THE WRITTEN RECOMMENDATIONS OF THE ROOFING MANUFACTURER AND THE LATEST SMACNA MANUAL.
C. PROVIDE ROOF CRICKETS WHERE SLOPE OF ROOF SYSTEM IS IMPEDED.
D. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER THE MANUFACTURER.
E. COORDINATE ADDITIONAL WORK THAT MAY BE REQUIRED ON MEP DRAWINGS.
F. ROOFING SYSTEMS:

SINGLE PLY MEMBRANE:
SINGLE PLY MEMBRANE ROOFING OVER 1/2" COVER BOARD ON FLAT STOCK POLY ISO INSULATION. SLOPE MIN 1/4" PER FOOT. PROVIDE CRICKETS AT ALL ROOFTOP MECHANICAL EQUIPMENT ↕ TO ROOF DRAINS. COORDINATE WITH MEP. ROOF TO HAVE MIN. R-30 INSULATION.

A10 HEAD HOUSE ROOF PLAN
1/8" = 1'-0"



ROOF PLAN NOTES

THESE NOTES ONLY APPLY TO THIS SHEET

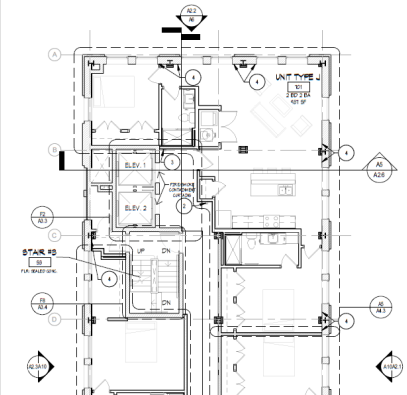
1. SINGLEPLY MEMBRANE ROOFING SYSTEM. 075423.
2. ROOF CRICKET W/ SLOPE NOT LESS THAN 1/4" / FOOT.
3. ROOFTOP MECHANICAL EQUIPMENT; RE: MECHANICAL
4. 9'X9' ROOF WALK OFF MAT.
5. RAISED GWB. EXTEND ROOFING OVER. REFER TO DETAIL.
6. EXTEND ROOFING MATERIAL OVER ELEVATOR SHAFT.
7. ROOF HATCH SAFETY RAILING GATE.

ROOF PLAN GENERAL NOTES

A. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS.
B. ALL FLASHING DETAILS SHALL CONFORM TO THE WRITTEN RECOMMENDATIONS OF THE ROOFING MANUFACTURER AND THE LATEST SMACNA MANUAL.
C. PROVIDE ROOF CRICKETS WHERE SLOPE OF ROOF SYSTEM IS IMPEDED.
D. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER THE MANUFACTURER.
E. COORDINATE ADDITIONAL WORK THAT MAY BE REQUIRED ON MEP DRAWINGS.
F. ROOFING SYSTEMS:

SINGLE PLY MEMBRANE:
SINGLE PLY MEMBRANE ROOFING OVER 1/2" COVER BOARD ON FLAT STOCK POLY ISO INSULATION. SLOPE MIN 1/4" PER FOOT. PROVIDE CRICKETS AT ALL ROOFTOP MECHANICAL EQUIPMENT ↕ TO ROOF DRAINS. COORDINATE WITH MEP. ROOF TO HAVE MIN. R-30 INSULATION.

A7 ROOF PLAN
1/8" = 1'-0"



A4 SEVENTH FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET.

(#) PLAN NOTE DESIGNATION

1. NEW MRL TRACTION ELEVATOR. 142123.
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET. 104413 & 104416.
3. AUTHORITY FOSTAL MAILBOXES, OR APPROVED EQUAL. 105 FS APPROVED. FINISH SELECTION BY OWNER. BOTTOM INSIDE SHELF AT 15" AFF. 105500.
4. PROVIDE 1x FURRING STRIPS AND 5/8" FIRE RATED GYPSUM BOARD OVER CLAY TILE BLOCK. COORDINATE WITH DEMOLITION WORK. LAMINATE FINE RATED GYPSUM BOARD OVER REMAINING SECTIONS OF PLASTER WALL FINISH TO NEAREST CORNERS. FIELD VERIFY PLASTER THICKNESS AND COORDINATE THICKNESS OF GYPSUM BOARD LAMINATE FOR A FLUSH AND SMOOTH TRANSITION. THIS NOTE IS TYPICAL AT SECTIONS OF WALL WHERE ORIGINAL PLASTER AND BLOCK FURROUTS WERE DEMOLISHED.
5. 60 MIL SINGLEPLY MEMBRANE ROOFING SYSTEM ASSEMBLY; INCLUDING TAPERED RIGID INSULATION, COVERBOARD, TERMINATIONS, FASTENERS, AND ATTACHMENTS. 075423.
6. ROOF DRAIN AND OVERFLOW ASSEMBLY.
7. PROVIDE WATERTIGHT CLOSURE CAP AT CHIMNEY.
8. NEW FLOOR ↕ STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.
9. NEW ROOF STRUCTURE/ASSEMBLY. THIS SECTION OF BUILDING.

FLOOR FINISH NOTES:

CT - CERAMIC TILE
VCT - VINYL TILE
CPT - CARPET

FLOOR PLAN GENERAL NOTES

A. SEE DEMOLITION FLOOR PLANS FOR EX. ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO AN EVEN & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EX. MINIMUM REQUIREMENTS.
C. REPAIR ALL DAMAGED EX. STRUCTURAL ELEMENTS (STONE FOUNDATION WALLS, BRICK BEARING WALLS, STEEL COLUMNS, STEEL AND CONCRETE BEAMS, FLOOR & ROOF STRUCTURE, ETC.) INFILL ALL VACATED FLOOR ASSEMBLY OPENINGS & AREAS OF DAMAGE W/ CONCRETE TO MATCH EX. THICKNESS OF ASSEMBLY (PER FLOOR/CEILING ASSEMBLY ON A0.) AT MISSING, DAMAGED OR INFILL AREAS OF WOOD FLOORING NOT EXPOSED TO VIEW INFILL W/ LAYERS OF PLYWOOD TO MATCH EX. THICKNESS OF WOOD FLOORING. IN BASEMENT FILL ALL NEW & EX. MISC. FLOOR SLAB OPENINGS W/ MIN. 4" REINFORCED CONCRETE SLAB ON 6 MIL VAPOR BARRIER ON MIN. 4" COMPACTED GRAVEL. RE: STRUCTURAL DRAWINGS.
D. REPAIR ALL DAMAGED EX. MASONRY (BRICK) INTERIOR WALLS AS REQUIRED. PATCH ALL MASONRY HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ BRICK IN SIZE W/ MORTAR. MASONRY HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. RE: STRUCTURAL DRAWINGS.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WORK. NEW LINTELS ARE REQUIRED AT ALL NEW INTERIOR MASONRY WALL OPENINGS, HOT-DIPPED GALVANIZED FINISH.
F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, DOOR, STOREFRONT, INFILL & EXTERIOR FACADE WORK.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
H. PATCH W/ PLASTER (AREAS OF DAMAGE REMOVED WALLS, REMOVED WOOD TRIM, REMOVED SHELVING, DOOR INFILLS, NEW LINTELS, ETC.) & REPAIR ALL EX. PLASTER FINISH ON MASONRY WALLS EXPOSED TO VIEW, INCLUDING TRANSITION AREAS TO NEW GYP. BD. INFILL CONSTRUCTION, TO AN EVEN & UNIFORM APPEARANCE. MATCH EX. PLASTER THICKNESS & TEXTURE AT PATCHES & INFILL GYP. BD. CONSTRUCTION. REPAIR ALL DAMAGED & MISSING DECORATIVE PLASTER WALL ITEMS TO MATCH ORIGINAL. RE: SPEC SECTION 092300.
I. IN GENERAL, REPAIR AS NEEDED ALL EX. MISC. ITEMS NOT INDICATED. I.E. STAIRS, HANDRAILS & GUARDS, WOOD TRIM, WAINSCOTTING, ETC., UTILIZE SALVAGED MATERIAL FOR REPAIRS TO FULLEST EXTENT FEASIBLE.
J. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED OF 3 5/8" (25 GAUGE MIN.) METAL STUDS @ 24" O.C. MAX. (EXCEPTIONS: 1) UTILIZE 6" METAL STUDS AT BATH, MECHANICAL CLOSET, LAUNDRY CLOSET & KITCHEN PLUMBING WALLS WHERE SHOWN ↕ 5/8" FIRE RATED GYPSUM BOARD (G.B.) AS INDICATED, U.N.O.. METAL STUD GAUGE & SPACING BASED UPON ACTUAL WALL HEIGHTS & MANUFACTURER'S "LIMITING HEIGHTS" CHART. USE ONLY MOISTURE & MOLD RESISTANT G.B. ON ALL WALLS IN BATHS, KITCHEN WET WALLS, MECHANICAL CLOSETS, LAUNDRY CLOSETS, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH, SHOWER / TUB SURROUNDS & OTHER SIMILAR WALL TILE AREAS UTILIZE 5/8" FIRE RATED G.B., USG FIBEROCK AQUA-TOUGH. NEW G.B. WALLS TO BE A SMOOTH FINISH.
K. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC. AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: CODE ANALYSIS FOR ADDITIONAL INFORMATION. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING.
L. ALL INTERIOR CORRIDOR & APARTMENT DEMISING WALLS THAT ABUT NON-GYPSUM BOARD SURFACES (MASONRY, PLASTER, ETC.) WALLS, COLUMNS, FLOORS, BEAMS, CEILINGS, ETC.) SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. REFER TO __/A__ FOR ACOUSTICAL / FIRE CAULKING/DEMISING WALL INSTALLATION DETAILS.
M. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
N. ALL MECHANICAL, ELECTRICAL, PLUMBING & FIRE SPRINKLER (MEP) SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE; EXCEPTION: ELECTRICAL WIRING REQUIRED TO BE INSTALLED ON SOLID PLASTER FINISHED WALLS & CEILING TO BE PAINTABLE MINEMOLD W/ NEEDED ACCESSORY ITEMS. MECH. & PLUMB. SYSTEMS MAY BE EXPOSED IN THE BASEMENT. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION. ALL EXPOSED MEP ITEMS TO BE INSTALLED IN A VISUALLY PLEASING MANNER. CONSULT ARCHITECT AS NEEDED.
O. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING. METAL PIPE TYPE. SPRINKLERING OF CONCEALED SPACES AS REQUIRED BY CODE. UTILIZE DRY SYSTEM TYPE WHERE NECESSARY WITHIN UNCONDITIONED SPACES. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. ALL PIPING CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT FEASIBLE.
P. ALL BEDROOM AND COAT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS SHOWN OTHERWISE. ALL BEDROOM, COAT, AND KITCHEN PANTRY CLOSETS SHALL HAVE FULL LENGTH 12" DEEP WIRE SHELF. BEDROOM AND COAT CLOSETS TO INCLUDE CONTINUOUS HANGER ROD. INCLUDE WOOD BLOCKING IN WALLS AS REQUIRED FOR PROPER INSTALLATION. RE: SPEC SECTION 062023 FOR MOUNTING HEIGHTS & TYPES.
Q. INSTALL IN WOOD BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, ETC. RE: SPEC SECTION 061000. REFER TO 6/0.44.2 FOR TYPICAL MOUNTING HEIGHTS.
R. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT & SIMILAR SHAFT WALLS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS.
S. PREPARE EX. FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
T. THE 1 DESIGNATED ACCESSIBLE APARTMENT UNIT (ROOM #???) SHALL BE CONSTRUCTED TO TYPE A ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117.1 - 2017. NO TYPE B UNITS REQUIRED. RE: PROJECT MANUAL FOR ADDITIONAL INFORMATION.
U. CAP THE FLUE AT EX. FIREPLACE.

SWD ARCHITECTS
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ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-548

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

SEAL
ARCHITECT - NAME
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PRELIMINARY NOT FOR CONSTRUCTION

SEVENTH, ROOF & HEAD HOUSE ROOF PLANS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A1.4

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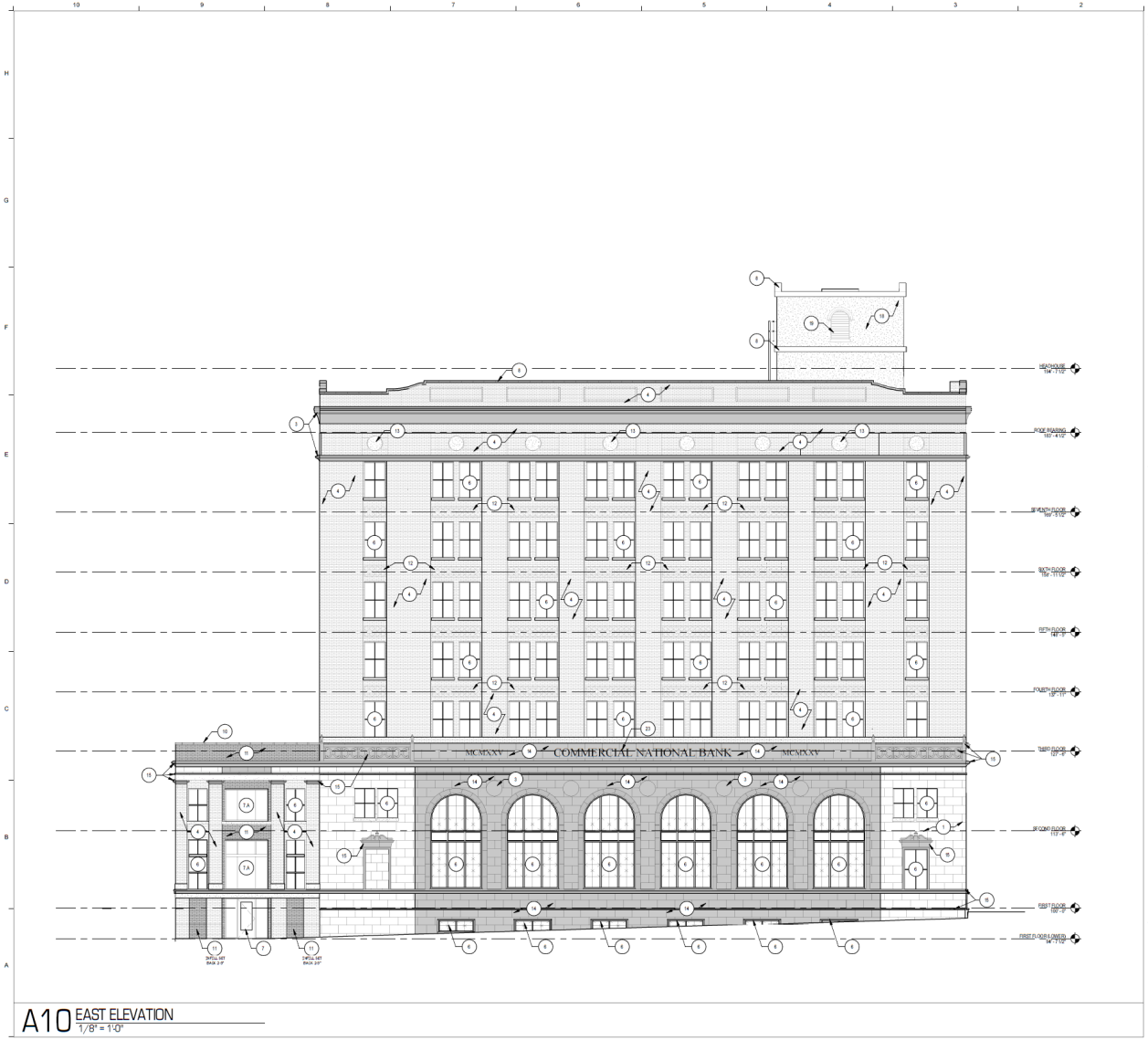

A10 EAST ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET. RE: SPEC SECTION 013941 FOR HISTORIC TREATMENT PROCEDURES OF EXISTING HISTORIC MATERIALS.

1. EX. STONE. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013941 & 042042 FOR REPAIR.
2. NEW REPLICA GLASS FIBER REINFORCED CONCRETE CLADDING (GFRC). RE: SPEC SECTIONS 054400.
3. NEW REPLICA TERRA COTTA GLASS FIBER REINFORCED CONCRETE (GFRC) ARCHITECTURAL ELEMENTS; CORNICE, CAPITAL, SURROUNDS, MEDALLION, ETC. RE: SPEC SECTIONS 054400.
4. EX. BRICK. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013941 & 042022 FOR REPAIR.
   A. PAINT FINISH USING BREATHABLE MASONRY PRIMER AND COMPATIBLE PAINT FINISH.
5. EX. STEEL HUNG WINDOWS. PROTECT DURING CONSTRUCTION. REPAIR AND REPAINT. RE: SPEC SECTIONS ___.
6. NEW HISTORIC REPLICA ALUMINUM FRAMED WINDOWS. RE: SPEC SECTIONS 085113.
7. NEW HISTORIC REPLICA ALUMINUM FRAMED STOREFRONT. RE: SPEC SECTIONS 088000.
   A. FRONT SET, BUTT-GLAZED TYPE
8. EX. TERRA COTTA PARAPET COPING. PROTECT DURING CONSTRUCTION.
9. EX. CLAY TILE PARAPET COPING. PROTECT DURING CONSTRUCTION.
10. NEW HISTORIC REPLICA CLAY TILE PARAPET COPING. UTILIZE FROM SALVAGED STOCK FIRST.
11. NEW BRICK WALL INFILL AND FRAMING. RE: SPEC SECTIONS 042022.
12. EX. TERRA COTTA PANEL DETAILING. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES.
13. EX. MARBLE MEDALLION. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES.
14. NEW REPLICA ARCHITECTURAL CAST STONE CLADDING. RE: SPEC SECTIONS 047200.
15. NEW REPLICA ARCHITECTURAL CAST STONE ARCHITECTURAL ELEMENTS; CORNICE, BALUSTRADE, CAPITAL, ETC. RE: SPEC SECTIONS 047200.
16. NEW HOLLOW METAL DOOR AND FRAME AT EXISTING OPENING.
17. EX. SKYLIGHT. PROTECT DURING CONSTRUCTION. COVER AND RE-ROOF.
18. EX. STUCCO REPAIR AND PATCH AS REQUIRED. RE: SPEC SECTIONS 013941.
19. EX. LOUVER. PROTECT DURING CONSTRUCTION. RE: SPEC SECTIONS 013941.
20. EX. DECORATIVE METAL. RE: SPEC SECTIONS 013941.
21. NOT USED
22. PREFINISHED METAL PARAPET CAP FLASHING.
23. METAL PIN-MOUNT LETTERS

ELEVATION GENERAL NOTES

A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC. NOT SHOWN TO BE REUSED (ITEMS NOT IDENTIFIED ON ELEVATIONS FOR CLARITY). REMOVE THE SOUTH FIRE ESCAPE IN ITS ENTIRETY, ALL METAL SHUTTER HINGES & ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC. TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.

B. ALL MASONRY & WINDOW RESTORATION SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO THE ACTUAL EX. PROJECT CONDITIONS, INCLUDING PERFORMING SELECTIVE DEMOLITION AS ALLOWED BY OWNER, PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS.

C. EX. WOOD WINDOWS ON ELEVATIONS TO REMAIN. REHABILITATE WINDOWS FOR PROPER OPERATION PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 4, "THE REPAIR OF HISTORIC WOOD WINDOWS". REPLACE MISSING / DAMAGED COMPONENTS TO MATCH EXISTING (PROFILE, SPECIES, ETC.). PAINT EXTERIOR OF ALL NEW & EX. WOOD W/ 1 PRIMER COAT & 2 FINISH COATS. REFINISH ALL NEW & EX. INTERIOR WOOD. RE: SPEC SECTION 080352.

D. AT EX. WOOD WINDOWS WHERE NOTED REPLACE EX. SINGLE PANE GLASS W/ INSULATED GLAZING BY ROUTING EX. SASHES & INSTALLING NEW EXTERIOR WOOD STOPS TO MATCH EX. 6TH & 7TH FLOOR WINDOWS W/ EX. INSULATED GLASS. INSULATED GLASS TO BE CLEAR W/ FLAT BLACK SPACERS. SAFETY TYPE WHERE REQUIRED BY CODE. NEW WOOD STOPS TO BE MAHAGONY OR CEDAR. PRIME & PAINT ROUTED WOOD SURFACES & BACKS OF STOPS, INCLUDING BUTT ENDS, BEFORE INSTALLING NEW GLAZING. ADJUST HEIGHTS IN POCKETS AS NEEDED FOR PROPER OPERATION OF WINDOWS DUE TO ADDED WEIGHT OF GLAZING. RE: SPEC SECTION 080352.

E. ALL EX. WOOD STOREFRONT W/ SINGLE PANE GLAZING ON WEST & SOUTH ELEVATIONS TO REMAIN. REHABILITATE SAME AS EX. WOOD WINDOWS, EXCEPT SAND, RESTAIN & SEAL WOOD. RE: SPEC SECTION 080334.

F. ON SOUTH & WEST ELEVATIONS, EX. EXTERIOR WALLS ARE ROSE-COLORED SANDSTONE W/ MATCHING WINDOW SILLS, ORNAMENTATION, BANDING & DETAILING. ON NORTH & EAST ELEVATIONS, EX. EXTERIOR WALLS ARE BRICK W/ CUT LIMESTONE WINDOW SILLS & HEADS. ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. SEE PROJECT MANUAL FOR ADDITIONAL MASONRY RESTORATION INFORMATION.

G. CLEAN STONE. REMOVE PAINT COATING FROM STONE SILLS & HEADS ON NORTH & EAST ELEVATIONS. REPLACE ALL DAMAGED, SPALDED & MISSING STONE UNITS, ORNAMENTATION, DETAILING, ETC. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REMOVE MORTAR & REPOINT ALL SKYPD FACING SILLS, BANDING, ORNAMENTATION, ETC. STONE JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPRESONATING JOINTS TO MATCH EX. MORTAR JOINTS. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECTS APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

H. CLEAN ALL BRICK. REPLACE ALL DAMAGED, SPALDED OR MISSING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL, U.N.O. TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.

I. ALL MASONRY CLEANING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - "ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS". ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS". ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. REPLACE ALL EX. REPOINTED AREAS THAT HAVE NON-MATCHING MORTAR COLOR ON ALL ELEVATIONS. BRICK & STONE MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS PER THE PROJECT MANUAL, WITHOUT DAMAGING MASONRY.

J. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL REPAIR CONDITIONS AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED. HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN & PAINT EXTERIOR OF ALL EX. LINTELS. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR (STONE OR BRICK).

K. RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, ASPHALT, ETC.) JOINTS.

L. CAULK / RECAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-646

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

SEAL
ARCHITECT - NAME
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PRELIMINARY NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A2.1

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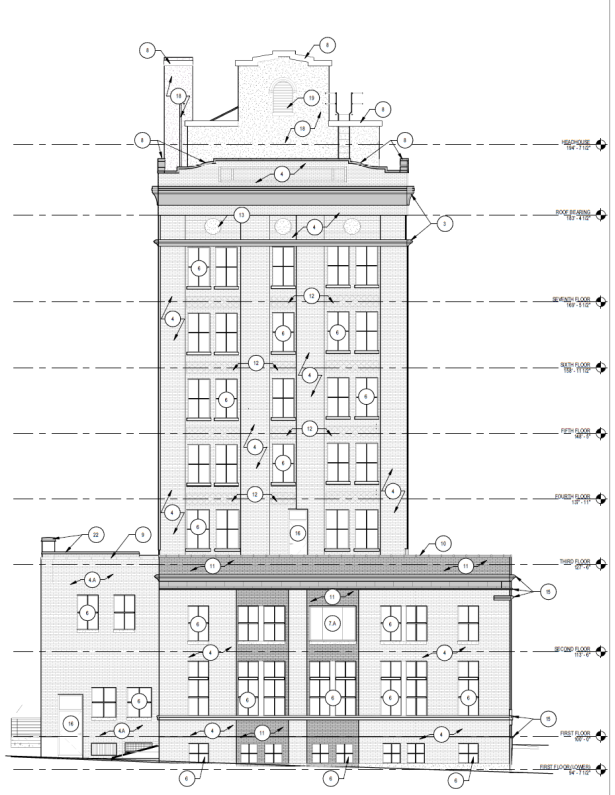
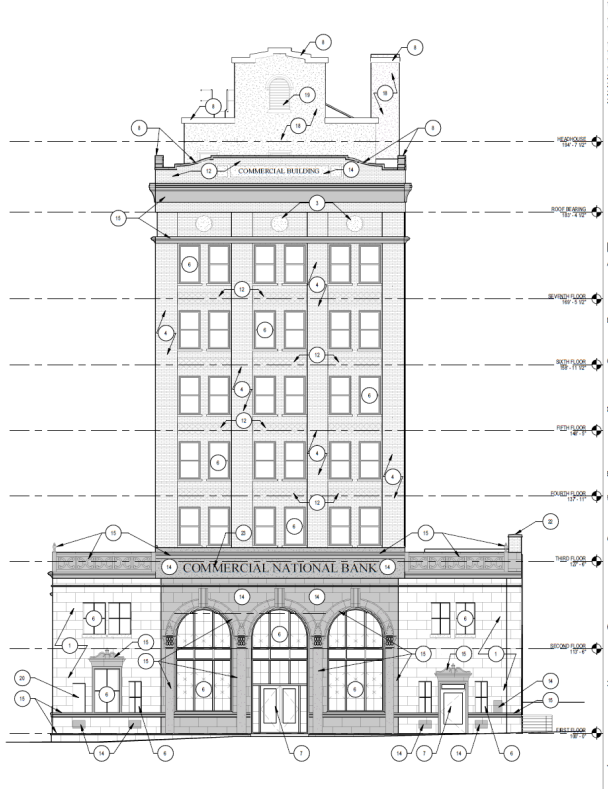


A10 SOUTH ELEVATION
1/8" = 1'-0"



A6 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET. RE: SPEC SECTION 013841 FOR HISTORIC TREATMENT PROCEDURES OF EXISTING HISTORIC MATERIALS.

1. EX. STONE. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013841 & 040342 FOR REPAIR.
2. NEW REPLICA GLASS FIBER REINFORCED CONCRETE CLADDING (GFRC). RE: SPEC SECTIONS 094400.
3. NEW REPLICA TERRA COTTA GLASS FIBER REINFORCED CONCRETE (GFRC) ARCHITECTURAL ELEMENTS; CORNICE, CAPITAL, SURROUNDS, MEDALLION, ETC. RE: SPEC SECTIONS 094400.
4. EX. BRICK. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013841 & 040922 FOR REPAIR.
   A. PAINT FINISH USING BREATHABLE MASONRY PRIMER AND COMPATIBLE PAINT FINISH
5. EX. STEEL MUNTIN WINDOWS. PROTECT DURING CONSTRUCTION. REPAIR AND REPAINT. RE: SPEC SECTIONS __
6. NEW HISTORIC REPLICA ALUMINUM FRAMED WINDOWS. RE: SPEC SECTIONS 085113.
7. NEW HISTORIC REPLICA ALUMINUM FRAMED STOREFRONT. RE: SPEC SECTIONS 088000.
   A. FRONT SET, BUTT-GLAZED TYPE
8. EX. TERRA COTTA PARAPET COPING. PROTECT DURING CONSTRUCTION.
9. EX. CLAY TILE PARAPET COPING. PROTECT DURING CONSTRUCTION.
10. NEW HISTORIC REPLICA CLAY TILE PARAPET COPING. UTILIZE FROM SALVAGED STOCK FIRST.
11. NEW BRICK WALL INFILL AND FRAMING. RE: SPEC SECTIONS 040922.
12. EX. TERRA COTTA PANEL DETAILING. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES.
13. EX. MARBLE MEDALLION. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES
14. NEW REPLICA ARCHITECTURAL CAST STONE CLADDING. RE: SPEC SECTIONS 047200.
15. NEW REPLICA ARCHITECTURAL CAST STONE ARCHITECTURAL ELEMENTS; CORNICE, BALUSTRADE, CAPITAL, ETC. RE: SPEC SECTIONS 047200
16. NEW HOLLOW METAL DOOR AND FRAME AT EXISTING OPENING.
17. EX. SKYLIGHT. PROTECT DURING CONSTRUCTION. COVER AND RE-ROOF.
18. EX. STUCCO. REPAIR AND PATCH AS REQUIRED. RE: SPEC SECTIONS 013841.
19. EX. LOUVER. PROTECT DURING CONSTRUCTION. RE: SPEC SECTIONS 013841.
20. EX. DECORATIVE METAL. RE: SPEC SECTIONS 013841.
21. NOT USED
22. PREFINISHED METAL PARAPET CAP FLASHING.
23. METAL PIN-MOUNT LETTERS

ELEVATION GENERAL NOTES

A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC. NOT SHOWN TO BE REUSED (ITEMS NOT IDENTIFIED ON ELEVATIONS FOR CLARITY). REMOVE THE SOUTH FIRE ESCAPE IN ITS ENTIRETY. ALL METAL SHUTTER HINGES & ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC. TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.

B. ALL MASONRY & WINDOW RESTORATION SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO THE ACTUAL EX. PROJECT CONDITIONS, INCLUDING PERFORMING SELECTIVE DEMOLITION AS ALLOWED BY OWNER, PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS.

C. EX. WOOD WINDOWS ON ELEVATIONS TO REMAIN. REHABILITATE WINDOWS FOR PROPER OPERATION PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 9, THE REPAIR OF HISTORIC WOOD WINDOWS'. REPLACE MISSING / DAMAGED COMPONENTS TO MATCH EXISTING (PROFILE, SPECIES, ETC.). PAINT EXTERIOR OF ALL NEW & EX. WOOD W/ 1 PRIMER COAT & 2 FINISH COATS. REFINISH ALL NEW & EX. INTERIOR WOOD. RE: SPEC SECTION 080382

D. AT EX. WOOD WINDOWS WHERE NOTED REPLACE EX. SINGLE PANE GLASS W/ INSULATED GLAZING BY ROUTING EX. SASHES & INSTALLING NEW EXTERIOR WOOD STOPS TO MATCH EX. 6TH & 7TH FLOOR WINDOWS W/ EX. INSULATED GLASS. INSULATED GLASS TO BE CLEAR W/ FLAT, BLACK SPACERS, SAFETY TYPE WHERE REQUIRED BY CODE. NEW WOOD STOPS TO BE MAHAGONY OR CEDAR. PRIME & PAINT ROTTED WOOD SURFACES & BACKS OF STOPS, INCLUDING BUTT ENDS, BEFORE INSTALLING NEW GLAZING. ADJUST WEIGHTS IN POCKETS AS NEEDED FOR PROPER OPERATION OF WINDOWS DUE TO ADDED WEIGHT OF GLAZING. RE: SPEC SECTION 080382

E. ALL EX. WOOD STOREFRONT W/ SINGLE PANE GLAZING ON WEST & SOUTH ELEVATIONS TO REMAIN. REHABILITATE SAME AS EX. WOOD WINDOWS, EXCEPT SAND, RESTAIN & SEAL WOOD. RE: SPEC SECTION 080514.

F. ON SOUTH & WEST ELEVATIONS, EX. EXTERIOR WALLS ARE ROSE-COLORED SANDSTONE W/ MATCHING WINDOW SILLS, ORNAMENTATION, BANDING & DETAILING. ON NORTH & EAST ELEVATIONS, EX. EXTERIOR WALLS ARE BRICK W/ CUT LIMESTONE WINDOW SILLS & HEADS. ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. SEE PROJECT MANUAL FOR ADDITIONAL MASONRY RESTORATION INFORMATION.

G. CLEAN STONE. REMOVE PAINT COATING FROM STONE SILLS & HEADS ON NORTH & EAST ELEVATIONS. REPLACE ALL DAMAGED, SPALLED & MISSING STONE UNITS, ORNAMENTATION, DETAILING, ETC. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REMOVE MORTAR & REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, ETC. STONE JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX. MORTAR JOINTS. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE. PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

H. CLEAN ALL BRICK. REPLACE ALL DAMAGED, SPALLED OR MISSING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL U.N.O. TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK. PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECTS APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.

I. ALL MASONRY CLEANING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - 'ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS'. ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - 'REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS'. ALL MASONRY SURFACES SHALL BE CLEANED W/ LOW-PRESSURE WATER SPRAY. REPLACE ALL EX. REPOINTED AREAS THAT HAVE NON-MATCHING MORTAR COLOR ON ALL ELEVATIONS. BRICK & STONE MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS PER THE PROJECT MANUAL, WITHOUT DAMAGING MASONRY.

J. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL REPAIR CONDITIONS AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED. HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN & PAINT EXTERIOR OF ALL EX. LINTELS. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR (STONE OR BRICK).

K. RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, ASPHALT, ETC.) JOINTS.

L. CAULK / RECAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-646

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698
WWW.SWDARCHITECTS.COM

601 MINNESOTA
6TH AND MINNESOTA
KANSAS CITY, WYANDOTTE COUNTY, KANSAS, 66101

SEAL
ARCHITECT - NAME
#####
PRELIMINARY NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A2.2

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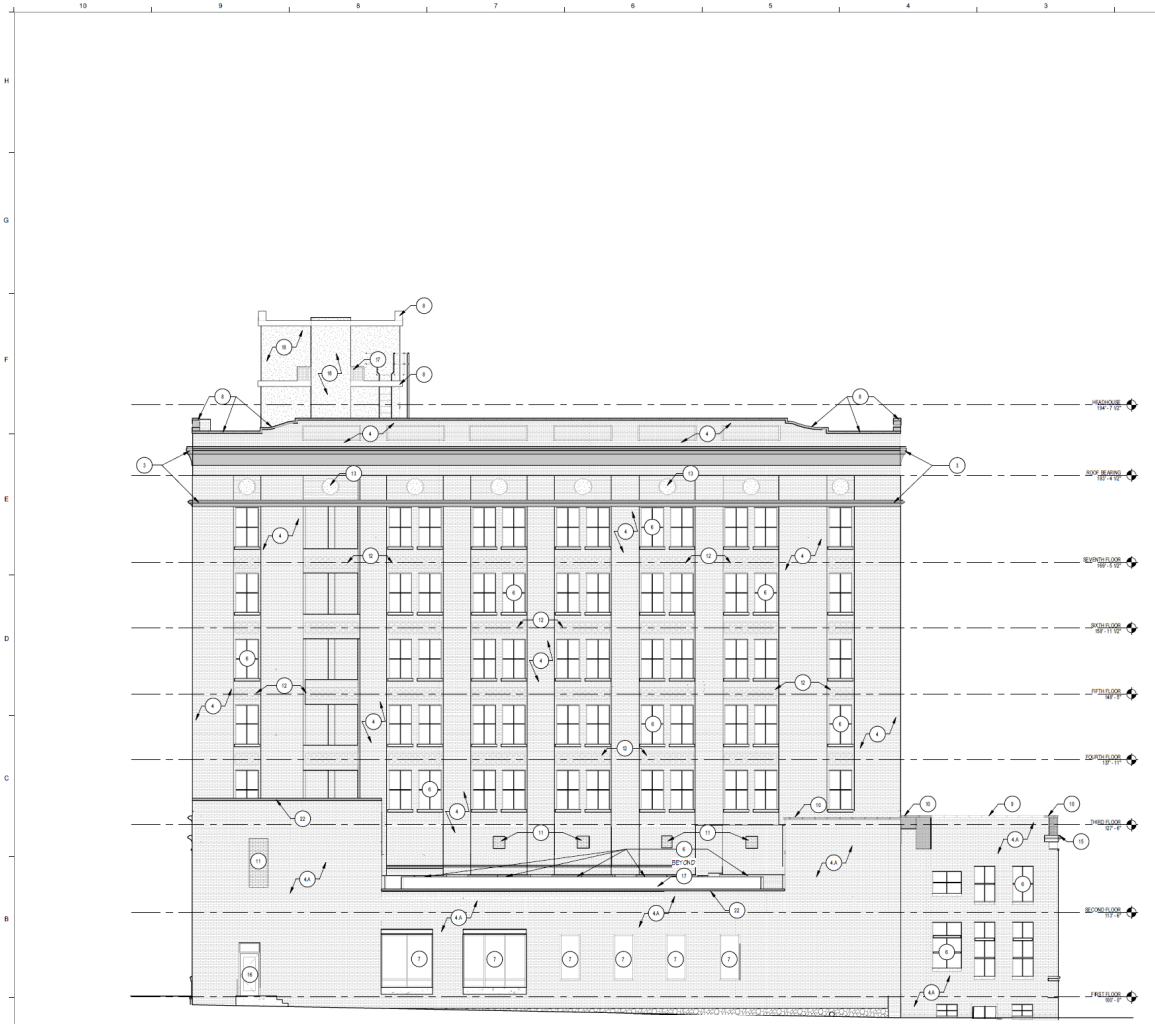

A10 WEST ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES

NOT ALL NOTES APPLY TO EACH SHEET. RE: SPEC SECTION 013591 FOR HISTORIC TREATMENT PROCEDURES OF EXISTING HISTORIC MATERIALS.

1. EX. STONE. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013591 & 040942 FOR REPAIR.
2. NEW REPLICA GLASS FIBER REINFORCED CONCRETE CLADDING (GFRC). RE: SPEC SECTIONS 034400.
3. NEW REPLICA TERRA COTTA GLASS FIBER REINFORCED CONCRETE (GFRC) ARCHITECTURAL ELEMENTS; CORNICE, CAPITAL, SURROUNDS, MEDALLION, ETC. RE: SPEC SECTIONS 034400.
4. EX. BRICK. PROTECT DURING CONSTRUCTION. RE: GENERAL ELEVATION NOTES AND SPEC SECTIONS 013591 & 040922 FOR REPAIR.
   A. PAINT FINISH USING BREATHABLE MASONRY PRIMER AND COMPATIBLE PAINT FINISH.
5. EX. STEEL HUNG WINDOWS. PROTECT DURING CONSTRUCTION. REPAIR AND REPAINT. RE: SPEC SECTIONS .
6. NEW HISTORIC REPLICA ALUMINUM FRAMED WINDOWS. RE: SPEC SECTIONS 085113.
7. NEW HISTORIC REPLICA ALUMINUM FRAMED STOREFRONT. RE: SPEC SECTIONS 088000.
   A. FRONT SET, BUTT-GLAZED TYPE
8. EX. TERRA COTTA PARAPET COPING. PROTECT DURING CONSTRUCTION.
9. EX. CLAY TILE PARAPET COPING. PROTECT DURING CONSTRUCTION.
10. NEW HISTORIC REPLICA CLAY TILE PARAPET COPING. UTILIZE FROM SALVAGED STOCK FIRST.
11. NEW BRICK WALL INFILL AND FRAMING. RE: SPEC SECTIONS 040922.
12. EX. TERRA COTTA PANEL DETAILING. PROTECT DURING CONSTRUCTION. R.E: GENERAL ELEVATION NOTES.
13. EX. MARBLE MEDALLION. PROTECT DURING CONSTRUCTION. R.E: GENERAL ELEVATION NOTES.
14. NEW REPLICA ARCHITECTURAL CAST STONE CLADDING. RE: SPEC SECTIONS 047200.
15. NEW REPLICA ARCHITECTURAL CAST STONE ARCHITECTURAL ELEMENTS; CORNICE, BALUSTRADE, CAPITAL, ETC. RE: SPEC SECTIONS 047200.
16. NEW HOLLOW METAL DOOR AND FRAME AT EXISTING OPENING.
17. EX. SKYLIGHT. PROTECT DURING CONSTRUCTION. COVER AND RE-ROOF.
18. EX. STUCCO. REPAIR AND PATCH AS REQUIRED. RE: SPEC SECTIONS 013591.
19. EX. LOUVER. PROTECT DURING CONSTRUCTION. RE: SPEC SECTIONS 013591.
20. EX. DECORATIVE METAL. RE: SPEC SECTIONS 013591.
21. NOT USED
22. PREFINISHED METAL PARAPET CAP FLASHING.
23. METAL PIN-MOUNT LETTERS

ELEVATION GENERAL NOTES

A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC. NOT SHOWN TO BE REUSED. ITEMS NOT IDENTIFIED ON ELEVATIONS FOR CLARITY). REMOVE THE SOUTH FIRE ESCAPE IN ITS ENTIRETY. ALL METAL SHUTTER HINGES & ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC. TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.

B. ALL MASONRY & WINDOW RESTORATION SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO THE ACTUAL EX. PROJECT CONDITIONS, INCLUDING PERFORMING SELECTIVE DEMOLITION AS ALLOWED BY OWNER, PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EX. CONDITIONS.

G. EX. WOOD WINDOWS ON ELEVATIONS TO REMAIN. REHABILITATE WINDOWS FOR PROPER OPERATION PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 9, 'THE REPAIR OF HISTORIC WOOD WINDOWS'. REPLACE MISSING / DAMAGED COMPONENTS TO MATCH EXISTING (PROFILE, SPECIES, ETC.). PAINT EXTERIOR OF ALL NEW & EX. WOOD W/ 1 PRIMER COAT & 2 FINISH COATS. REFINISH ALL NEW & EX. INTERIOR WOOD. RE: SPEC SECTION 060592.

D. AT EX. WOOD WINDOWS WHERE NOTED REPLACE EX. SINGLE PANE GLASS W/ INSULATED GLAZING BY ROUTING EX. SASHES & INSTALLING NEW EXTERIOR WOOD STOPS TO MATCH EX. 6TH & 7TH FLOOR WINDOWS W/ EX. INSULATED GLASS. INSULATED GLASS TO BE CLEAR W/ FLAT BLACK SPACERS. SAFETY TYPE WHERE REQUIRED BY CODE. NEW WOOD STOPS TO BE MAHAGONY OR CEDAR. PRIME & PAINT ROUTED WOOD SURFACES & BACKS OF STOPS, INCLUDING BUTT ENDS, BEFORE INSTALLING NEW GLAZING. ADJUST HEIGHTS IN POCKETS AS NEEDED FOR PROPER OPERATION OF WINDOWS DUE TO ADDED WEIGHT OF GLAZING. RE: SPEC SECTION 092592.

E. ALL EX. WOOD STOREFRONT W/ SINGLE PANE GLAZING ON WEST & SOUTH ELEVATIONS TO REMAIN. REHABILITATE SAME AS EX. WOOD WINDOWS, EXCEPT SAND, RESTAIN & SEAL WOOD. RE: SPEC SECTION 092914.

F. ON SOUTH & WEST ELEVATIONS, EX. EXTERIOR WALLS ARE ROSE-COLORED SANDSTONE W/ MATCHING WINDOW SILLS, ORNAMENTATION, BANDING & DETAILING. ON NORTH & EAST ELEVATIONS, EX. EXTERIOR WALLS ARE BROWN W/ CUT LIMESTONE WINDOW SILLS & HEADS. ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. SEE PROJECT MANUAL FOR ADDITIONAL MASONRY RESTORATION INFORMATION.

G. CLEAN STONE. REMOVE PAINT COATING FROM STONE SILLS & HEADS ON NORTH & EAST ELEVATIONS. REPLACE ALL DAMAGED, SPALLED & MISSING STONE UNITS, ORNAMENTATION, DETAILING, ETC. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REMOVE MORTAR & REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, ETC. STONE JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX. MORTAR JOINTS. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

H. CLEAN ALL BRICK. REPLACE ALL DAMAGED, SPALDED OR MISSING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL, U.N.O. TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.

I. ALL MASONRY CLEANING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - 'ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS'. ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - 'REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS'. ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. REPLACE ALL EX. REPOINTED AREAS THAT HAVE NON-MATCHING MORTAR COLOR ON ALL ELEVATIONS. BRICK & STONE MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS PER THE PROJECT MANUAL, WITHOUT DAMAGING MASONRY.

J. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL REPAIR CONDITIONS AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED. HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN & PAINT EXTERIOR OF ALL EX. LINTELS. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR (STONE OR BRICK).

K. REGAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, ASPHALT, ETC.) JOINTS.

L. CAULK / REGAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.

SWD ARCHITECTS
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Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

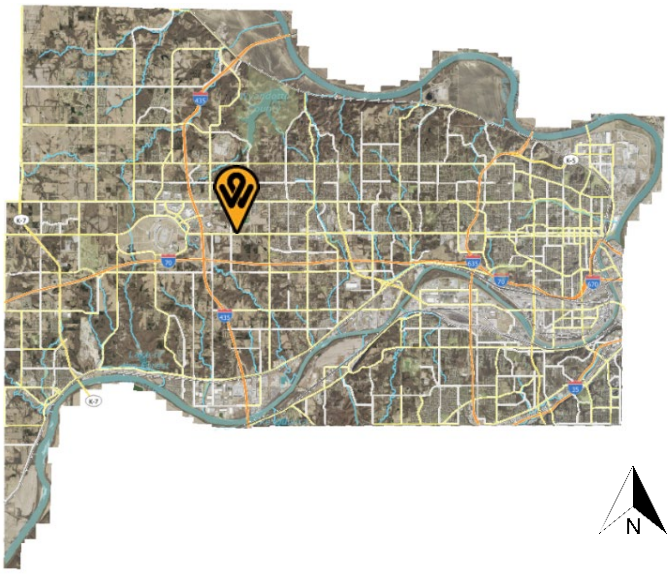
Re: **Change of Zone Petition COZ2025-028**

GENERAL INFORMATION

Applicant Information:
Britni Andreassen
Casey's Retail Company
1 SE Convenience Boulevard
Ankeny, Iowa 50021

Subject Property:
9338 State Avenue
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District for a convenience store and gas station.



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

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

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

	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business District (approved)	Proposed Quit Museum
South	R-1 Single Family District	Single-family homes (across State Avenue)
East	CP-1 Planned Limited Business District (approved)	Proposed Quit Museum
West	A-G Agriculture District	Homefield parking lot

Total Tract Size: 1.08 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility designates State Avenue as a Major Arterial and North 94th Street as a Major Collector.

Parking Requirement: Section 27-466(e) states uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 17 parking spaces are required. The Applicant is providing 17 parking spaces.

Landscaping Requirement: Section 27-466(g) Trees are required to be provided at not less than one (1) tree per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across from an alley from residentially zoned property.

Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 12 trees site trees are required to be planted. This does not include street trees required along North 94th Street and State Avenue or trees planted within parking lot islands.

Advertisement:	The Wyandotte Echo – October 16, 2025 Letters to Property Owners – October 17, 2025
Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Britni Andreassen with Casey's Retail Company, is requesting a Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District to build a 4,206 square foot Casey's convenience store/gas station at 9338 State Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – CMP24-1473 – Enforcement Complaint – Overgrown weeds.
2. 2024 – CAC24-0793 – Code Admin Citation – 2025 Lein Tax Role.
3. 2024 – ABT24-0107 – Abatement – Tires, fallen tree, broken street light and trash.
4. 2023 – CAC23-2555 – Code Admin Citation – First Administrative Citation.
5. 2023 – ABT23-1790 – Abatement – Weeds in parking lot.
6. 2022 – CAC22-2124 – Code Admin Citation – First Administrative Citation.
7. 2022 – ABT22-2196 – Abatement – High weeds on property.
8. 2021 – ABT21-3195 – Abatement – Trash on back deck and in trash bin enclosure.
9. 2021 – UNS21-0181 – Unsecure Structure – Unsecure front and rear doors.
10. 2021 – VPC21-0524 – VPR Compliance – Vacant property.
11. 2021 – UNF21-0124 – Unfit – Building is unsecured.
12. 2021 – ABT21-0864 – Abatement – Grass and weeds.
13. 2007 – 07202-00185 – Fire Damage – Fire on the property.

Outstanding or Related Permit and Cases:

1. 2021 – PCDEMO21-0050 – Commercial Demolition – Demolition of Frontier Steak House.
2. 2009 – 09380-00641 – Electrical Permit – Safe to Restore 100-amp service on a pole for a fireworks stand.
3. 2008 – 08380-02218 – Electrical Permit – Temporary Electrical Service.
4. 2008 – 08380-02214 – Electrical Permit – Temporary Pannel
5. 2007 – 07380-01145 – Electrical Permit – New 400-amp electrical service.
6. 2003 – 03300-00921 – DRC Building Permit – Entrance modification.
7. 2002- 02300-00541 – Commercial Building Permit – Install six (6) windows in exterior wall.

Previous Planning Actions:

1. PLAT2025-024 – NEC 94th and State Avenue Preliminary and Final Plat for two (2) commercial lots. Approved by the City Planning Commission on September 8, 2025.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This property is within the I-435 Statistical Area, Census Block Group #0447042 and the Leavenworth Road Association Business Group. The area along State Avenue is comprised of multi-family apartments to the west, a future quilt museum abutting the subject property to the north and east, Homefield Training Center further to the east, single-family residential parcels to the south.

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

The zoning and uses of properties nearby are set out above. The proposed use will provide a service for those individuals who need gas or merchandise from the convenience store, however there is an existing convenience store/gas station at North 90th Street and a proposed gas station at North 98th Street. Homefield Training Center has events weekly as a host for basketball and volleyball games and other youth sports tournaments.

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

The proposed is suitable for the subject property pending review of the Traffic Impact Study (TIS) by the Public Works Department. There may be roadway improvements as a result of the proposed use at this intersection due to the predicted increase in traffic volume.

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 2021 after Frontier Saloon was demolished.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as there is an existing gas station less than one-half (½) mile east at North 90th Street and State Avenue and an approved gas station approximately one-quarter (¼) mile to the west at North 98th Street and State Avenue. This would result in three (3) gas stations within one (1) mile on the same street frontage.

   The proposed use may affect the appropriate use, visual quality or marketability of nearby property as the same service and goods can be purchased within one (1) mile of one another. The only difference between this site and the other two (2) is the subject property is on the north side of State Avenue and is abutting a commercial district on two (2) sides.

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 has the potential to increase vehicular traffic, but should not exceed the capacity of State Avenue, a Major Arterial to accommodate it if managed properly.

   There may be roadway improvements needed to North 94th Street given its proximity to the State Avenue intersection and an existing driveway for the proposed quilt museum north of the subject property, whose driveway aligns with the roadway adjacent to the multi-family apartments.

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

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

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

   The proposed use is not expected to cause environmental harm as long as the site is properly managed and monitored. Additional street trees and screening are required to be planted as part of this entitlement.

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

The UG provides sanitary sewer service.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

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

e. Fire

Fire service is provided by Station #6, which is 0.20 miles away from the subject property.

f. Transit

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

g. Schools

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

h. Streets

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 property owner will generate commercial property tax for the Unified Government due to the commercial activity rather than a vacant, former pad site.

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

With revisions to the site landscaping and building façade, the proposed use is capable of meeting 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.

There is no tangible gain to the public health, safety and welfare as there are existing gas stations along the State Avenue corridor between North 78th Street and State Avenue. If denied, the property owner may not use the property for a five (5) pump – 10 dispenser gas station, however, they can still use the property as a three (3) pump – six (6) dispenser gas station by-right without Planning entitlements.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on October 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Concentration of Gas Stations along State Avenue
Landscaping and Screening
Building Architecture
Pedestrian Connectivity

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. What are the proposed hours of operation?

   Applicant Response: Hours of the store plan to be 5:00 AM to 11:00 PM.

2. Install a sidewalk from the northwest property line along 94th Street and connect to the existing sidewalk on State Avenue at the southern property line. This sidewalk will connect to the sidewalk being installed by the quilt museum to the north.

   Applicant Response: Acknowledged. Public sidewalk will be required to be constructed along North 94th Street.

3. There should be a pedestrian connection directly from State Avenue to the front door of the building.

   Applicant Response: Plans revised to show a pedestrian connection to State Avenue.

4. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians.

   Applicant Response: Plans revised to show pavement marking for the internal crosswalk locations.

5. Provide a truck turning template to show service can be provided for EMS, garage and fueling trucks.

   Applicant Response: Truck turning templates added.

6. Underground storage tanks will require a KDHE permit.

   Applicant Response: Acknowledged.

7. Regarding the ice cooler: Section 27-612(6)a.9. No more than one vending machine is permitted per property except as follows:
   a. If the vending machines area is located on a side of the building not facing a road or street then the number of allowed vending machines shall be increased to three (3).
   b. If the vending machines are screened by side walls, decorative fencing, shrubs, and other landscaping as approved by the director of planning then the number of allowed vending machines shall be increased to three (3).
   c. For every 200 feet that the façade on which the vending machine is located is set back from the nearest road or street right-of-way then the number of allowable vending machines shall be increased by one (1).
   d. In addition to the vending machine(s), one (1) donation bin per property is allowed.

   Applicant Response: Acknowledged.

8. Regarding the propane cage: Section 27-612(6)a.11. No more than one (1) propane exchange lock may be allowed per property, unless:
   a. The site for the propane exchange lockers is located at least 200 feet from the nearest street; and
   b. The propane exchange lockers are at least 20 feet away from the nearest public door; and
   c. The retailer offering the propane exchange service on its premises also sells gas grills of the type that typically use propane as a fuel.

Applicant Response: Acknowledged.

Building Architecture:

1. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
    a. Divisions or breaks in materials;
    b. Building offsets (projections, recesses, niches);
    c. Window bays;
    d. Separate entrances and entry treatment; or,
    e. Variation in rooflines.

    Applicant Response: Building elevations revised to meet this requirement.

2. Section 27-576(e)(2) Exterior building materials shall not include EIFS at the ground level or metal paneling comprising more than 15 percent of any façade. ACM paneling on the south façade exceeds the 15 percent maximum allowance.

    Applicant Response: See revised A-201, Nichiha panel used instead of ACM panels.

3. Downspouts shall be internalized.

    Applicant Response: Acknowledged. Downspouts are internalized.

4. Roof access ladder shall be internalized.

    Applicant Response: Acknowledged. Ladder will be internalized.

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

    Applicant Response: Acknowledged. Brick canopy columns are provided on the canopy elevations.

Landscaping and Screening:

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

    Applicant Response: Landscape plan revised to show a continuous row of shrubs along the street frontages.

2. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.08 acres, 12 trees are required based on Commercial Design Guidelines and exclusive of the

screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

Applicant Response: 12 trees added along the south property line.

3. 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: 25-foot landscape setback is provided.

4. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

   Applicant Response: Landscape plan revised to show a continuous row of shrubs along the street frontages.

5. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
   a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
   b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

   Applicant Response: Street trees are provided.

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

   Applicant Response: Landscape areas added along the building foundations facing the public street to meet the 75% requirement.

7. All parking lot islands must have trees installed in them.

   Applicant Response: There are no landscape islands.

8. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.

a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant Response: Due to the site have two (2) street frontages and the constraints of the site orientation of the trash enclosure faces State Avenue.

9. The CO2 tank in the rear of the building must be screened from public view through landscaping or a physical screen wall.

   Applicant Response: Additional landscaping added to the northeast corner of the building for screening of the CO2 tank.

Signage:

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

   Applicant Response: Acknowledged.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-028** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Install a sidewalk from the northwest property line along 94th Street and connect to the existing sidewalk on State Avenue at the southern property line. This sidewalk will connect to the sidewalk being installed by the quilt museum to the north;**

2. **There should be a pedestrian connection directly from State Avenue to the front door of the building;**
3. **In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians;**
4. **Underground storage tanks will require a KDHE permit;**
5. **Regarding the ice cooler: Section 27-612(6)a.9. No more than one vending machine is permitted per property except as follows:**
    a. **If the vending machines area is located on a side of the building not facing a road or street then the number of allowed vending machines shall be increased to three (3).**
    b. **If the vending machines are screened by side walls, decorative fencing, shrubs, and other landscaping as approved by the director of planning then the number of allowed vending machines shall be increased to three (3).**
    c. **For every 200 feet that the façade on which the vending machine is located is set back from the nearest road or street right-of-way then the number of allowable vending machines shall be increased by one (1).**
    d. **In addition to the vending machine(s), one (1) donation bin per property is allowed;**
6. **Regarding the propane cage: Section 27-612(6)a.11. No more than one (1) propane exchange lock may be allowed per property, unless:**
    a. **The site for the propane exchange lockers is located at least 200 feet from the nearest street; and**
    b. **The propane exchange lockers are at least 20 feet away from the nearest public door; and**
    c. **The retailer offering the propane exchange service on its premises also sells gas grills of the type that typically use propane as a fuel.**
7. **Section 27-576(e)(2) Exterior building materials shall not include EIFS at the ground level or metal paneling comprising more than 15 percent of any façade. ACM paneling on the south façade exceeds the 15 percent maximum allowance;**
8. **Downspouts shall be internalized;**
9. **Roof access ladder shall be internalized;**
10. **Gasoline pump canopies shall have masonry wrapped columns that match the convenience store;**
11. **Section 27-575(e)(4) Parking must be screened from adjacent streets by walls, shrubs, trees, or design elements;**
12. **Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.08 acres, 12 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands;**
13. **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;

14. **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;**
15. **Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows**
    a. **One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.**
    b. **Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees;**
16. **Section 27-577(d)(1) At least 75 percent of the length of the building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
17. **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;**
18. **All landscaping shall be with an in-ground irrigation system;**
19. **Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.**
    a. **All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
20. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way;**
21. **All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy;**
22. **Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed;**
23. **All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater;**

24. **All utilities mounted on the wall must be painted to match the building;**
25. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade;**
26. **Regarding BPU transformer screening, the following applies**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**
    g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**
27. **The CO2 tank in the rear of the building must be screened from public view through landscaping or a physical screen wall;**
28. **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;**
29. **For reference, a building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
30. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

31. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
32. **Issuance of a certificate of occupancy for any project or property associated with an entitlement from the City Planning Commission or UG Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements for a Final Certificate of Occupancy, to allow for cases of weather delays, plant seasonality, or shortages of labor or materials, the applicant may request to submit a landscape performance bond or surety. Requests to submit a landscape performance bond or surety for a particular project must receive eligibility approval from the Department of Planning and Urban Design prior to submission. Submissions must meet all requirements of the Bonding Procedure Policy and pass the review process. Bond applications shall only be approved by the Zoning Enforcement Officer, Lead Planner, or Director of Planning + Urban Design. Bond applications shall receive final approval before the applicant may request any inspection or re-inspection of a project or property for a Bonded Final Certificate of Occupancy; and,**
33. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

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

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-028** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

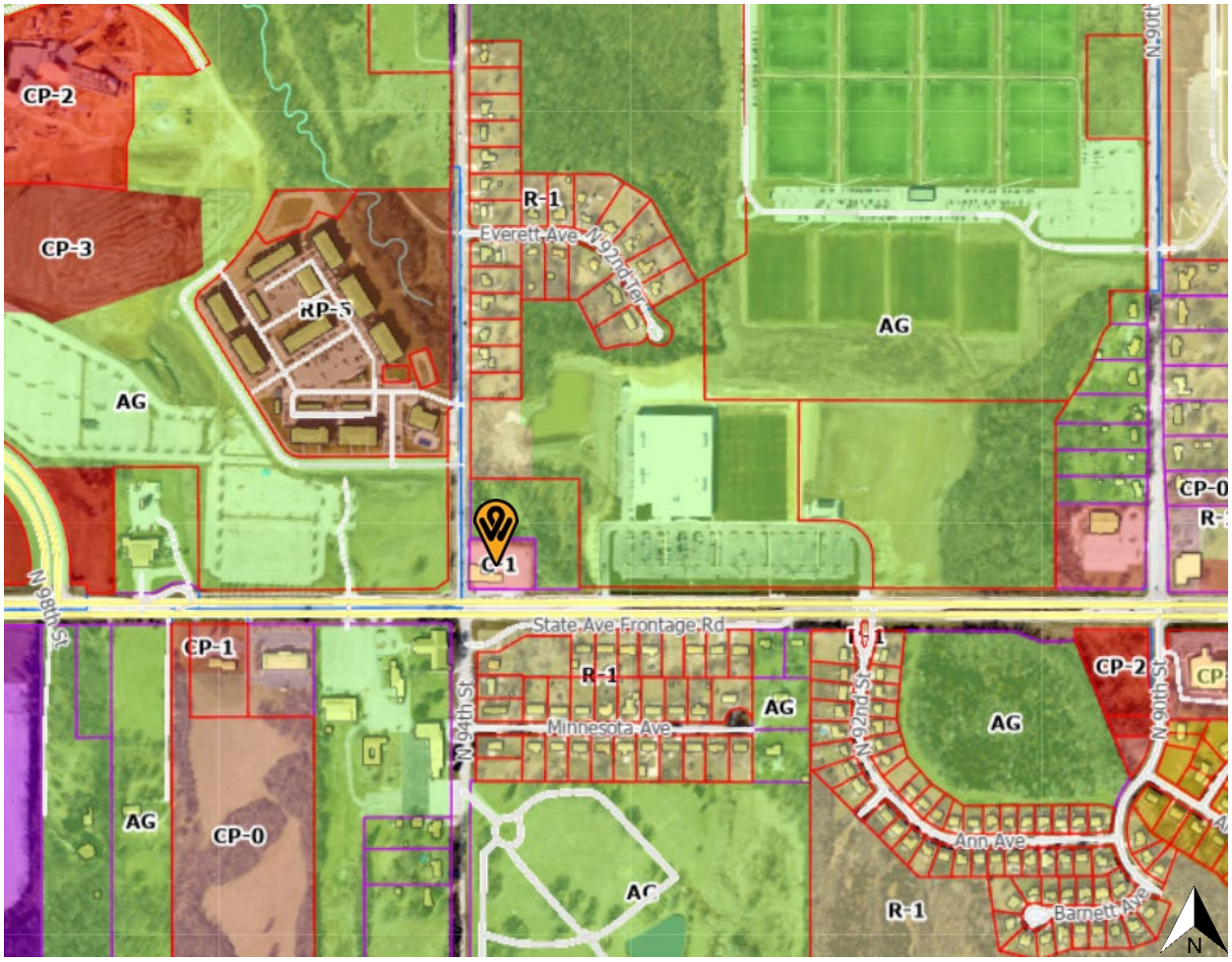
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-028,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ADDITIONAL ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


CP-2
CP-3
RP-5
AG
R-1
Everett Ave
N 92nd St
AG
C-1
N 98th St
State Ave Frontage Rd
I-1
CP-1
R-1
AG
N 94th St
Minnesota Ave
N 92nd St
CP-2
AG
N 90th St
AG
CP-0
Ann Ave
AG
R-1
Barnett Ave
N

LAND USE MAP

Planned Mixed Residential District
Planned Entertainment District
EVERETT
92ND
EVERETT
Planned Mixed Entertainment / Commercial District
94TH
Planned Commercial District
Planned Entertainment District
98TH
STATE AVE
Public / Semi-Public
STATE AVE FRONTAGE
92ND
92ND
Planned Commercial District
MINNESOTA
ANN
Planned Office District
Public / Semi-Public
N

Planning and Urban Design Comments:
General Planning:

1. What are the proposed hours of operation?
RESPONSE: Hours of the store planned to be 5am to 11pm.

2. Install a sidewalk from the northwest property line along 94th Street and connect to the existing sidewalk on State Avenue at the southern property line. This sidewalk will connect to the sidewalk being installed by the quilt museum to the north.
RESPONSE: Acknowledged. Public sidewalk will be required to be constructed along 94th Street.

3. There should be a pedestrian connection directly from State Avenue to the front door of the building.
RESPONSE: Plans revised to show a pedestrian connection to State Avenue.

4. In addition to establishing greater pedestrian connectivity throughout the site, where there are major parking lot crossings, crosswalks shall be painted in drive aisles, so drivers are alert to look for pedestrians.
RESPONSE: Plans revised to show pavement marking for the internal crosswalk locations.

5. Provide a truck turning template to show service can be provided for EMS, garage and fueling trucks.
RESPONSE: Truck turning templates added.

6. Underground storage tanks will require a KDHE permit.
RESPONSE: Acknowledged.

7. Regarding the ice cooler: Section 27-612(6)a.9. No more than one vending machine is permitted per property except as follows:
    a. If the vending machines area is located on a side of the building not facing a road or street then the number of allowed vending machines shall be increased to three (3).
    b. If the vending machines are screened by side walls, decorative fencing, shrubs, and other landscaping as approved by the director of planning then the number of allowed vending machines shall be increased to three (3).
    c. For every 200 feet that the façade on which the vending machine is located is set back from the nearest road or street right-of-way then the number of allowable vending machines shall be increased by one (1).

d. In addition to the vending machine(s), one (1) donation bin per property is allowed.

RESPONSE: Acknowledged.

8. Regarding the propane cage: Section 27-612(6)a.11. No more than one (1) propane exchange lock may be allowed per property, unless:
    a. The site for the propane exchange lockers is located at least 200 feet from the nearest street; and
    b. The propane exchange lockers are at least 20 feet away from the nearest public door; and
    c. The retailer offering the propane exchange service on its premises also sells gas grills of the type that typically use propane as a fuel.

RESPONSE: Acknowledged.

Building Architecture:

1. Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
    a. Divisions or breaks in materials;
    b. Building offsets (projections, recesses, niches);
    c. Window bays;
    d. Separate entrances and entry treatment; or,
    e. Variation in rooflines.

RESPONSE: Building Elevations revised to meet this requirement.

2. Section 27-576(e)(2) Exterior building materials shall not include EIFS at the ground level or metal paneling comprising more than 15 percent of any façade. ACM paneling on the south façade exceeds the 15 percent maximum allowance.

RESPONSE: See revised A-201, Nichiha panel used instead of ACM panels.

3. Downspouts shall be internalized.

RESPONSE: Acknowledged. Downspouts are internalized.

4. Roof access ladder shall be internalized.

RESPONSE: Acknowledged. Ladder will be internalized.

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

RESPONSE: Acknowledged. Brick Canopy Columns are provided on the Canopy Elevations.

Landscaping and Screening:

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

RESPONSE: Landscape Plan revised to show a continuous row of shrubs along the street frontages.

2. Per Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. The site for the proposed development is 1.08 acres, 12 trees are required based on Commercial Design Guidelines and exclusive of the screening requirements for the lots zoned CP-2 Planned General Business District adjacent to residentially zoned properties, street trees and trees planted within parking lot islands.

RESPONSE: 12 trees added along the south property line.

3. Section 27-577(b)(1) New construction must provide at least a 25-foot landscape zone between structures and/or parking lots and all public streets and access easements 40 feet wide or greater. This requirement may be reduced to 12 feet where there is no paving, other than a sidewalk, between a building and the right-of-way. The distance is to be measured from the public right-of-way or curb line of a private easement.

RESPONSE: 25' Landscape setback is provided.

4. Section 27-577(b)(2) Landscape berms and/or continuous rows of shrubs are required to screen parking from adjacent development or public streets. Shrubs used in this area must not exceed a maximum height of 30 inches at maturity.

RESPONSE: Landscape Plan revised to show a continuous row of shrubs along the street frontages.

5. Section 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
    a. One tree with a minimum caliper of two (2) inches (ornamental), evergreen trees must be at least six (6) feet when planted provided for every 30 feet of street easement or frontage.
    b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart. Groupings of ornamental trees and shrubs should be placed in between the street trees.

RESPONSE: Street trees are provided.

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

RESPONSE: Landscape areas added along the building foundations facing the public street to meet the 75% requirement.

7. All parking lot islands must have trees installed in them.
RESPONSE: There are no landscape islands..

8. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

RESPONSE: Due to the site having two street frontages and the constraints of the site the orientation of the trash enclosure faces State Avenue.

9. The CO2 tank in the rear of the building must be screened from public view through landscaping or a physical screen wall.

RESPONSE: Additional landscaping added to the northeast corner of the building for screening of the CO2 tank..

Signage:

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

RESPONSE: Acknowledged.

Standard Conditions:

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

RESPONSE: Acknowledged.

2. All existing and future driveways must feature curb cuts that are constructed to UG standards.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

4. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

6. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent

land uses. All screening materials must be well maintained at all times.

RESPONSE: Due to the site having two street frontages and the constraints of the site the orientation of the trash enclosure faces State Avenue.

7. Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled.
   Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.

RESPONSE: Acknowledged.

8. All lighting whether mounted on the building or installed in the parking lot shall have 90-degree cutoff fixtures. Additionally, this includes lighting installed underneath the canopy.

RESPONSE: Acknowledged.

9. Only decorative lighting can be used on the exterior of the building. No wall pack lights, or flood lights are allowed.

RESPONSE: Acknowledged. Lighting plan to be provided with Final Development Plans.

10. All utility connections, this includes green electrical boxes and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. Minimum height of four (4) feet tall or the height of the object being screened, whichever is greater.

RESPONSE: Acknowledged.

11. All utilities mounted on the wall must be painted to match the building.

RESPONSE: Acknowledged.

12. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines. Raise the rear parapet and hide the scuppers. Overflow drains (lambs tongues) shall discharge a maximum of 9 inches above grade.

RESPONSE: Parapet added for screening. Refer to sheet A-201 and A-202.

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

b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

RESPONSE: Acknowledged. Details to be shown with the Final Development Plan.

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

RESPONSE: Acknowledged.

15. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified

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

RESPONSE: Acknowledged.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

RESPONSE: Acknowledged.

B) Items that are conditions of approval:
   1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

Neighborhood Meeting Notes:

Application Number COZ2025-028
Date and Location: October 23, 2025 (held via zoom)

Meeting called to order at: 5:30 PM

Names of people in attendance:

Jeff Laubach – SBB Engineering
Joe Mauk – SBB Engineering
Britni Andreassen – Casey's General Store (Applicant)
Chris Doyle - Seller

Introductions:

No neighbors were in attendance. Zoom Meeting was held open until 6:05 PM.

Questions and answers (include the following):

- None.

Meeting adjourned at: 6:05 PM

Minutes taken by: Joe Mauk

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Iowa)
) SS:
COUNTY OF Polk)

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

1. That I am the petitioner for Petition #COZ2025-028.
2. That I conducted a neighborhood meeting on October 23, 2025.
3. The notice to nearby property owners was sent on October 6, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

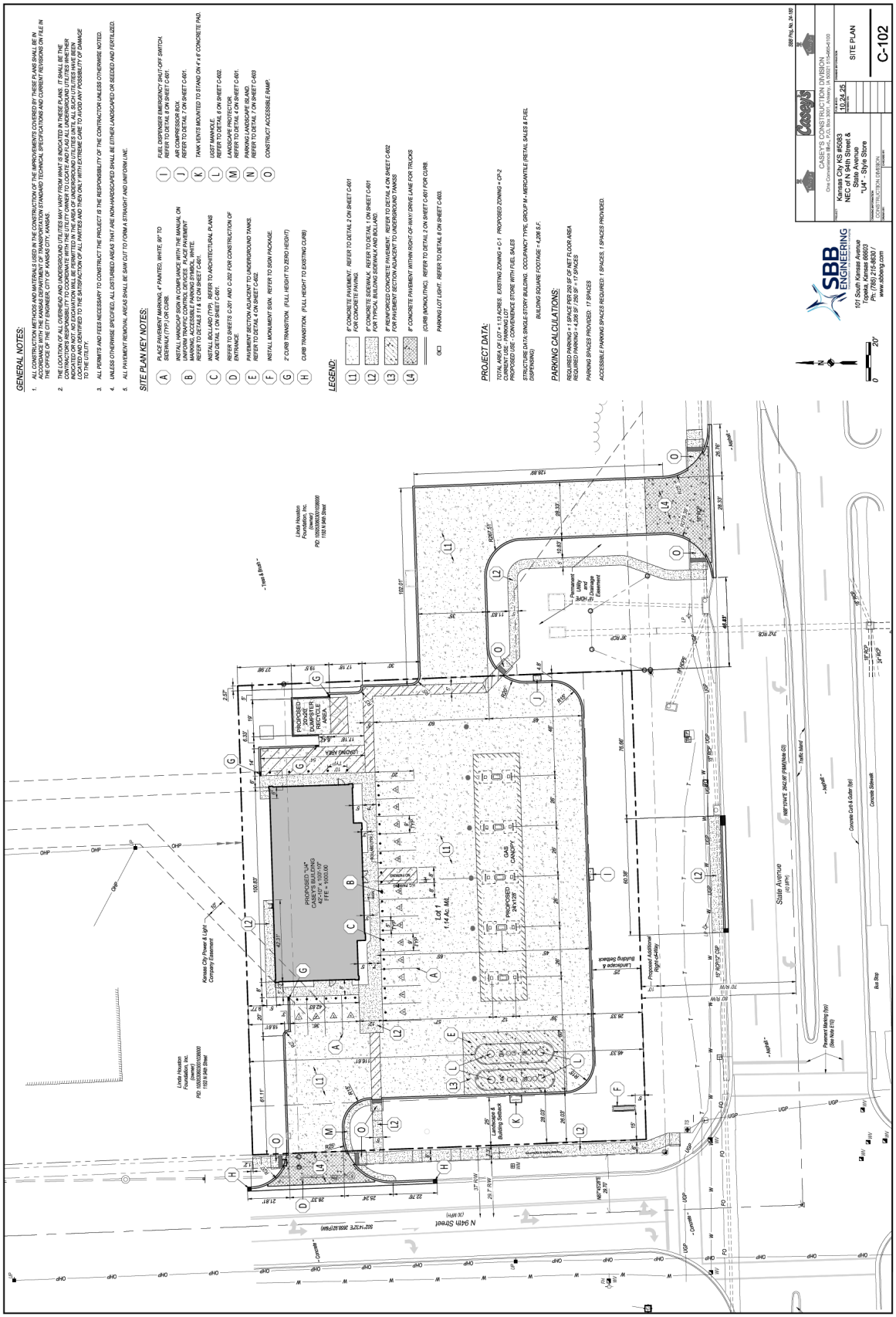
Britni Andreassen
Affiant

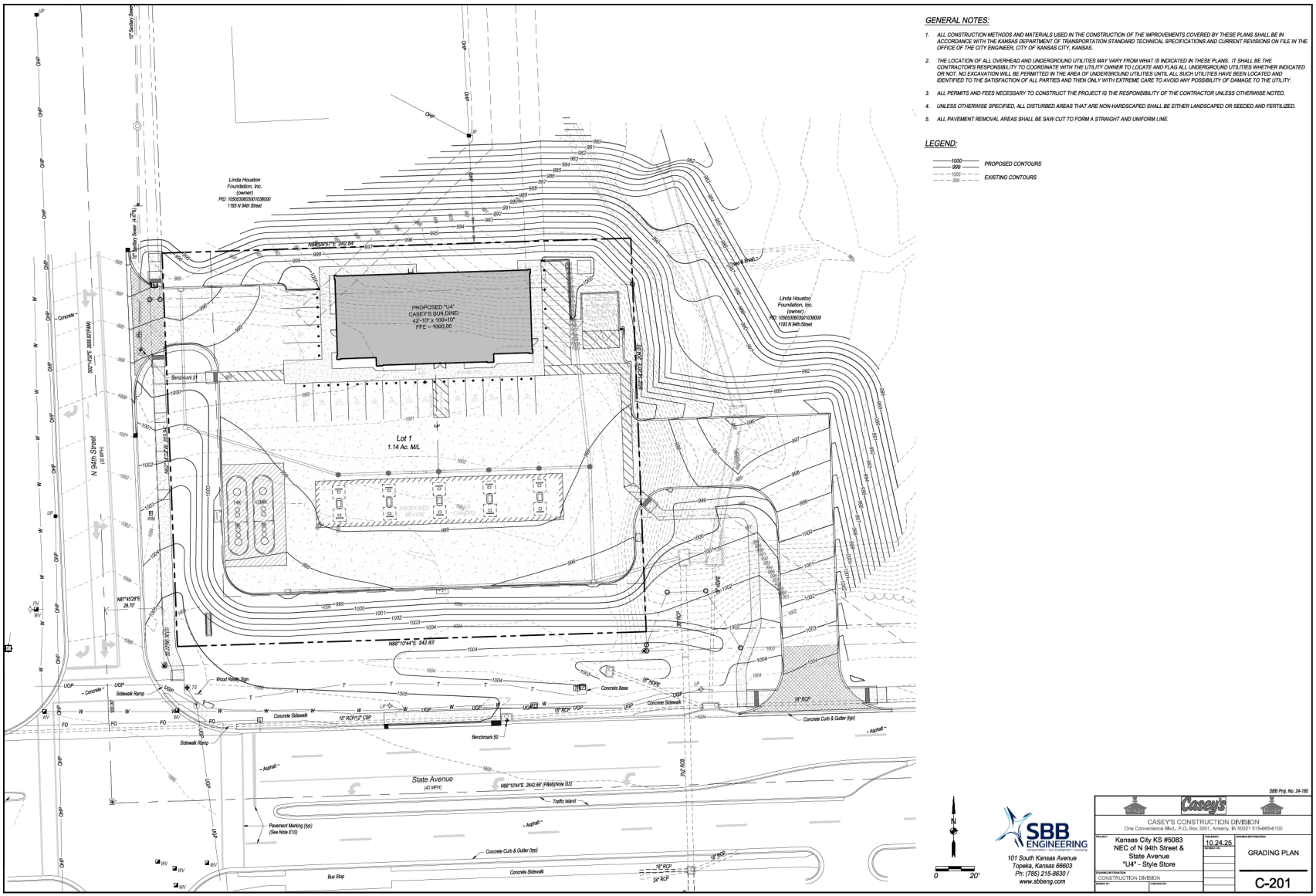
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of October, 2025.

My commission expires 7th of April, 2028.

MIKAEL RACHEL LAGE
Commission Number 838613
My Commission Expires
April 7, 2028

Mikael Lage
Notary Public


GENERAL NOTES:
1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY'S STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF KANSAS CITY, KANSAS.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED ON THESE PLANS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT REFERRED, LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
5. ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.
SITE PLAN KEY NOTES:
A PLACE PAVEMENT MARKING, 4" PAINTED, WHITE, RIP TO SIDEWALK (TYP.) OR CURB.
B INSTALL HANDICAP SIGN IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PLACE PAVEMENT MARKING ACCESSIBLE PARKING SPACE. REFER TO DETAILS 11 & 12 ON SHEET C-601.
C INSTALL BOLLARD (TYP.). REFER TO ARCHITECTURAL PLANS AND DETAIL 1 ON SHEET C-601.
D REFER TO SHEETS C-201 AND C-202 FOR CONSTRUCTION OF ENTRANCE.
E PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS. REFER TO DETAIL 4 ON SHEET C-601.
F INSTALL MONUMENT SIGN. REFER TO SIGN PACKAGE.
G 2' CURB TRANSITION. (FULL HEIGHT TO ZERO HEIGHT)
H CURB TRANSITION. (FULL HEIGHT TO EXISTING CURB)
I FUEL DISPENSER EMERGENCY SHUT-OFF SWITCH. REFER TO DETAIL 8 ON SHEET C-601.
J AIR COMPRESSOR BOX. REFER TO DETAIL 7 ON SHEET C-601.
K TANK VENTS MOUNTED TO STAND ON 4'x 4' CONCRETE PAD.
L UST MANHOLE. REFER TO DETAIL 6 ON SHEET C-602.
M LANDSCAPE PROTECTOR. REFER TO DETAIL 5 ON SHEET C-601.
N PARKING LOT LIGHT. REFER TO DETAIL 8 ON SHEET C-603
O CONSTRUCT ACCESSIBLE RAMP.
LEGEND:
L1 6" CONCRETE PAVEMENT. REFER TO DETAIL 2 ON SHEET C-601 FOR CONCRETE PAVING.
L2 6" CONCRETE SIDEWALK. REFER TO DETAIL 1 ON SHEET C-601 FOR 4" CONCRETE SIDEWALK DETAIL.
L3 8" REINFORCED CONCRETE PAVEMENT. REFER TO DETAIL 4 ON SHEET C-602 FOR PAVEMENT SECTION ADJACENT TO UNDERGROUND TANKS
L4 8" CONCRETE PAVEMENT WITHIN RIGHT-OF-WAY/ DRIVE LANE FOR TRUCKS (CURB (MONOLITHIC). REFER TO DETAIL 3 ON SHEET C-601 FOR CURB.
PARKING LOT LIGHT. REFER TO DETAIL 8 ON SHEET C-603.
PROJECT DATA:
TOTAL AREA OF LOT = 1.13 ACRES. EXISTING ZONING = C-1. PROPOSED ZONING = CP-2
CROSS REFERENCE: PLAT NAME: N/A
PROPOSED USE - CONVENIENCE STORE WITH FUEL SALES
STRUCTURE DATA, SINGLE-STORY BUILDING. OCCUPANCY TYPE, GROUP M - MERCANTILE (RETAIL SALES & FUEL DISPENSING)
BUILDING SQUARE FOOTAGE = 4,206 S.F.
PARKING CALCULATIONS:
REQUIRED PARKING = 1 SPACE PER 250 SF OF NET FLOOR AREA
REQUIRED PARKING = 4,206 SF / 250 SF = 17 SPACES
PARKING SPACES PROVIDED: 17 SPACES
ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACES, 1 SPACES PROVIDED.
PROPOSED "U4" CASEY'S BUILDING FFE = 1105.00
PROPOSED CANOPY
GAS CANOPY
Lot 1 1.14 Ac. M/L
PROPOSED 20X20' CASEY'S TRASH ENCLOSURE AREA
LOADING AREA
Kansas City Power & Light Company Easement
Linda Houston Foundation, Inc. Deed PID: 1050300000010000 110th N 94th Street
Primary and Utility Easement
Proposed Additional Right-of-Way
Landscape & Building Setback
State Avenue (40' WIDE)
Traffic Island
Concrete Curb & Gutter (typ)
Concrete Sidewalk
Bus Stop
Pavement Marking (typ) (See Note E10)
N 94th Street (50' WIDE)
SBB ENGINEERING
101 South Kansas Avenue
Topeka, Kansas 66603
Phone: (785) 354-8501 /
www.sbbeng.com
Casey's
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd. Ankeny, IA 50021 Phone: 515-965-6100
Kansas City KS #5083
NEC of N 94th Street & State Avenue
"U4" - Style Store
10.24.25
SITE PLAN
C-102
SBB Proj. No. 24-165



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE KANSAS DEPARTMENT OF TRANSPORTATION STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF KANSAS CITY, KANSAS.
2. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
3. ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
5. ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

LEGEND:

1000 / 999 — PROPOSED CONTOURS

1000 / 999 — EXISTING CONTOURS

0 20'

SBB ENGINEERING
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 /
www.sbbeng.com

SBB Proj. No. 24-160

Casey's

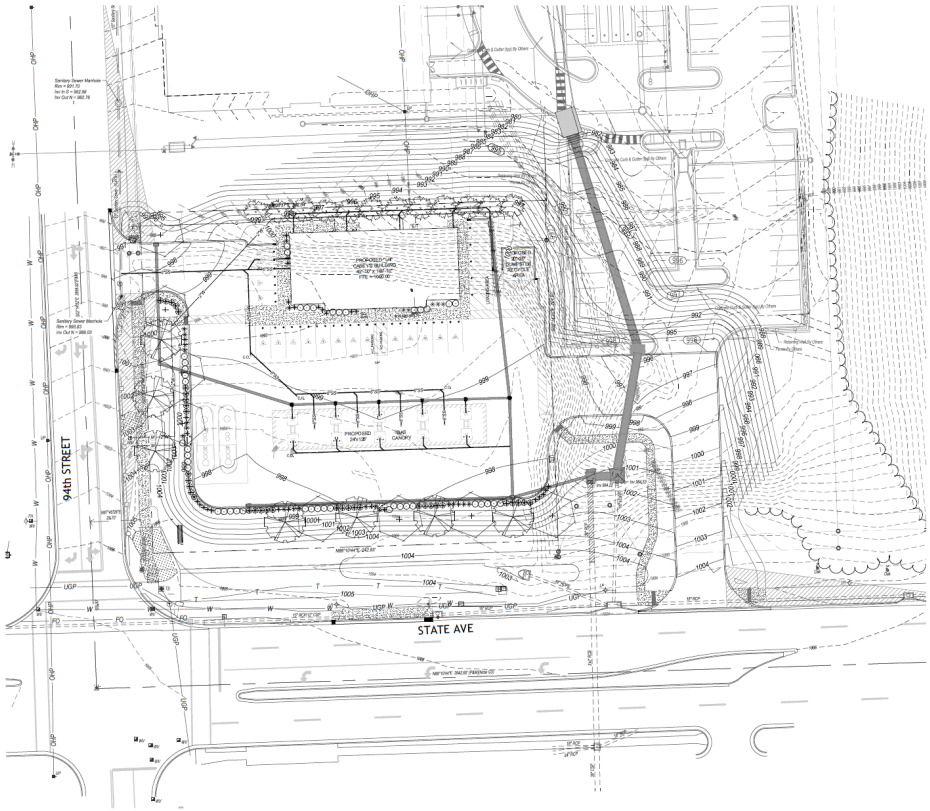
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Kansas City KS #5083
NEC of N 94th Street &
State Avenue
"U4" - Style Store

10.24.25

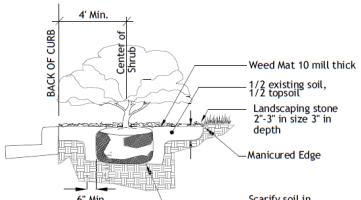
GRADING PLAN

C-201

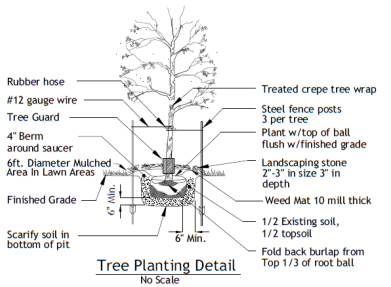


LANDSCAPE DATA

STATE AVENUE 243'		
REQUIRED		
SHADE TREE / 30'	8	
PARKING LOT	100% SCREENED	
PROVIDED		
PROPOSED SHADE TREES	8	
PROPOSED SHRUBS	100% SCREENED	
94th STREET 204'		
REQUIRED		
SHADE TREE / 30'	7	
PARKING LOT	100% SCREENED	
PROVIDED		
PROPOSED SHADE TREES	7	
PROPOSED SHRUBS	100% SCREENED	



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with landscaping stone 2"-3" in size and 3" in depth. Color to be selected by owner.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	7	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	12	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	43	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	52	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.

Prepared by Garrett Ochs
Landscape Architect KS 712

1"=30'
0 15' 30'

SBB
Schmidt, Beck & Boyd
Engineering / Surveying
101 S. Kansas Ave.
Topeka, KS 66603
Ph: (785) 215-8630

SBB Proj. No. 24-160

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Kansas City KS #5083
NEC of N 94th Street & State Avenue
"U4" - Style Store

ISSUED: 9-10-25
REVISED: 10-22-25

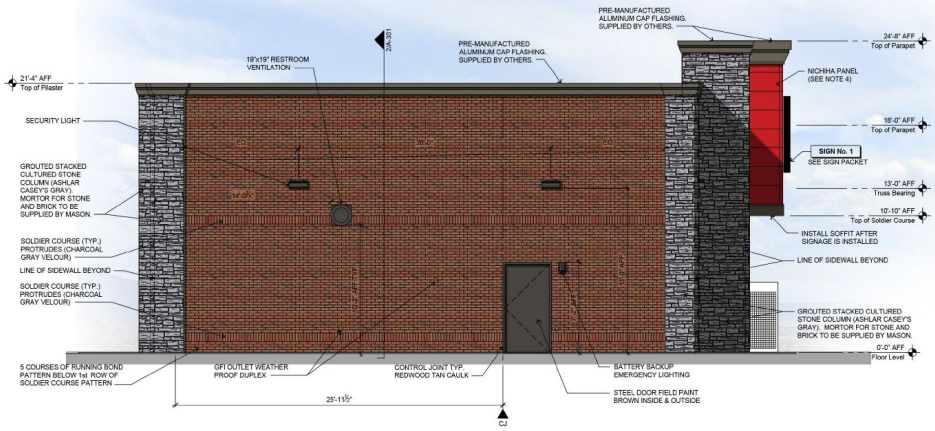
LANDSCAPE PLAN

DRAWING RETAINED BY: CONSTRUCTION DIVISION
DRAWN BY: CHECKED BY:

C-701

1 Exterior Elevation - Front of Building

1/4"=1'-0"



2 Exterior Elevation - Left Side of Building

1/4"=1'-0"

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS**: REFER TO THE FOLLOWING:
   - AL-101: FOR BUILDING LOCATION ON SITE
   - AL-601: FOR INFORMATION RELATING TO SIGNAGE
   - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
   - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
   - A-601: DOOR & WINDOW SCHEDULES AND NOTES
   - S-101: FOOTINGS AND FOUNDATIONS
   - S-102: ROOF TRUSSES
3. **WORKING POINT**: THE WORKING POINT (**WP**) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. **NICHIHA PANEL:**

   ILLUMINATION SERIES AWP 1818 - (ED680M-LAVA)
5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

MASTER DRAWING SET

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

PRELIMINARY NOT FOR CONSTRUCTION

Screening

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

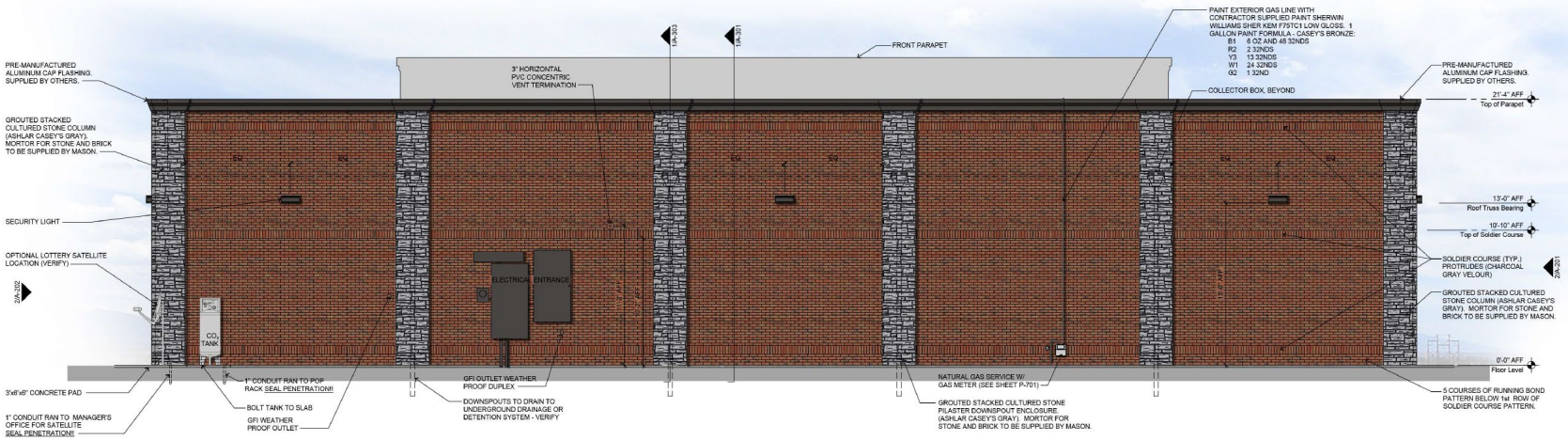
Kansas City, KS #5083
9338 State Ave
Kanas City, KS 66112

PROJECT RELEASE	PUBLISHED	DRAWING INFORMATION
10/20/25	06/10/25	EXTERIOR ELEVATIONS

2025 - LH - V.01

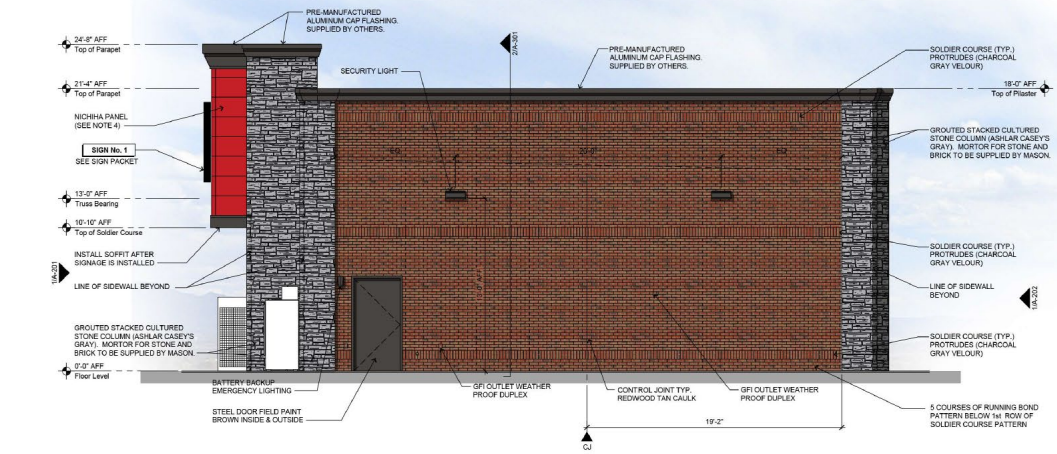
DRAWN BY: DH | CHECKED BY: JD | PROJECT NUMBER: 2500420

A-201



1 Exterior Elevation - Back of Building

1/4"=1'-0"



2 Exterior Elevation - Right Side of Building

1/4"=1'-0"

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
   AL-101: FOR BUILDING LOCATION ON SITE
   AL-801: FOR INFORMATION RELATING TO SIGNAGE
   A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
   A-121: ROOF PLAN/ROOF TOP EQUIPMENT
   A-601: DOOR & WINDOW SCHEDULES AND NOTES
   S-101: FOOTINGS AND FOUNDATIONS
   S-102: ROOF TRUSSES
3. **WORKING POINT:** THE WORKING POINT (**WP**) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. **NICHIHA PANEL:**
   ILLUMINATION SERIES AWP 1818 - (ED680MI-LAVA)
5. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

MASTER DRAWING SET

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p. 918.587.8600
f. 918.587.8601
www.sgadesigngroup.com

PRELIMINARY NOT FOR CONSTRUCTION

Screening

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

Kansas City, KS #5083
9338 State Ave
Kansas City, KS 66112

10/20/25
06/10/25

EXTERIOR ELEVATIONS

A-202

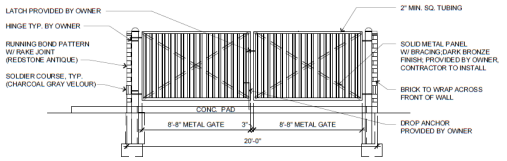
General Notes

1. **RELATED SHEETS** : FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

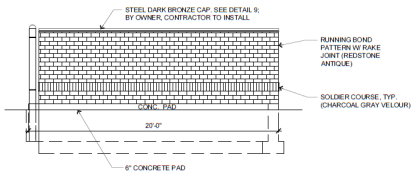
G-001	FOR GENERAL PROJECT NOTES
AL101	FOR GENERAL SITE PLAN

Construction Notes

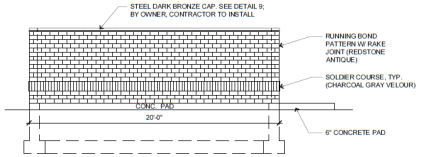
1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
2) VERIFY SCREENING WITH LOCAL AUTHORITY.
3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.
4) DUMPSTER ENCLOSURE WALLS WILL BE 4" BLOCK PURCHASED BY CONTRACTOR



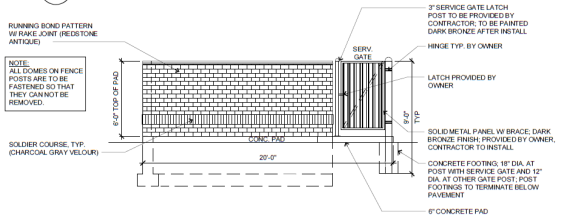
5 Dumpster Enclosure - Elevation
1/4" = 1'-0"



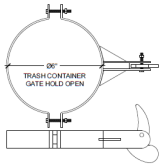
4 Dumpster Enclosure - Elevation
1/4" = 1'-0"



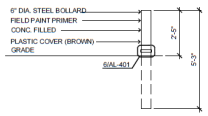
3 Dumpster Enclosure - Elevation
1/4" = 1'-0"



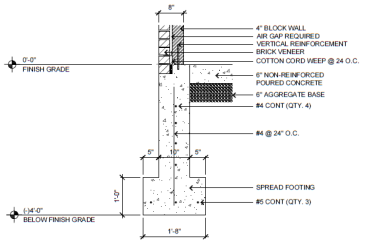
2 Dumpster Enclosure - Elevation
1/4" = 1'-0"



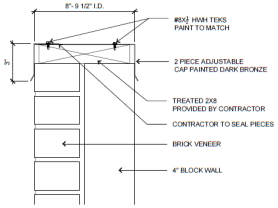
6 Gate Open Holder
No Scale



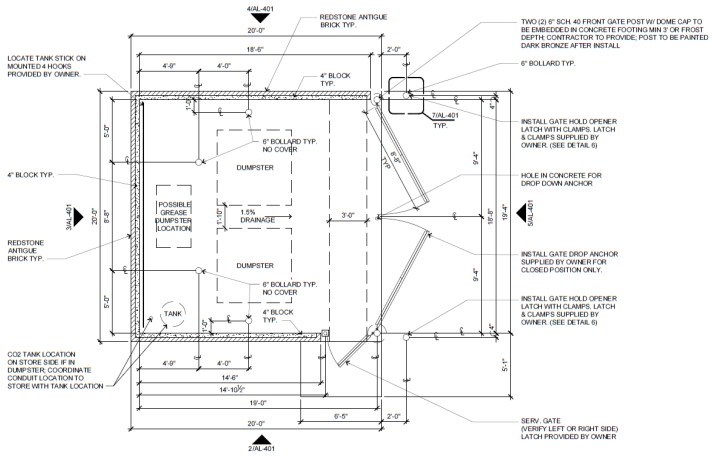
7 Bollard Detail
No Scale



8 Spread Footing Detail
No Scale



9 Adjustable Dumpster Wall Cap
No Scale



1 Dumpster Plan
1/4" = 1'-0"

MASTER DRAWING SET

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

PRELIMINARY NOT FOR CONSTRUCTION

THESE PLANS ARE NOT TO BE USED FOR ANY SITE OTHER THAN INTENDED AS THEY ARE PREPARED FOR A SPECIFIC SITE AND A SPECIFIC USE. ANY REUSE OF THESE PLANS FOR A DIFFERENT PROJECT SITE OR FOR A USE OTHER THAN INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF SGA DESIGN GROUP, P.C. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SGA DESIGN GROUP, P.C. ANY ALTERATION OF THESE PLANS IS PROHIBITED AND IS A VIOLATION OF THE LAWS OF THE STATE OF OKLAHOMA.

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

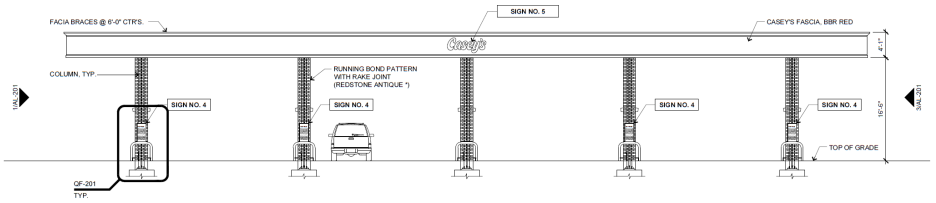
PROJECT		PROJECT PROCESS	ISSUE DATE	DRAWING INFORMATION
Kansas City, KS #5083 9338 State Ave Kanas City, KS 66112		09/17/25 PERMITTING	04/03/25 ISSUED	DUMPSTER ENCLOSURE
			REVISED	AL-401
2024 - U4 - V.02				
DRAWN BY: DH	CHECKED BY: JD	PROJECT NUMBER: 250040		

VERIFY ALL SIGNAGE WITH SIGN PERMITS

Canopy										
					Dimensions					
Sign #	Sign	Type	Location	Illumination	Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
								Total	120.95	

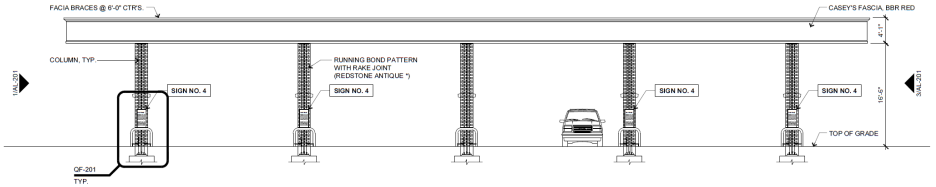
General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL-101 FOR GENERAL SITE PLAN
   - Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
   - QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. **GASOLINE ISLAND CANOPY**: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. **EMERGENCY GAS SHUT OFFS**: REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



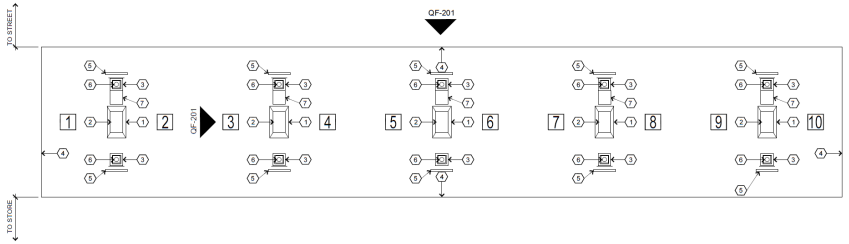
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"

3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"

1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
1/8" = 1'-0"

Keyed Canopy Layout Plan Notes

1. **FUEL ISLANDS**
2. **FUEL DISPENSERS**: SUPPLIED BY OWNER
3. **MASONRY WRAPPED CANOPY COLUMN**: SUPPLIED BY CANOPY MFG.
4. **EDGE OF CANOPY**: ABOVE
5. **STEEL GUARD PIPE**: SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS *(2 PER ISLAND)*.
6. **INTERNAL DOWNSPOUTS**: ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
7. **TRASH CAN AND WASH BUCKETS**
- # **PUMP LABELS**: MOUNTED ON CANOPY COLUMNS

MASTER DRAWING SET

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

PRELIMINARY NOT FOR CONSTRUCTION

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Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT	PROJECT PLANNING	ISSUED	ISSUANCE/REVISION TITLE
Kansas City, KS #5083 9338 State Ave Kanas City, KS 66112	09/17/25 REVISED NO.	04/03/25 REVISED NO.	GASOLINE ISLAND CANOPY ELEVATIONS
DRAWING SOFTWARE VERSION: 2024 - UI4 - V.02			AL-201
DRAWN BY: DH	CHECKED BY: JD	PROJECT NUMBER: 2500420	

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-051**

GENERAL INFORMATION

Applicant Information:
Mark Master
115 North Nettleton Avenue
Bonner Springs, Kansas 66012

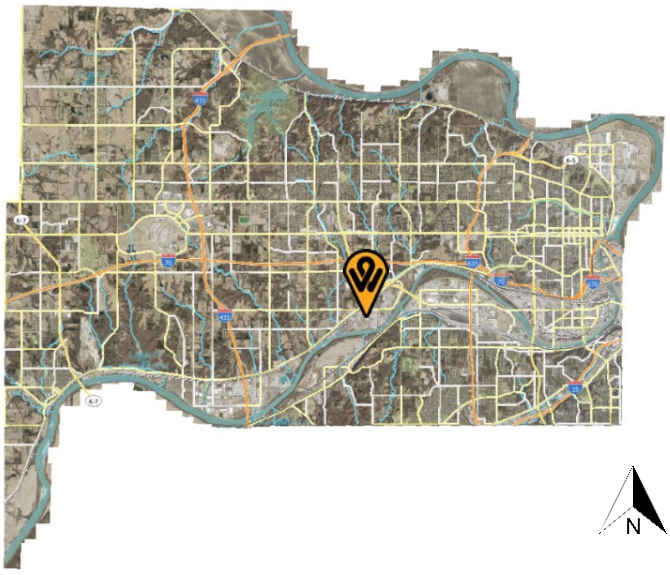
Subject Property:
6125 Speaker Road
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of Special Use Permit for general automobile maintenance.

Commission Districts:
At-Large Commissioner District #2:
Tom Burroughs
District #6 Commissioner:
Philip J. Lopez

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

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	M-2 General Industrial District	Prime Investments, Inc
South	M-2 General Industrial District	New Century Partners, LCC
East	M-2 General Industrial District	Mac's fence
West	M-2 General Industrial District	Prime Investments, Inc

Total Tract Size: 5.45 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as an Industrial zone, 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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Speaker Road as a Local Street.

Parking Requirement: Section 27-469(e) states that one (1) space for each 500 square feet of building floor 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.

Landscaping Requirement: Section 27-469(g) states that trees are required to be provided at not less than one (1) per 10,000 square feet of site area. Six (6) 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 – August 18, 2025
Letters to Property Owners – August 19, 2025, September 3, 2025, and October 3, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Mark Master, is requesting a Special Use Permit to operate general automobile maintenance for property address 6125 Speaker Road, Kansas City, Kansas 66111.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. 10395-00136 – Stop Work Order – August 16, 2010 – Completed – Working without any permits – Previous owners.
2. 02200-03200 – Code-Environment – October 17, 2002 – Completed – The public dumping dirt in property – Previous owners.

Outstanding or Related Permit and Cases:

1. SIGN2025-152 – August 8, 2025 – Open – Wall sign.

Previous Planning Actions:

1. SIGN2021-017 – February 17, 2021 – Issues – Wall sign.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Muncie Stony Point Statistical Neighborhood and block group 044001. The neighborhood consists of general industrial and heavy industrial properties surrounding the subject property.

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

The zoning and uses are set out above. The subject property is surrounded by the M-2 General Industrial District and M-3 Heavy Industrial District. The proposed use, which 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 as it is already zoned for the proposed used and it will also only be providing vehicle maintenance to the subject business. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   The PlanKCK Comprehensive Plan designates the subject property as an Industrial zone, 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. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use does not the potential to increase vehicular traffic, and should not exceed the capacity of Speaker Road, a Local Street to accommodate it if managed properly.

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

   The proposed use is reasonably necessary for the convenience and welfare of the public. This will allow the business to have easier access to the general maintenance for the business vehicles. The proposed use will not affect the use, quality, or marketability of nearby properties because all of the maintenance will be on site.

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

   Noise, vibration, dust, or illumination is not expected to occur in durations or intensities as to create issues with nearby properties since the nearby properties are also M-2 General Industrial District and M-3 Heavy Industrial District 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 transportation warehouse for truck transportation in the M-2 General Industrial District.

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

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

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

    The relative gain to public health, safety and welfare is minimal because all the maintenance will be done on site. If denied, the property owner may not use the property for proposed used, however, they can still continue their current use of the property and would need to take the vehicles to a business in order to have general maintenance.

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

    The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the use of the property will only be for general maintenance of their own business vehicles and no other outside customers.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on October 16, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Is there a set number of vehicles that will undergo general maintenance at the subject location?

   Applicant's Response: They run / have 35 vehicles.

2. Are there specific hours for the general maintenance of the vehicles?

   Applicant's Response: General maintenance will be done 8:00 AM – 5:00 PM Monday through Friday.

3. Is there any safety measures that will be taken during the general maintenance of the vehicles?

   Applicant's Response: The facility follows OSHA best practice guidelines, including Lock out Tag out safety measures.

Planning Engineering Comments:

1. From the business plan provided to UG staff, clarify the general maintenance being serviced. Will the service include changing oil and fluids? How does the oil changing area drain? Are there floor drains? In work areas where there will be oil or other fluid changes, there will need to be an oil-water separator, meeting UG standards and criteria. Further discussion with staff may be needed prior to resubmittal.
2. Similar as above comment, clarify the condition of the vehicle fleet on site being serviced. Depending on the condition of the vehicles being serviced and repaired and stored, stormwater quality hotspots may be applicable. See Stormwater Quality review for additional comments.
3. Please coordinate with Osiris Espinoza, (913-573-5771), for additional Urban Planning and Zoning requirements and comments. 4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
4. As mentioned in general engineering, vehicle fleet storage and repair sites with high likelihood of oil and grease releases are considered "hotspots" for stormwater quality and treatment and are subject to additional consideration for pollution control measures. If the building(s) or parking area(s) will be used to store and repair vehicles, there is potential for fluids, oil and grease spills. Therefore, appropriate measures shall be provided to reduce the risk of pollution in accordance with UG requirements and the MARC BMP manual, Appendix B requirements. Further discussion with staff may be required.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-051** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Land Title Survey
Neighborhood Meeting Affidavit
Site Plan
Conservation District Comments

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-051** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

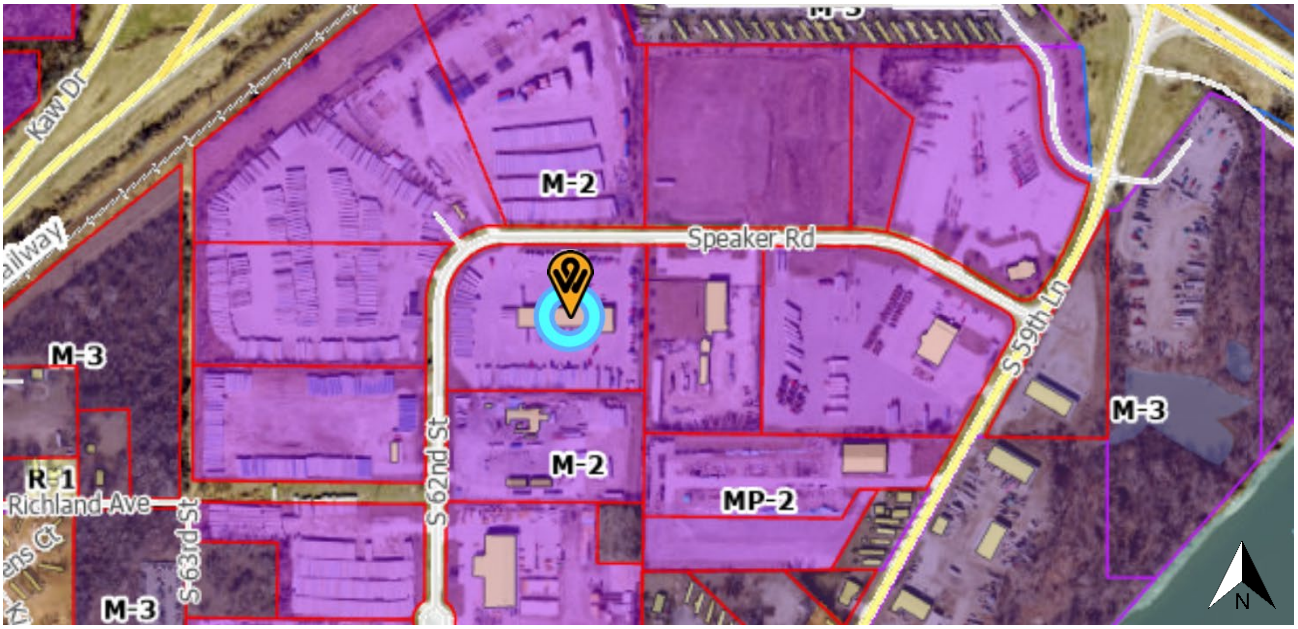
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-051,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

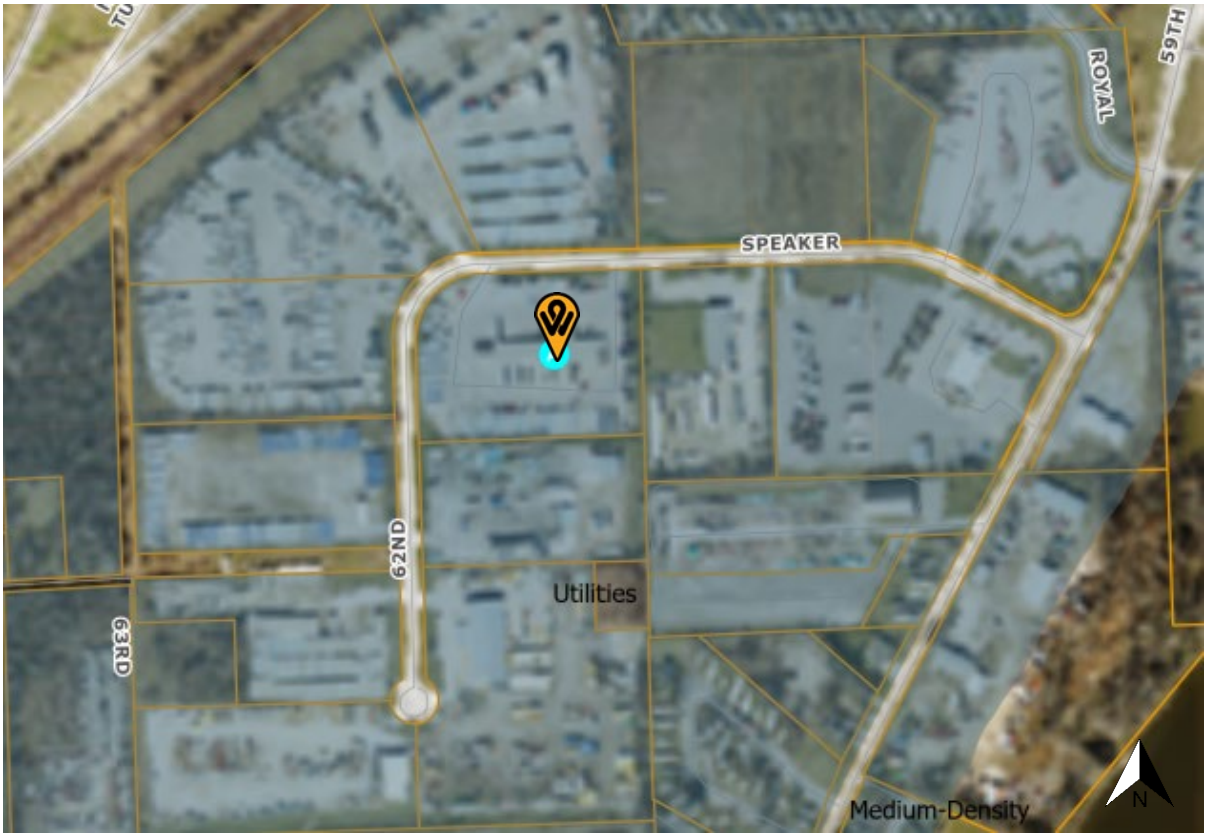
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

KCD SUP Meeting 10/16/2025

- Started 5pm CT
- Ended 5:30pm CT

Attendees

- Erin Bardon
- Chase Master

STATE OF Minnesota

COUNTY OF Hennepin

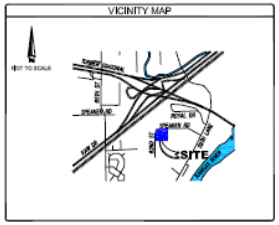
The foregoing instrument was acknowledged before me by means of X physical presence or __ online notarization, this 16th day of October, 2025.

Christian Thoen
(Signature of Person Taking Acknowledgment)

CHRISTIAN MARC THOEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2030

Christian Thoen
(Name of Acknowledger Typed, Printed or Stamped)

VICINITY MAP



BASIS OF BEARING

FINAL PLAT OF HART INDUSTRIAL PARK, AN ADDITION TO KANSAS CITY, WYANDOTTE COUNTY, KANSAS, RECORDED IN PLAT BOOK 36 AT PAGE 42.

SURVEY REFERENCES

1. FINAL PLAT OF "HART INDUSTRIAL PARK", A REPLAT OF RICHLAND SUBDIVISION, (LOTS 1 THRU 38 INCLUSIVE) A SUBDIVISION OF LAND IN SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS RECORDED IN PLAT BOOK 36, PAGE 42.

2. ALTA/ACSM LAND TITLE SURVEY BY KS PLS 1386, BOCK & CLARK NETWORK PROJECT NO. 20110173Dv2, PREPARED BY WHITEHEAD CONSULTANTS, INC., IN JOB NO. 11-260, DATED 10/31/2011, LAST REVISED 11/04/2011.

OBSERVED SIGNIFICANT OBSERVATIONS

A FENCE CONNECTS TO EXISTING FENCE CONTAINED ON THE SUBJECT SITE, WITHOUT THE BENEFIT OF A FURNISHED EASEMENT OR AGREEMENT, FOR A DISTANCE OF 0.1'.

B FENCE CONNECTS TO EXISTING FENCE CONTAINED ON THE SUBJECT SITE, WITHOUT THE BENEFIT OF A FURNISHED EASEMENT OR AGREEMENT, FOR A DISTANCE OF 0.2'.

ZONING INFORMATION

ITEM	REQUIRED	ZONING REPORT BY: PARTNER
ZONING DESIGNATION	M-2	
MINIMUM BUILDING SETBACK FROM PROPERTY LINES	10 FEET	REPORT DATED SEPTEMBER 10, 2024
MINIMUM PARKING, LOADING AND STORAGE AREA SETBACK FROM PROPERTY LINES	6 FEET	REPORT # 24-495505.3
MINIMUM BUILDING SETBACK ABUTTING RESIDENTIAL ZONES	NOT APPLICABLE	PARKING: TOTAL REQUIRED: 39 TOTAL SPACES
MINIMUM BUFFER WIDTH ABUTTING A RESIDENTIAL ZONED PROPERTY	NOT APPLICABLE	EXISTING PARKING: 116 TOTAL SPACES
BUILDING HEIGHT	60 MAX. OR MAX.	
MINIMUM LOT AREA	NONE SPECIFIED	

NOTICE: THE EXISTING PARKING DEPICTION ON THIS ZONING REPORT DOES NOT MATCH THE EXISTING PAINTED PARKING STALL COUNT OBSERVED.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN "SHADED ZONE X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 20209C0150D, EFFECTIVE SEPTEMBER 02, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BUT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

ITEM 1 THROUGH ITEM 7: **THE ITEMS ARE NOT SURVEY RELATED.**

8 ITEM 8: EASEMENTS, RESTRICTIONS AND BUILDING SETBACK LINES SHOWN ON THE PLAT RECORDED IN PLAT BOOK 36, PAGE 42 **IT IS SHOWN ON THE SURVEY.**

ITEM 9: EASEMENT GRANTED TO UNION GAS SYSTEM, INC., FILED IN BOOK 1837, PAGE 29 **THE EASEMENT IS BLANKET IN NATURE.**

ITEM 10 THROUGH ITEM 11: **THE ITEMS ARE NOT SURVEY RELATED.**

TITLE DESCRIPTION

LOT 18 AND THE NORTH 65 FEET OF LOT 17, HART INDUSTRIAL PARK, A REPLAT OF RICHLAND SUBDIVISION, (LOTS 1 THRU 38 INCLUSIVE) A SUBDIVISION OF LAND IN SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 EAST, KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. KCC241074, BEARING A COMMITMENT DATE OF JUNE 20, 2024 AT 08:00 AM.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. KCC241074, WITH A COMMITMENT DATE OF JUNE 20, 2024 AT 08:00 AM.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO SPEAKER ROAD, WHICH IS A PUBLIC RIGHT-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING ADDITIONS OR SITE CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT. NO EVIDENCE OF WETLANDS WERE OBSERVED NOR WAS ANY INFORMATION PROVIDED THAT WOULD SUGGEST SUCH WETLANDS EXIST ON THE SUBJECT PROPERTY.

10. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS-OF-WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

11. NO OBSERVED VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

12. THIS SURVEY MAKES NO CLAIMS THAT THE SIZE OR DIMENSIONS OF EITHER THE STANDARD STALLS OR ADA STALLS SHOWN ON THIS SURVEY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION AUTHORITY OR REQUIREMENTS.

13. ADJOINING LAND OWNER INFORMATION TAKEN FROM WYANDOTTE COUNTY, KANSAS PARCEL VIEWER WEBSITE AVAILABLE AT: https://pbapp.wycokck.org/html5viewer/index.html?viewer

14. DATE OF FIELD WORK: SEPTEMBER 10, 2024.

15. THE MEASURED DISTANCES AND ANGLES MATCH THE RECORD DISTANCES AND ANGLES.

16. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT, WITH NO GAPS OR GORES.

17. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

18. THERE WERE NO OBSERVED PARTY WALLS LOCATED ON THE SUBJECT PROPERTY.

19. SHADED ZONE X1 AREAS OF 0.2% ANNUAL CHANCE FLOOD/ AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LAND AREA

5.354 ACRES
233,274± S.F.

BUILDING AREA

17,397 S.F.

BUILDING HEIGHT

16.2' AT THE SE CORNER

PARKING

REGULAR:	19
HANDICAP:	1
LOADING:	31
TRACTOR:	27
TRAILER:	75
TOTAL PARKING:	149

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED REQUIRED PURSUANT TO ALTA SECTION 5.E.IV. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT/V THAT THE UNDERGROUND UTILITIES, IF SHOWN, ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

TO: STRIDE BANK N.A.; TCH-6125 SPEAKER RD, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)1, 7(C), 8, 9, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED ONLY) AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP: SEPTEMBER 10, 2024
DATE OF SURVEY: SEPTEMBER 10, 2024

PRELIMINARY

SURVEYOR: MICHAEL L. TAYLOR, KS PLS
KANSAS REGISTRATION NUMBER: 1383
STATE OF REGISTRATION: KANSAS
WHITEHEAD CONSULTANTS, INC. (CA-481)
KANSAS LICENSED CORPORATION (LS-181)
114 N. MAIN STREET, P.O. BOX 481
CLINTON, MO 64735
PHONE: 660-885-8311
EMAIL: mtaylor@wcieng.com

2021 ALTA/NSPS LAND TITLE SURVEY

6125 SPEAKER RD

SITE ADDRESS
6125 SPEAKER RD
KANSAS CITY, KS 66111
WYANDOTTE COUNTY

PARTNER PROJECT NUMBER: 24-495505.y

COORDINATED BY

PARTNER

CORPORATE OFFICE
2100 TORRANCE BLVD
TORRANCE, CA 90501
PHONE: (310) 618-0878
info@partnerca.com
www.partnerca.com

DATE	REVISIONS	DRAWN BY: LEH	DRAWING SCALE: 1"=30'
09/13/24	COMMENTS	CHECKED BY: MLT	JOB NO.: 24-181
		FILENAME: 24-181.DWG	

SURVEYED BY

Whitehead Consultants, Inc.
ENGINEERS, SURVEYORS
114 NORTH MAIN STREET
P.O. BOX 481
CLINTON, MISSOURI 64735
Phone: (660) 885-8311
Fax: (660) 885-8447

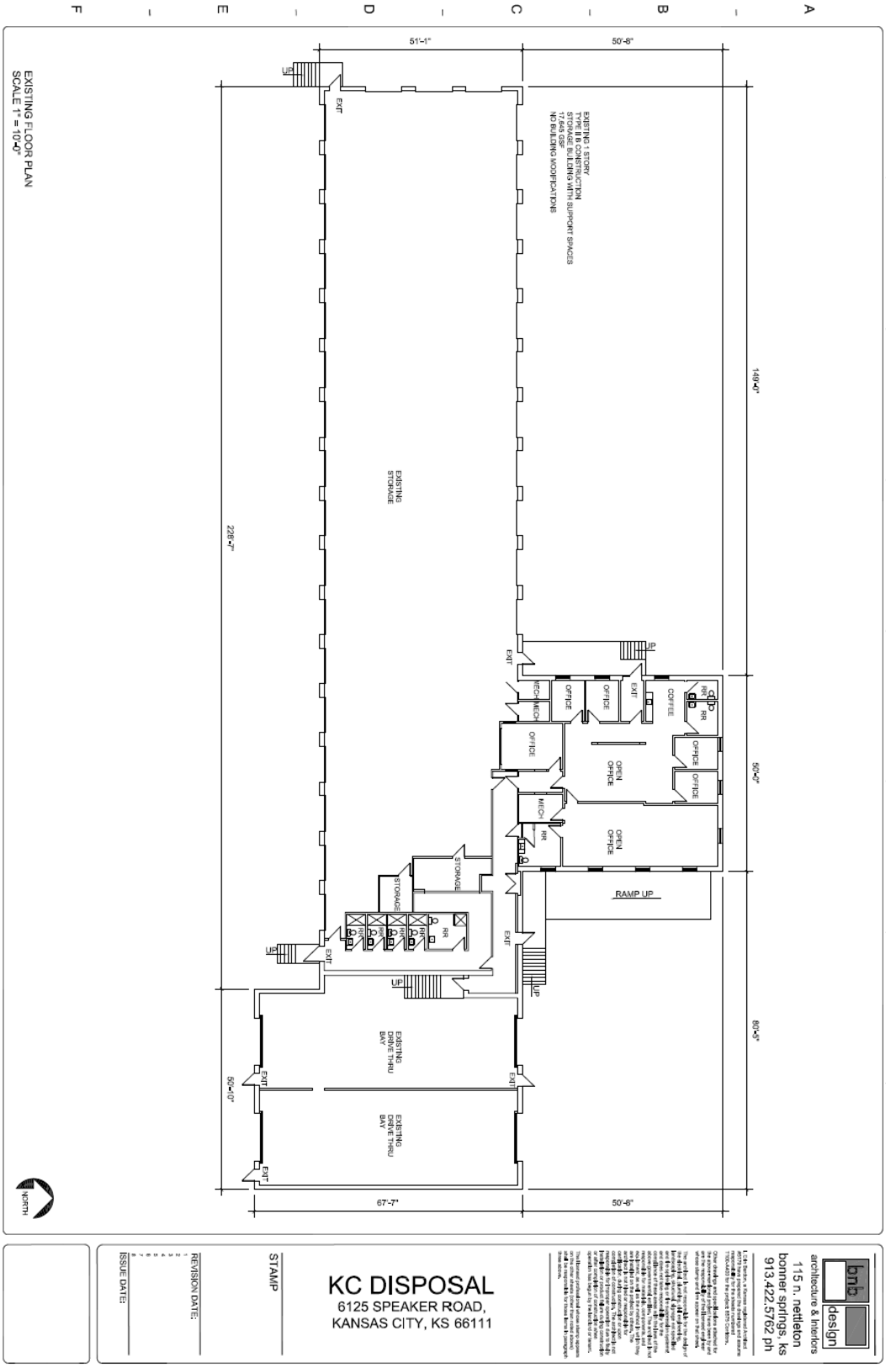
818 WEST MAIN STREET
P.O. BOX 1290
WARRENSBURG, MISSOURI 64093
Phone: (660) 429-8479
Fax: (660) 885-8674

SHEET 1 OF 2

© PARTNER ALL RIGHTS RESERVED. USE OF THIS FORMAT IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

62nd STREET
SPEAKER ROAD
N00°01'28"E 250.07'
S89°58'32"W 570.06'
S00°01'28"W 420.64'
N89°58'32"W 400.30'
R=170.00' - L=248.19'
CB=N44°59'02"E - CD=240.25'
5.38± ACRES
233,378± S.F.
6125 SPEAKER ROAD
BRICK BUILDING
11,397± S.F.
LOT 16
LOT 17
LOT 5
LEGEND
2021 ALTA/NSPS LAND TITLE SURVEY
6125 SPEAKER RD
SITE ADDRESS
KANSAS CITY, KS 66111
WYANDOTTE COUNTY
PARTNER
SURVEYED BY:
Whitehead Consultants, Inc.
SHEET 2 OF 2


EXISTING FLOOR PLAN
SCALE 1" = 10'-0"
NORTH
51'-1"
50'-6"
149'-4"
228'-7"
50'-4"
80'-3"
50'-10"
67'-7"
50'-6"
EXISTING 1 STORY
TYPE II-B CONSTRUCTION
STORAGE & LIVING WITH SUPPORT SPACES
17,845 GSF
NO BUILDING MODIFICATIONS
EXISTING STORAGE
EXISTING DRIVE THRU BAY
EXISTING DRIVE THRU BAY
OFFICE
MECH
COFFEE
OPEN OFFICE
RR
STORAGE
RAMP UP
EXT
UP
bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph
KC DISPOSAL
6125 SPEAKER ROAD,
KANSAS CITY, KS 66111
STAMP
REVISION DATE:
ISSUE DATE:

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 - wyco.conservation@gmail.com

Rodney Lucas
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

August 12, 2025

RE: SP2025-051

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental review of SP2025-051at 6125 Speaker Road.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)

In summary, the following limitations and resource concerns were noted for this plat:

- There is one major soil type identified: Eudora-Bismarckgrove silt loams, occasionally flooded This soil type is considered erodible when the surface is denuded of a protective cover.
- There is a pile of trash and debris that will need to be removed from the property or placed into an appropriate trash receptacle and then properly disposed of.
- Special care will need to be taken to prevent stormwater runoff with oil and other lubrications associated with automotive work and repair.
- Minor repairs in the parking lot surface may be necessary as there are some cracks and chips to be expected with heavy truck use.
- Overall, the site appears to be in good condition and is well maintained.

Technical assistance is available from our office. Limitation maps, detailed soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact; therefore, on site investigation is needed for site specific planning.

If you have any comments or questions, please email our office at wyco.conservation@gmail.com

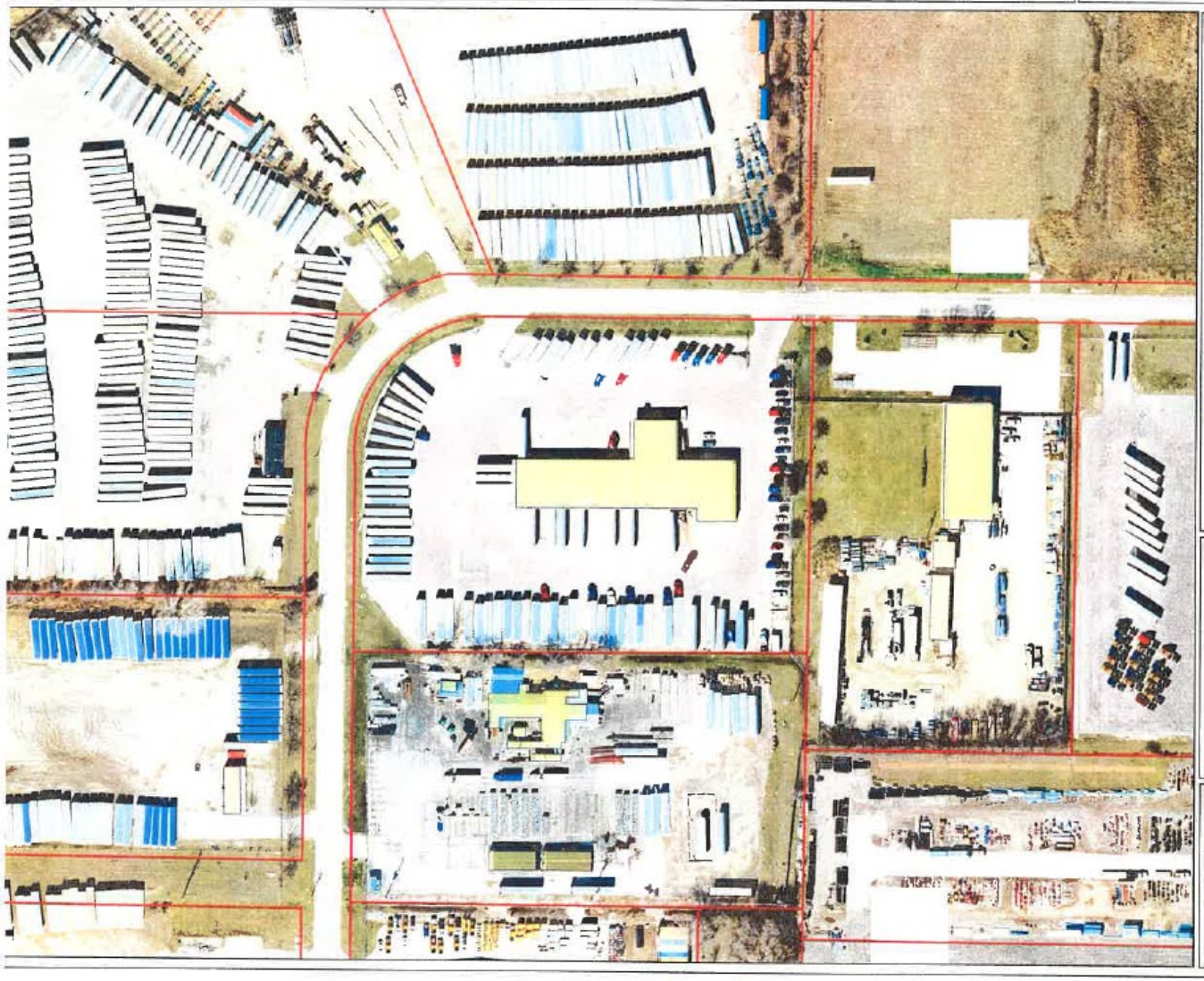
Sincerely,

Cheri Miller
District Manager

enclosures

P2025-051

GeoSpatial Services
710 N 7th St, Suite 200 | Kansas City, KS 6610
Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss



Legend

- Parks
- Street Lables
- Municipal Labels
- Municipal Boundaries
- Kansas Regional Counties
- Missouri Regional Countie
- Buildings
- Railroads
  - MAIN
  - SPUR
  - YARD
- Roads
  - INTERSTATE
  - HIGHWAY
  - MAJOR ARTERIAL
  - MINOR ARTERIAL
  - COLLECTOR
  - LOCAL

Locater Map

Notes

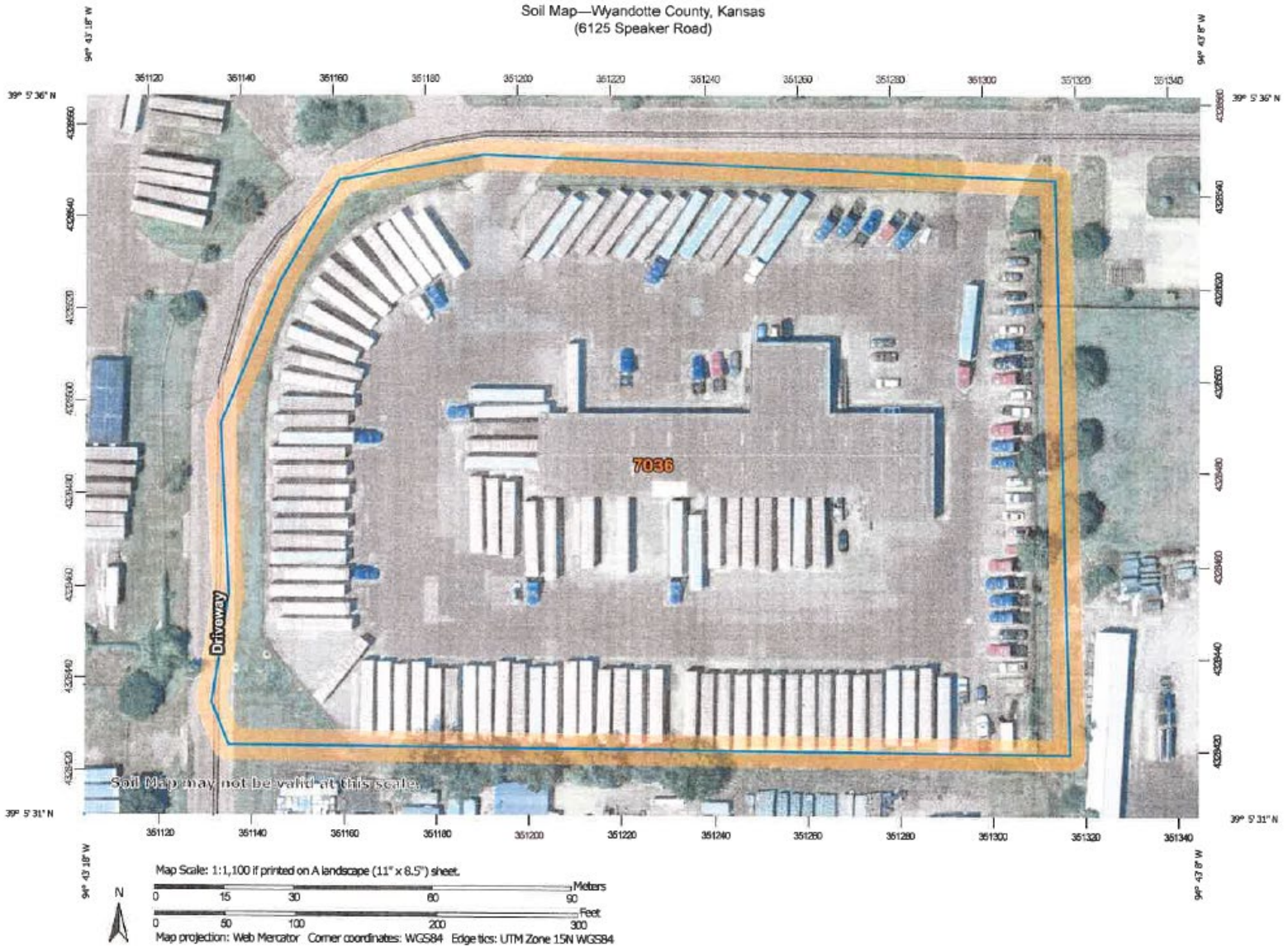
Map Print Date: 8/5/2025 4:52 PM
Acre:5.45
POCKET CHANGE PROPERTIES LLC
6125 SPEAKER RD
KANSAS CITY, KS 66111

0 198 395
Feet

Map Scale
1: 2,371

(c) 2015 Unified Government

DISCLAIMER OF WARRANTY AND ACCURACY: Unified Governmen Wyandotte Co./Kansas City, KS (UG) makes no representations or warrar about this map or its content, including, without limitation, accuracy, completen or fitness for any purpose. Users of this map document do so at their own risk; will not be liable to any such user for any loss or damage whatsoever.


Soil Map—Wyandotte County, Kansas
(6125 Speaker Road)
94° 43' 18" W
94° 43' 8" W
39° 5' 36" N
39° 5' 31" N
351120
351140
351160
351180
351200
351220
351240
351260
351280
351300
351320
351340
4328960
4328940
4328920
4328900
4328880
4328860
4328840
4328820
7036
Driveway
Soil Map may not be valid at this scale.
Map Scale: 1:1,100 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
15
30
60
90
Feet
0
50
100
200
300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7036	Eudora-Bismarckgrove silt loams, occasionally flooded	5.5	100.0%
Totals for Area of Interest		**5.5**	**100.0%**

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-062**

GENERAL INFORMATION

Applicant Information:
Tamara McConnell
Applicant
2000 North 67th Street
Kansas City, Kansas 66104

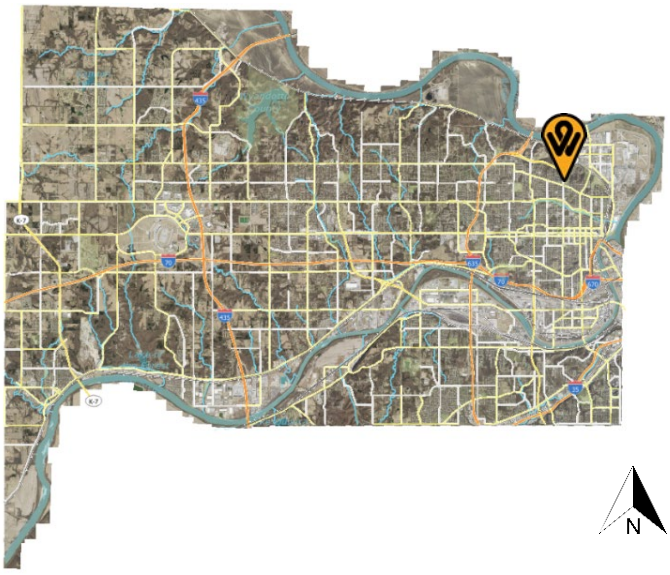
Subject Property:
1130 Quindaro Boulevard
Kansas City, Kansas 66104

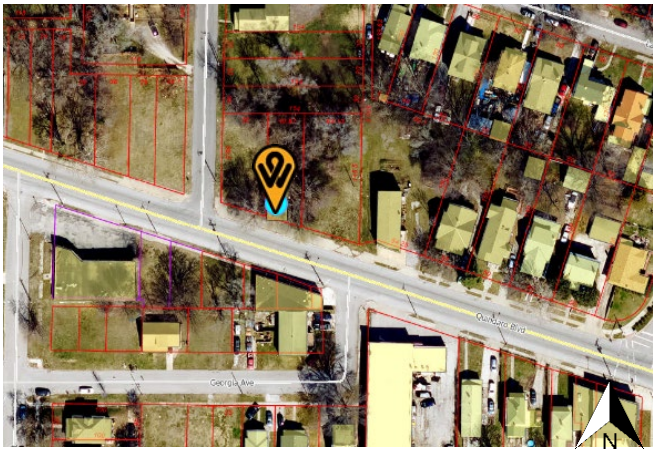
Requested Action and Purpose:
Approval of Special Use Permit for a liquor store (In conjunction with BOZA2025-025).

Commission Districts:
At-Large District #1 Commissioner: Melissa Bynum
District #1 Commissioner: Gayle E. Townsend

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

Plan Area:
Northeast Area Master Plan





	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Vacant lot
South	C-3 Commercial District	Commercial building
East	C-3 Commercial District	Vacant lot
West	C-3 Commercial District	Vacant lot

Total Tract Size: 0.11 Acre

Comprehensive Plan Designation: The Northeast Area Plan designates this property as Single Family, which allows single-family homes.

Major Street Plan: The goDotte Countywide Strategic Mobility designates Quindaro Boulevard as a Major Collector.

Parking Requirement: Section 27-467(e) states that not less than four (4) spaces per 1,000 square feet of floor area in the building. Four (4) parking spaces are required. The applicant is not providing off-street parking spaces.

The Unified Government passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings with up to six (6) residential units east of Interstate 635.

Landscaping Requirement: Section 27-467(g) states that trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

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

Public Hearing(s): October 13, 2025 – Holdover
November 10, 2025

Public Support: None to date.

Public Opposition:	Staff received an opposition letter on October 13, 2025.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tamara McConnell, is requesting a Special Use Permit to operate a liquor store at 1130 Quindaro Boulevard.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. CAC24-2547 – Code Admin Citation – October 9, 2024. Failure to Register Vacant Structure – Complete – Previous Property Owner.
2. 18220-00622 – Graffiti – September 18, 2025. Graffiti on the Rear of Building – Complete – Previous Owner.

Outstanding or Related Permit and Cases:

1. BOZA2025-025 – Variance – August 29, 2025 – Variance to Operate a Liquor Store.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Northeast Statistical neighborhood, neighborhood block group 0402002. The neighborhood consists of undeveloped and parcels to the north, east, and west. To the south, a vacant lot is located. Quindaro Boulevard is located to the south of the property.

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

The zoning and uses are set out above. Staff realizes this property was formerly a liquor store in the early 2000's. The subject property is surrounded by vacant and undeveloped parcels.

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

   The proposed use is suitable for the subject property, as the building was previously a liquor store, which at the time did not require a Special Use Permit. . Removal of restrictions will not detrimentally affect nearby property provided the property is properly maintained and the applicant complies with the conditions of approval.

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

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

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

   Special Use Permits are not addressed in the Northeast Area Plan. The Northeast Area Plan designates this property as Single Family, allows single-family homes. While the use is not compatible with the Northeast Area Plan land use designation, this building is the only commercial structure on the north side of Quindaro Boulevard between North 10th and North 13th Streets.

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

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

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

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

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

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

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

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

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

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

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

    The relative gain to public health, safety and welfare is minimal. The proposed use of the subject property is approximately 1,145 feet from Bertram Caruthers Elementary School, a violation of 155 feet and approximately 707 feet from Antioch Baptist Church, a violation of 593 feet. If denied, the property owner may not use the property as a liquor store, however, they can still use it as a commercial retail uses allowed in the C-3 District.

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

    The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the parcels to the north, east, south, and west are vacant and undeveloped lots. The subject property would bring more individuals in the property, but it would not be likely to overcrowd the property nor nearby properties.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2624 North 13th Street on September 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Distance between the liquor store, a school, and a home of wordship.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What are the days and hours of operation?

   Applicant's Response: Monday – Saturday from 9:00 AM – 11:00 PM and Sunday 11:00 AM – 8:00 PM.

2. Provide a site plan with dimensions of the entire property.

   Applicant's Response: Acknowledged.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

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

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-025. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2025-025 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
3. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State**

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

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

considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Floor Plans
Images of the Property Submitted by Applicant
Letter of Opposition

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	October 13, 2025 – Holdover November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-062** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

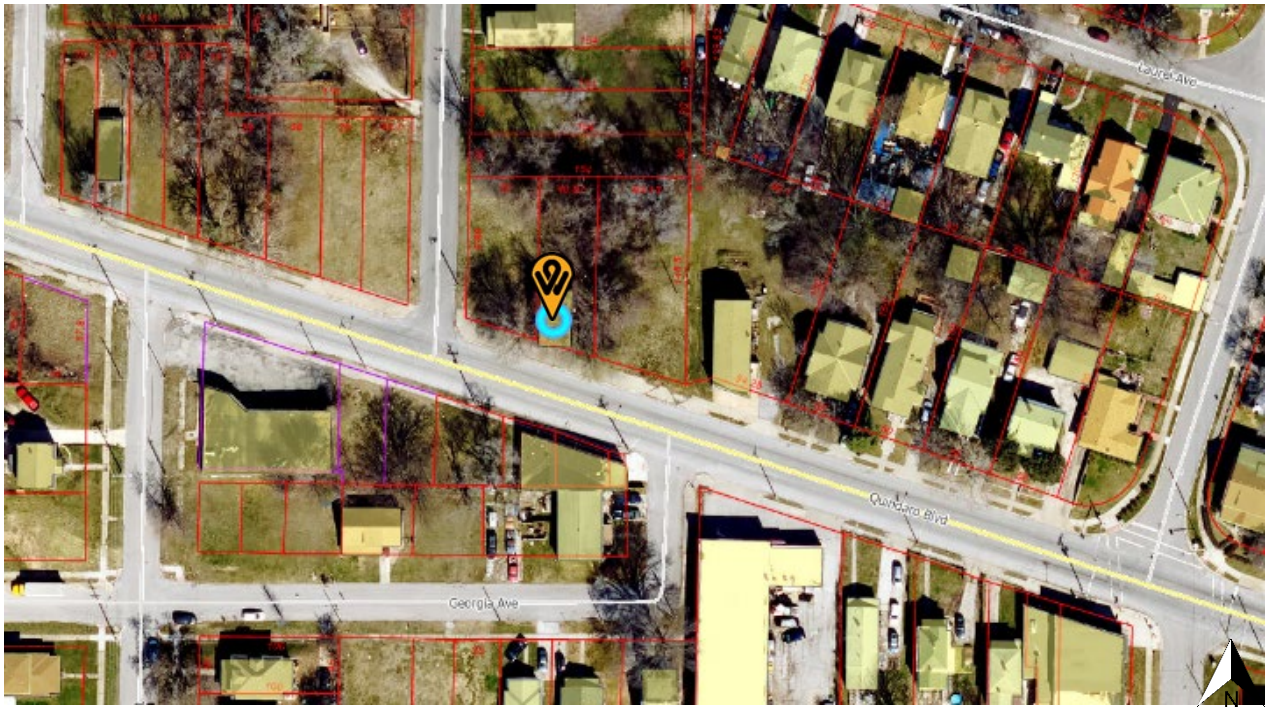
3. _____.

OR

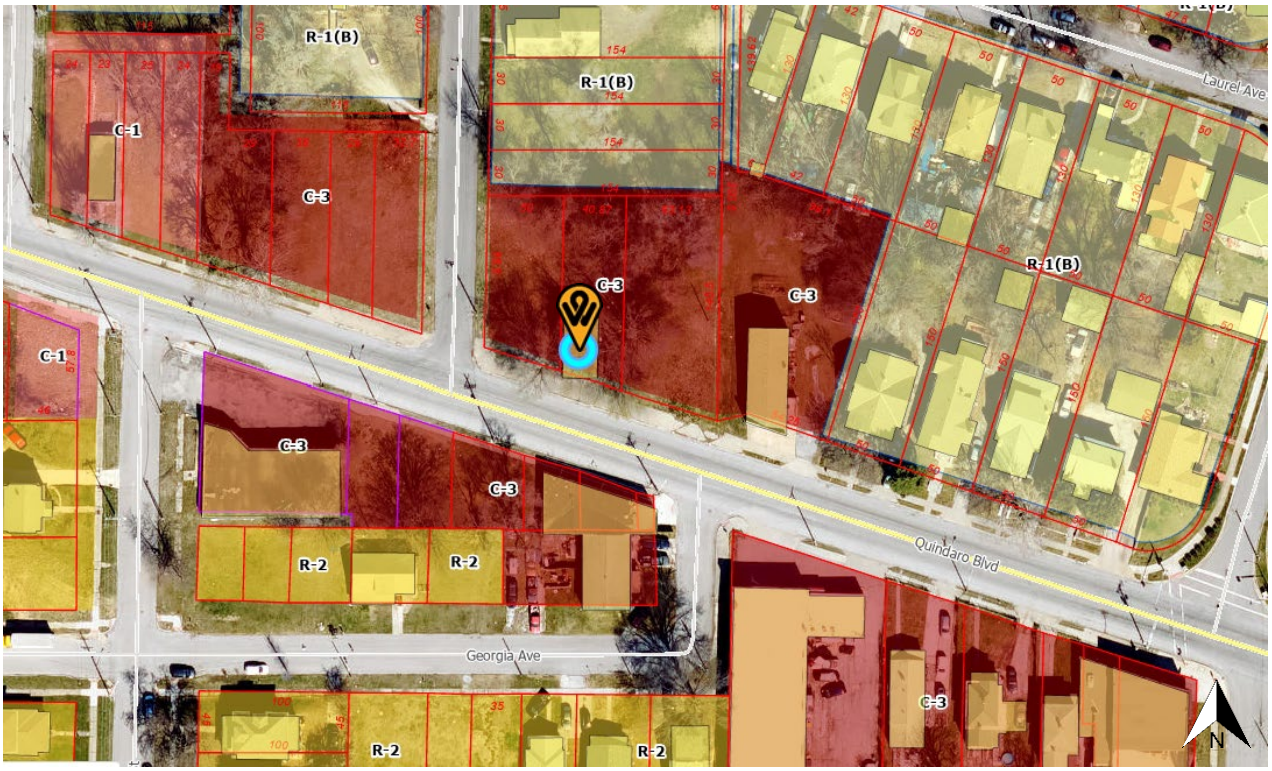
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-062,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas;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

ATTACHMENTS

AERIAL IMAGERY

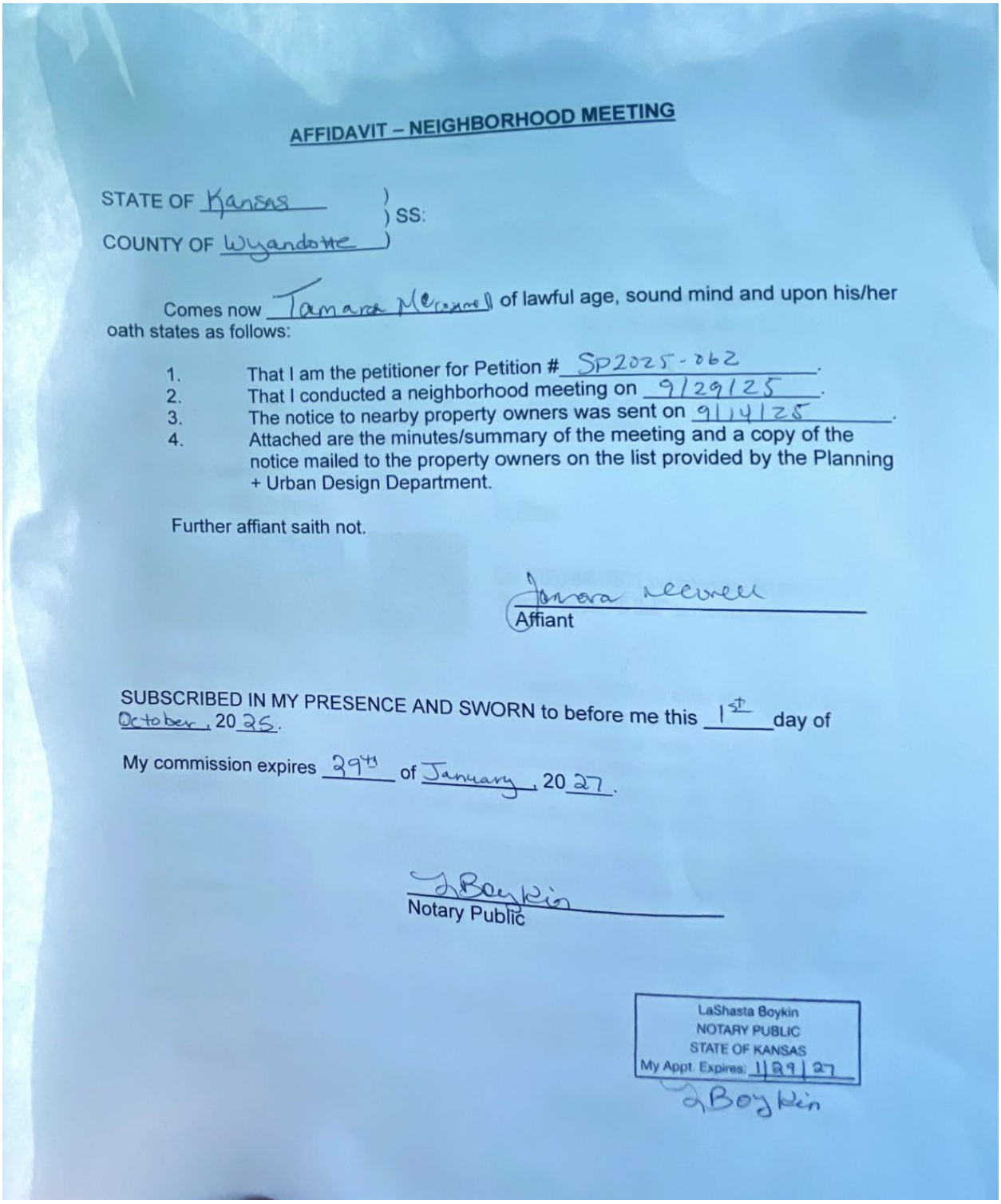


ZONING MAP



LAND USE MAP

Lower-Medium Density Residential
Single Family
12TH
BETHANY
LAUREL
11TH
QUINDARO
GEORGIA
12TH
ROWLAND
N



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-062.
2. That I conducted a neighborhood meeting on 9/29/25.
3. The notice to nearby property owners was sent on 9/4/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Tamara McConnell
Affiant

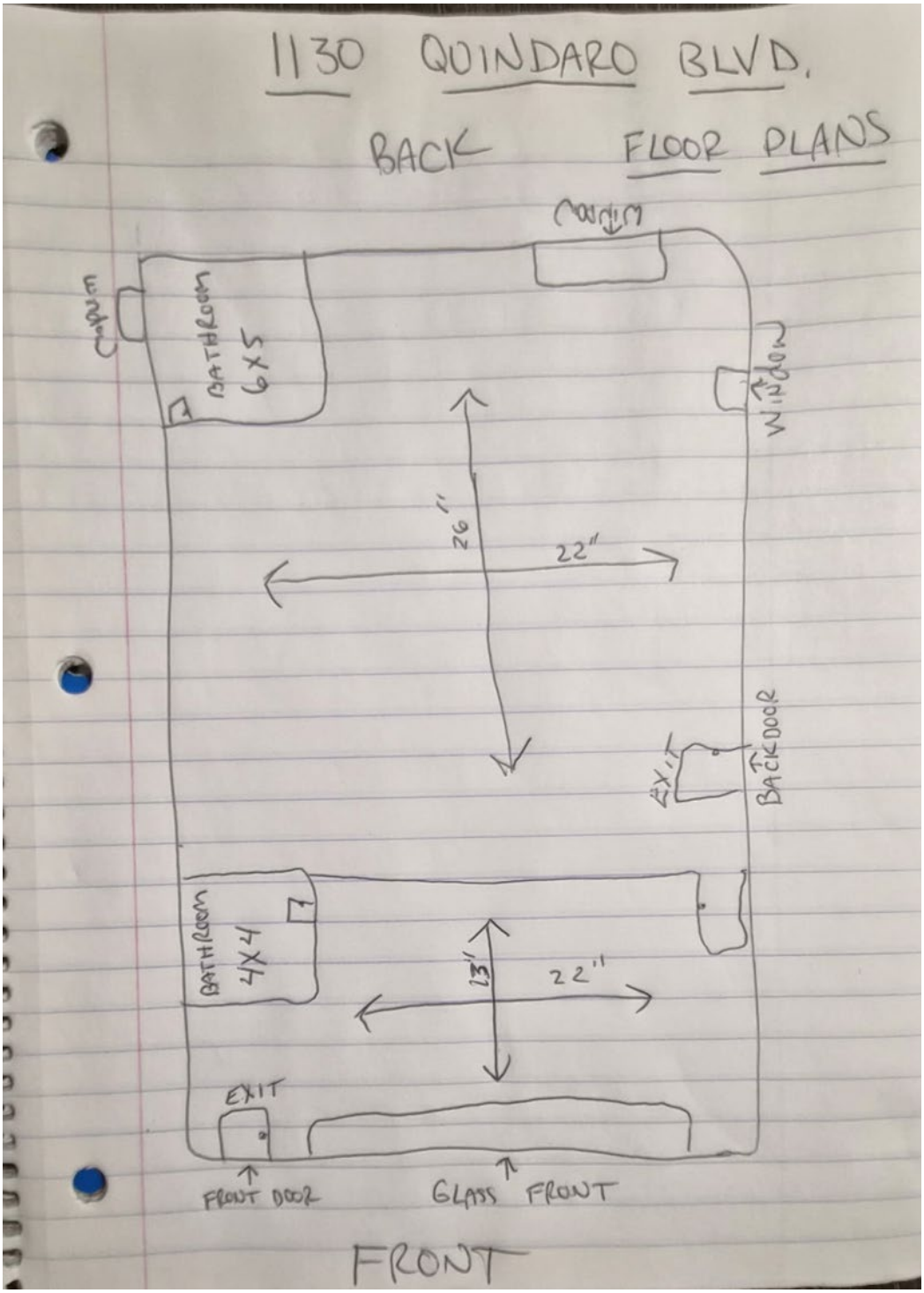
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of October, 2025.

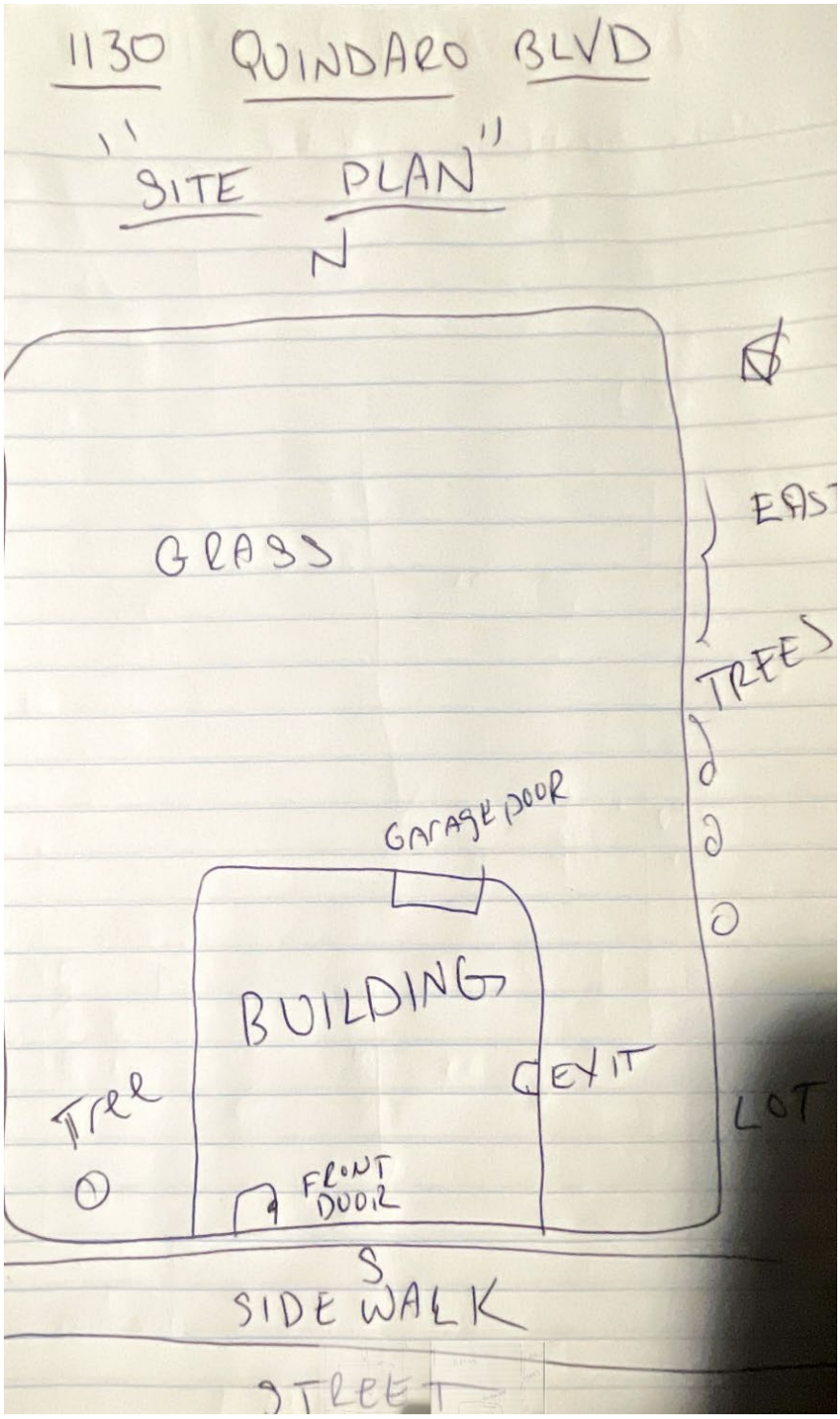
My commission expires 29th of January, 2027.

LBoykin
Notary Public

LaShasta Boykin
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires: 1/29/27

LBoykin


1130 QUINDARO BLVD.
BACK
FLOOR PLANS
CURTAIN
BATHROOM
6X5
CURTAIN
WINDOW
26"
22"
EXIT
BACK DOOR
BATHROOM
4X4
13"
22"
EXIT
FRONT DOOR
GLASS FRONT
FRONT


1130 QUINDARO BLVD
SITE PLAN
N
GRASS
EAST
TREES
GARAGE DOOR
BUILDING
EXIT
LOT
TREE
FRONT DOOR
S
SIDE WALK
STREET

Dr Pepper

Opposition to Variance Request — Proposed Liquor Store

Date: October 11, 2025

Gunnar Hand, Director of Planning and Urban Design
Unified Government of Wyandotte County / Kansas City, Kansas
701 N. 7th Street, Room 423
Kansas City, KS 66101

Subject: Opposition to Variance Request — Proposed Liquor Store

Dear Mr. Hand,

This letter is submitted to oppose the variance request for a proposed liquor store located at 1130 Quindara Boulevard in Wyandotte County, Kansas. The requested variance would reduce or eliminate the required separation distance between the proposed retail liquor store and nearby protected community institutions.

In addition to schools, Ordinance No. O-66-10 includes churches and places of worship within the required separation distance for retail liquor establishments. Within approximately 1,300 feet of the proposed location, there are two churches:

- Bridge of Hope Community Church, 1925 N. 11th Street
- Antioch Baptist Church, 1335 Quindaro Blvd.

These churches are active community anchors and serve families, youth, and the surrounding neighborhood in ways similar to schools — which are explicitly recognized in the ordinance.

In addition, there are already four liquor stores currently serving this immediate area:

- McCord's Liquor – 440 Quindaro Blvd.
- 7th Street Liquor – 1927 N. 7th Street
- Liquor Land – 1416 N. 10th Street
- 13th Street Liquor Store – 1305 Washington Blvd.

A fifth liquor store was recently approved through a variance on 18th Street, increasing the already significant concentration of liquor outlets in this neighborhood. Allowing yet another variance would only increase density, which can negatively impact neighborhood stability, safety, and quality of life.

It is also important to note that the owners of the proposed establishment have other options that do not require a zoning variance. Specifically, they could apply for a Cereal Malt

Beverage (CMB) license, which would allow the sale of beverages with up to 6% alcohol by volume. This approach would comply with existing zoning, avoid the need for a variance, and allow the Unified Government to collect sales tax from alcohol sales, benefiting the community without bypassing the protections of Ordinance No. O-66-10.

For these reasons, I urge you to deny this variance request and uphold the existing separation requirements designed to protect community institutions and maintain neighborhood stability.

Thank you for your careful consideration of this matter.

Sincerely,
A Concerned Community Member

Enclosure:

- Copy of Ordinance No. O-66-10

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-065**

GENERAL INFORMATION

Applicant Information:
Amy and Jace Larsen
4206 Mission Road
Kansas City, Kansas 66103

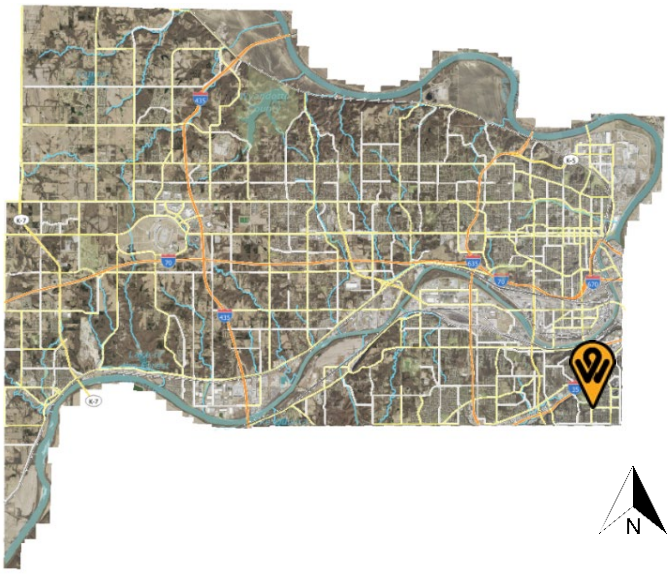
Subject Property:
4206 Mission Road
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental.

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

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

Plan Area:
Rosedale Area Plan



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

Total Tract Size: 0.10 Acre

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Mission Road as a Minor Arterial Street.

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

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Amy and Jace Larsen, are requesting a Special Use Permit to operate a short-term rental at AirBnB. This is the owner's primary residence. This would be the first and only permitted short-term rental on 4602 Mission Road, Kansas City, Kansas 66103.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. ENV24-2274 – Code-Environment – September 19, 2025 – Structure of home needs to be updated – Closed – Previous owners.
2. ENV23-2029 – Code-Environment – July 11, 2023 – Remove non-operable vehicle from property – Closed – Previous owners.
3. 16203-00096 – Code-Environment – July 29, 2016 – Tree removed – Complete – Previous owners.
4. 15212-01362 – Code-Environment – August 13, 2016 – Grass and weeds too tall – Completed – Previous owners.
5. 06212-00000-00819 - Code-Environment – June 19, 2006 – Grass and weeds too tall – Completed – Previous owners.
6. 05200-00000-00948 – Code-Environment – March 11, 2005 – Grass and weeds too tall – Completed – Previous owners.
7. 03200-00000-03036 – Code-Environment – August 15, 2003 – Grass and weeds too tall – Completed – Previous owners.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2024-078 – Special Use Permit – August 30, 2024 – Approved – Short-term rental – Previous owner.
2. SP2023-056 – Special Use Permit – June 30, 2023 – Approved – Short-term rental – Previous owner.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical neighborhood and block group 0433012. The neighborhood consists of R-1(B) adjacent properties to the north, east, south, and west 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 R-1(B) Single Family District. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as Single Family Neighborhood, which allows for d for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed-use or neighborhood corridor. The proposed use conforms to the Rosedale Area Plan designation.

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

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

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

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

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on October 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have you addressed any of the items from the Home Inspection?

   Applicant's Response: Yes. The roof was replaced, and all termite damage was addressed.

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

   Applicant Response: The entire house is available for rent. One (1) vehicle can park in the garage and another can park in the driveway. Two (2) vehicles max.

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

   Applicant Response: The house can accommodate six (6) people. Two (2) in each bedroom and a two-person sleeper sofa.

Staff Response: The subject property is a two (2) bedroom home, therefore two (2) occupants per bedroom, plus one (1), totaling five (5) guests in the residence.

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

   Applicant Response: The designated property manager for this short-term rental is Amy Larsen. She will personally manage all aspects of the home's operations, including guest communication, maintenance coordination, and ensuring compliance with City regulations and neighborhood standards. Responsibilities include: Responding promptly to guest or neighbor concerns 24/7Overseeing cleaning and property inspections between each stay Enforcing house rules and quiet hours (10 PM – 7 AM) Coordinating with licensed professionals for repairs or safety updates Maintaining records of guests, maintenance, and compliance as required If any issue arises, Amy Larsen is the primary contact. Secondary Local Contact (backup): Name: Jace Larsen Role: On-call local support for urgent issues when the owner is unavailable Phone: 913-617-2825Email: jace.larsen64@outlook.com.

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

   Applicant Response: Property Manager / Owner: Name: Amy Larsen Phone: 913-808-7875 24/7 line Email: larsenamy@outlook.com. This contact information has been or will be shared directly with all neighbors within the notice area by mail and in person during the neighborhood meeting. Neighbors are encouraged to reach out immediately if they have any concerns regarding noise, parking, or property activity.

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

   Applicant Response: Time to Property Issues In the event of any issue at the property, I am available 24 hours a day, 7 days a week by phone or text. Because I actively manage the property and maintain a network of local support, a qualified person can be on-site within 30–45 minutes if needed. Response plan: Immediate contact: I respond to calls or messages within 10–15 minutes of receiving a report. Local backup: My local cleaner/maintenance partners live nearby and can reach the property within 30 minutes to assess or resolve urgent issues. Non-emergency issues (such as small maintenance items) are typically addressed within 24 hours or the next business day. This ensures the property remains safe, quiet, and well-maintained for both guests and neighbors.

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

Applicant Response: Projected Annual Occupancy Rate Based on comparable furnished rental data and market averages for the Kansas City area, particularly near KU Medical Center and the Rosedale neighborhood, the projected annual occupancy rate for this listing is approximately 65–75%.Breakdown:Historically, similar properties serving traveling nurses and professionals maintain steady year-round occupancy due to ongoing hospital staffing needs. Seasonal fluctuations are modest: occupancy typically peaks between March and October, with slightly lower demand in late fall and winter. This projection supports sustainable use of the property while keeping guest traffic and neighborhood impact at a residential level.

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

    Applicant Response: Inspections will be performed on the property after/before each guest arrives. Cleaners have been hired and are available to clean and do laundry when needed. All other functional items (HVAC, windows, etc.) are in working order and will continue to be inspected during each property inspection. If something needs fixed we will hire a professional to repair.

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

    Applicant Response: All required lodging and transient guest taxes will be collected and remitted in full compliance with Kansas state and local regulations. Tax Collection Process: When bookings are made through Airbnb or VRBO, these platforms automatically collect and remit Kansas state sales tax and local transient guest taxes on behalf of the property owner. For reservations made outside of those platforms (such as Furnished Finder or direct bookings), I will personally collect the appropriate taxes from guests and remit them directly to the Kansas Department of Revenue and the Unified Government of Wyandotte County/Kansas City, Kansas, as required. Compliance Details: Kansas imposes a state sales tax (6.5%), plus applicable local sales and transient guest taxes (varies by jurisdiction). Airbnb currently remits these taxes automatically for listings located in Kansas City, Kansas. My records and OwnerRez accounting system track all bookings, tax withholdings, and remittances to ensure proper

reporting and payment. This ensures that all lodging activity remains fully compliant with both state and local tax requirements.

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

    Applicant Response: Yes, house rules and regulations are all listed in the guest manual that is given to the tenants at check-in.

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

    Applicant Response: Yes, dogs are allowed on the premise.

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

    Applicant Response: Understood. This information will be added to the welcome packet.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-065** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be five (5);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy**

of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Floor Plan
Home Inspection
Insurance Policy

Guestbook
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-065** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-065,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

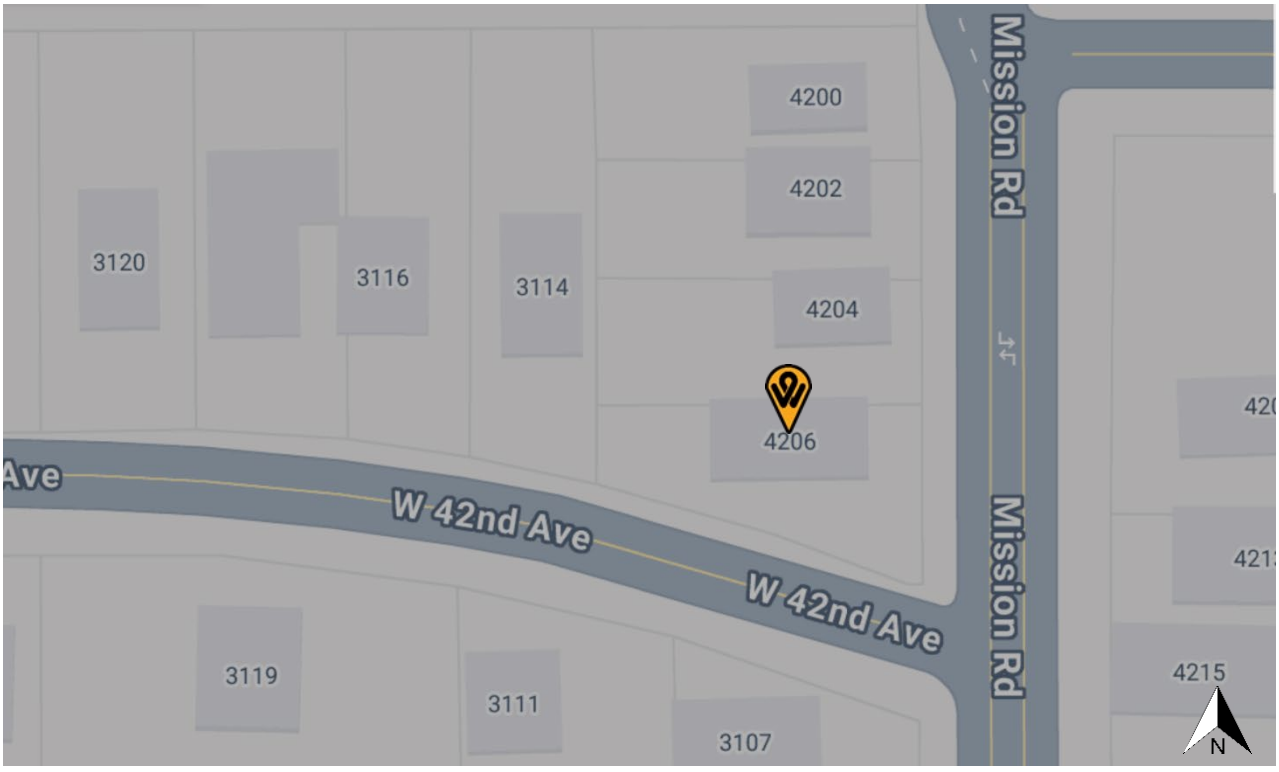
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF California)
) SS:
COUNTY OF San Diego)

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.

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

1. That I am the petitioner for Petition #SO2025-065.
2. That I conducted a neighborhood meeting on 10/24/25.
3. The notice to nearby property owners was sent on 10/9/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Amy Larsen
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of October, 2025.

My commission expires 29th of August, 2026.

JASON BOUGHNER
Commission No. 2414126
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires August 29, 2026

Notary Public

MEETING MINUTES:

Application Number: SP2025-065
Date and Location: 10/24/2025 / Microsoft Teams Meeting

Meeting called to order at: 6:00pm

Names of people in attendance: 2 – Jace and Amy Larsen. No others showed up to the meeting.

1. Summary

Meeting title	Neighborhood Meeting
Attended participants	3
Start time	10/24/25, 3:56:11 PM
End time	10/24/25, 4:31:15 PM
Meeting duration	35m 3s
Average attendance time	32m 55s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Larsen, Jace M.	10/24/25, 3:56:14 PM	10/24/25, 4:30:44 PM	34m 29s	LarsenJM@bv.com	LarsenJM@bv.com	Organizer
Amy Larsen (Unverified)	10/24/25, 3:57:12 PM	10/24/25, 4:30:27 PM	33m 15s			Presenter
read.ai meeting notes (Unverified)	10/24/25, 4:00:12 PM	10/24/25, 4:31:15 PM	31m 2s			Presenter

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Larsen, Jace M.	10/24/25, 3:56:14 PM	10/24/25, 4:30:44 PM	34m 29s	LarsenJM@bv.com	Organizer
Amy Larsen (Unverified)	10/24/25, 3:57:12 PM	10/24/25, 4:30:27 PM	33m 15s		Presenter
read.ai meeting notes (Unverified)	10/24/25, 4:00:12 PM	10/24/25, 4:31:15 PM	31m 2s		Presenter

Introductions:

- STR rental application at 4206 Mission rd, KCK. This is the neighborhood meeting for this application.
- We walked through the Airbnb listing, showing pictures of the property, and outlined some of the amenities offered at our Airbnb. 2 bed, 1 bath and can accommodate 6 guests.
- Who Will Be Involved
  - My short-term rental primarily serves traveling professionals, families visiting Kansas City, and guests relocating for work or medical assignments.
  - Clients: Traveling nurses, doctors, corporate professionals, and small families seeking temporary housing.
  - Guests: Typically, 1–4 adults, sometimes with children, staying from 30 days to several months.
  - Management: The property is self-managed by me, the owner, with support from a local cleaning and maintenance team who handle turnovers, lawn care, and inspections between guests.

- Neighbors: I've already notified immediate neighbors, provided my direct contact information, and will maintain open communication to address any concerns promptly.

- Traffic & Parking:
  - Guest traffic will be minimal and comparable to a standard single-family residence.
  - The property provides off-street parking in the driveway/garage, so no street parking is required.
  - No delivery or commercial activity will occur beyond standard guest arrivals/departures.

- All guests are provided a rule book and a guidebook.

- Guests are allowed to stay from 1 night to 1 year.

- Amy will be the property manager, and she has a cleaning team that will take care of any needs between guests.

- All neighbors have been notified via mail with our contact information.

- Operational Activity: The property will continue to operate as a residential home, with short-term use that mirrors typical neighborhood living.
  - Residential Use:
    - Guests use the home for normal day-to-day activities such as sleeping, cooking, relaxing, and working remotely.
    - No events, parties, or gatherings will be allowed.
    - The property will maintain a lived-in, cared-for appearance always.
  - Noise Control:
    - Quiet hours are strictly enforced from 10:00 PM to 7:00 AM.
    - House rules prohibit excessive noise, outdoor music, or disruptive behavior.
    - Smart noise monitoring (non-recording) may be used to ensure compliance.
  - Maintenance & Oversight:
    - A local cleaner and handyman will service the property between stays.
    - Regular inspections will ensure safety, cleanliness, and compliance with city regulations.
    - A 24/7 contact phone number is provided to guests and neighbors for any urgent concerns.

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

There were no questions asked.

Meeting adjourned at: 6:30pm

Minutes taken by: Jace Larsen

FLOORPLAN
4206 Mission Rd.
Kansas City, KS

November 10, 2025

SP2025-065

1.1.2 General

Concerning Condition

SIGNS OF TERMITES AND/OR TERMITE DAMAGE

VARIOUS LOCATIONS

Termite activity was observed. This condition can compromise the structural integrity of the property and may require professional treatment.

Recommendation

Contact a qualified pest control specialist.

4206 Mission Rd — Amy Larsen

Garage Front Left

Garage Front Left

Right Side Exterior

Right Side Exterior

Basement Back Right

Basement Right Side

4.2.2 Roof & Ceiling Structure

Concerning Condition

CEILING WATER STAINING WITH UNCONFIRMED LEAK ACTIVITY

We observed water stains on the ceiling in various locations. The exact source of moisture was not determined. While no active leaking was observed during the inspection, we could not confirm with certainty that the stains do not indicate active leaks. Staining may indicate intermittent or concealed moisture intrusion, which can lead to material deterioration, mold growth, and further damage if not addressed.

Recommendation

Contact a qualified professional.

5.2.2 Foundation & Walls

Concerning Condition

FOUNDATION DEFECTS

VARIOUS LOCATIONS

Deterioration, Signs of Structural Movement, Slab Cracks, Water Staining, Water Intrusion

Defects were observed in the foundation at the time of inspection. These conditions may compromise the structural integrity of the property and increase the risk of moisture intrusion. Our observations were limited to the areas we accessed and observed at the time of inspection. We recommend consulting a qualified structural engineer and/or foundation contractor.

Recommendation

Contact a foundation contractor.

Front Right

Left Side

Left Side

Left Side

Left Side

Back Side

8.2.2 Supply Plumbing

ACTIVE LEAK IN PLUMBING SUPPLY PIPING

Concerning Condition

4206 Mission Rd Amy Larsen

We observed active leak(s) in the supply or distribution piping system. Active leaks may cause water damage, promote mold growth, and increase utility costs if not addressed. Our observations were limited to the areas we accessed and observed and did not include concealed piping.

Click Here For More Information

Recommendation

Contact a qualified plumbing contractor.

Basement Front Right

MARYSVILLE MUTUAL INSURANCE CO

1001 Broadway
PO Box 151
Marysville, KS 66508

DWELLING FIRE DECLARATIONS DIRECT BILL ANNUAL PAYMENTS PAYOR: MORTGAGEE

Effective Date	Expiration Date	Declaration of	Policy Number
8/07/2025	8/07/2026	NEW	[redacted]

12:01 A.M. STANDARD TIME 12:01 A.M. STANDARD TIME

NAME AND MAILING ADDRESS

JACE &/OR AMY LARSEN
PO BOX 38
OLATHE, KS 66051

AGENT NAME AND ADDRESS

GRAIN BELT INSURANCE CO
117 S MAIN
PO BOX 587
TROY, KS 66087
772 785-985-2131

POLICY FORM	PROPERTY DESCRIPTION / COVERAGE	COVERAGE AMOUNT	PREMIUM
	DWELLING DEDUCTIBLES		
	$2500 ALL PERILS $3000 WIND/HAIL		
	DEDUCTIBLES APPLY PER LOCATION AND OCCURRENCE		
	LOCATION OF PROPERTY COVERED		
	4206 MISSION RD		
	KANSAS CITY, WYANDOTTE COUNTY, KS		
	MORTGAGEE &/OR ADDITIONAL INTERESTS		
	MORTGAGEE		
	COMMUNITY MORTGAGE LLC ISAOA		
	12980 METCALF AVE #100		
	OVERLAND PARK,KS 66213		
	LOAN NUMBER 225070016		
	FIRE EXT COV		
DP 0003 05 19	A. DWELLING # 1 360 1682	268,000	2,042.00
	B. PRIVATE STRUCTURES	26,800	
	D. FAIR RENT VALUE/ALE	26,800	
MMICO DP5535 02 25	ROOF SURFACING AMENDMENT		
MMICO DP5508 01 21	WATER BACKUP AND SUMP OVERFLOW OR DISCHARGE	10,000	86.00
MMICO-IFC 01 21	INLAND FLOOD COVERAGE	5,000	32.00
	ANNUAL AGGREGATE EQUALS 2 TIMES THE		
	OCCURRENCE LIMITS		
	PERSONAL LIABILITY COVERAGE		
	L. PERSONAL LIABILITY (EACH OCCURRENCE)	500,000	50.00
	M. MEDICAL PAYMENTS TO OTHERS	1,000	
	GENERAL AGGREGATE LIMIT	1,000,000	
GL 0605 01 99	COMMERCIAL LIABILITY COV (PREMISES ONLY-LANDLORDS)		
	CREDITS		
	SMOKE ALARM CREDIT - 2%		
	FRAME PROT- 2 NO. OF FAM- 1		
	TENANT OCCUPIED		
	MANDATORY FORMS		
DP 0715 05 19	POLICY CONDITIONS - KANSAS		
GL 0621 01 99	EXCLUSION - COVERAGE P PERSONAL INJURY LIABILITY		
MMICO GL0503 01 21	COMMERCIAL LIABILITY ENDORSEMENT		
MMICO DP5816 01 21	AMENDATORY ENDORSEMENT KANSAS		
MMICO GL0502 01 21	BACTERIA, FUNGI, WET OR DRY ROT EXCLUSION		
ML-147 1-87	PUNITIVE DAMAGE EXCLUSION		
FL 1045 01 15	POLICY HOLDER DISCLOSURE -		
	NOTICE OF TERRORISM INSURANCE COVERAGE		
FL 0670 01 15	CERTIFIED TERRORISM LOSS		
MMICO DP0501 01 21	LIMITED BACTERIA,FUNGI,WET ROT,OR DRY ROT COVERAGE		
MMICO DP0502 02 25	COSMETIC DAMAGE LIMITATIONS		
MMICO-PN 7/1/01	CONSUMER PRIVACY STATEMENT		

Guest Guidebook The Bungalow on Mission

Welcome! We're absolutely thrilled you've chosen our charming bungalow for your extended stay in Kansas City. Whether you're here on a professional assignment, pursuing your studies, or simply enjoying a well-deserved long visit, we've thoughtfully designed this home to make your time completely stress-free,, comfortable, and productive.

This guidebook contains everything you need to know about your temporary home, fronn the smart lock entry system to the best local coffee spots. We've taken care of all the details so you can focus on what brought you to our wonderful city.

Driving Directions to 4206 Mission Road, Kansas City, KS 66103

From Kansas City International Airport (MCI)

1. Exit the airport and take I-435 South toward Kansas City
2. Merge onto I-70 East toward St. Louis
3. Take Exit 423A for I-35 South toward Wichita
4. Continue on I-35 South and take Exit 234B for Mission Road/Southwest Blvd
5. Turn right onto Mission Road
6. Turn right onto W 42nd Ave
7. The driveway to the house is on the right

From the North (via I-35 South)

1. Take I-35 South toward Kansas City
2. Exit at Mission Road/Southwest Blvd
3. Turn right onto Mission Road
4. Turn right onto W 42nd Ave
5. The driveway to the house is on the right

From the East (via I-70 West)

1. Take I-70 West toward Kansas City
2. Merge onto I-35 South toward Wichita
3. Exit at Mission Road/Southwest Blvd
4. Turn right onto Mission Road
5. Turn right onto W 42nd Ave
6. The driveway to the house is on the right

From the South (via I-35 North)

1. Take I-35 North toward Kansas City
2. Exit at Mission Road/Southwest Blvd
3. Turn left onto Mission Road
4. Turn right onto W 42nd Ave
5. The driveway to the house is on the right

From the West (via I-70 East)

1. Take I-70 East toward Kansas City
2. Merge onto I-35 South toward Wichita
3. Exit at Mission Road/Southwest Blvd
4. Turn right onto Mission Road
5. Turn right onto W 42nd Ave
6. The driveway to the house is on the right

Self Check-In Made Simple

Our home features a secure **Kwikset smart lock** system for hassle-free entry at any time. No waiting around for key exchanges!

01
Enter Your Code
Input your unique 6-digit code on the keypad (provided 24 hours before arrival)

02
Wait for Green Light
The lock will display a green light confirming successful entry

03
Turn & Enter
Turn the door knob to unlock and open the door

04
Secure Exit
When leaving, do NOT lock the doorknob. Simply pull the door firmly shut from outside, then touch the keypad - a lock icon will appear when the home is properly secured.

Trash & Recycling

Household trash should be taken to the outdoor bin located curbside. The city picks up on Thursdays anytime between 7am-7pm. You may put the bins out as early as 5pm Wednesday, but ensure trash is outside by 7am Thursday to guarantee pickup. Please return the bins to the garage after pickup.

For extended stays with once-weekly pickup, we recommend:

- Take trash out regularly to prevent odors and pests
- Use the kitchen garbage disposal for food waste when possible
- Store extra trash bags in a cool, dry place if bins get full
- Contact us if you need additional waste management solutions

Recycling is collected on the same day. Please separate recyclables and place them in the blue bin next to the regular trash container.

Emergency Information

Emergency Services
Dial 911 for police, fire, or medical emergencies

Nearest Hospitals
- **KU Medical Center** - approximately 4 minutes
- **St. Luke's Plaza** approximately 7 minutes

Host Contact
[Host contact information will be provided upon booking confirmation]

Seasonal Information

Kansas City experiences distinct seasons. Be prepared for varying weather conditions throughout your stay.

Weather Patterns

Spring: Mild with frequent rain and occasional thunderstorms. **Summer:** Hot and humid with peak temperatures in July/August.

Fall: Crisp, clear days with beautiful foliage. **Winter:** Cold with chances of snow and ice.

Severe Weather

Kansas City is in "Tornado Alley." In case of a tornado watch/warning, follow local alerts (NOAA weather radio, local news) and move to the lowest interior level of the property.

Maintenance Schedules

Seasonal tasks like lawn care (spring/summer), leaf removal (fall), and snow removal (winter) are handled by property management. Please do not attempt to perform these tasks yourself.

What to Expect

Depending on the season, you may experience varying utility costs (higher AC in summer, higher heat in winter) and different outdoor activities available.

📌 House Rules

These simple guidelines help us maintain a comfortable, safe environment for all our guests while preserving the peaceful neighborhood atmosphere.

Arrival & Departure

Check-In Time
3:00 PM

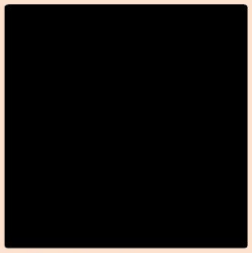
Your home will be ready and waiting with fresh linens, a clean space, and everything you need for a comfortable start to your stay.

Check-Out Time
10:00 AM

This gives us time to prepare the space for our next guests while allowing you a relaxed morning departure.

If you need an early check-in or late check-out, please let us know in advance. We would be more than happy to check our schedule to see if we can accommodate your request.

Parking Options



Best Choice: Garage + Driveway

Secure garage space for one car plus an additional driveway pad for a second vehicle. This is your safest and most convenient option.

Street Parking Caution

While street parking is available, avoid parking in front of the house as it's a busy road. If you must use street parking, we recommend parking on the side street across from the house.

Transportation & Getting Around

By Car
4 minutes from KU Medical Center, 7 minutes from St. Luke's Hospital, accessible via Mission Road connecting to I-35.

Public Transit
RideKC Mission Transit Center (1.5 miles away at 5251 Johnson Drive) with routes 401-Metcalf-Plaza, 402-Johnson-Quivira, 403-Antioch-KU Med, 563-Shawnee Express.

KC Streetcar
KC Streetcar, 6 miles away, runs along Main Street connecting Union Station, Crossroads Arts District, River Market.

Train Service
Amtrak Kansas City Station (6 miles away at 30 West Pershing Road).

Bicycle Rentals
RideKC Bike program with electric-assist bikes via app.

Scooter Rentals
Cloud of Goods electric scooters, rentable online and delivered.

Ride-Hailing
Uber and Lyft throughout Kansas City area.

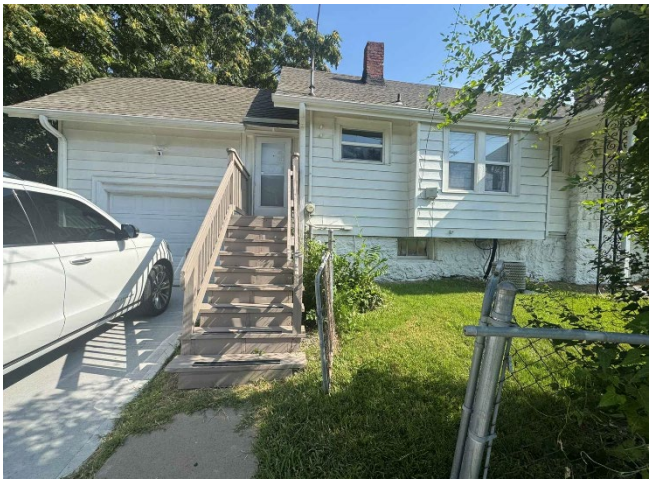
Taxis
zTrip service via app, phone (913) 469-8747, or street hail.

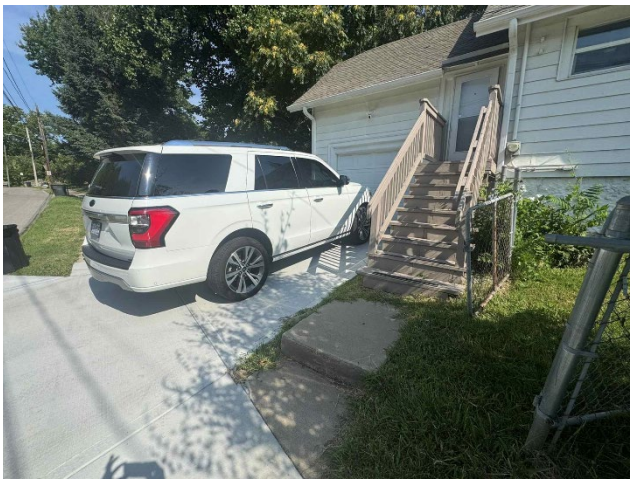
Car Rentals
Available for longer trips from major providers like Hertz, Enterprise, and Avis.

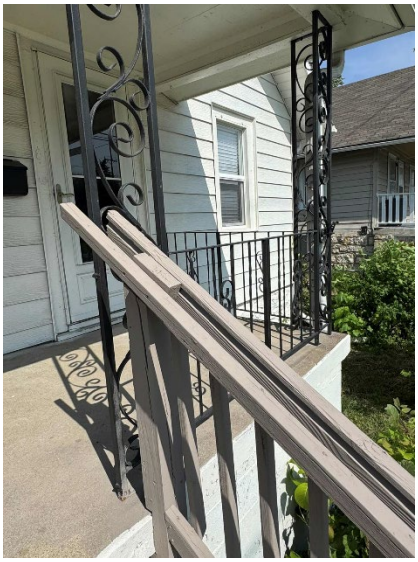
Walking & Jogging
Enjoy local neighborhood routes, including Rosedale Park, great for walking and jogging.

Family Options
BabyQuip stroller and wagon rentals with delivery.

Airport Access (MCI)
Kansas City International Airport (MCI) is approximately 30-35 minutes drive. Options include ride-hailing services, taxis, and the RideKC Airport Bus (Route 229) for convenient connections.







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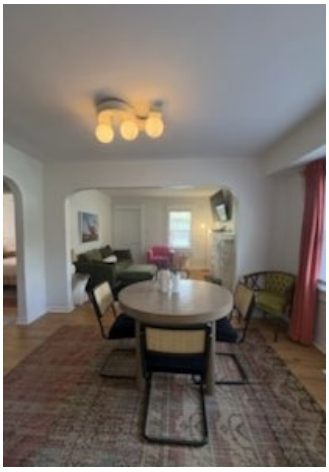
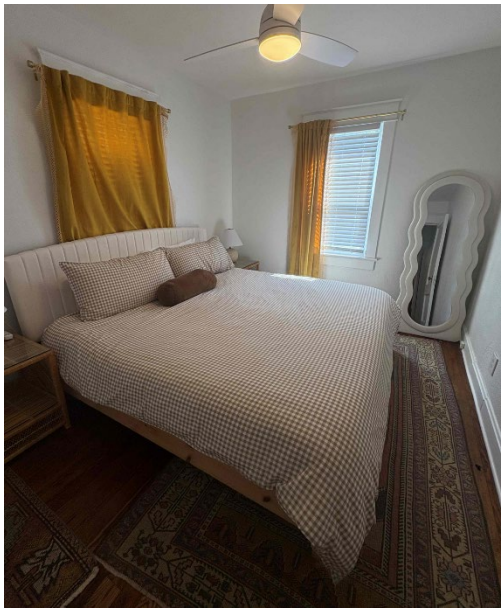
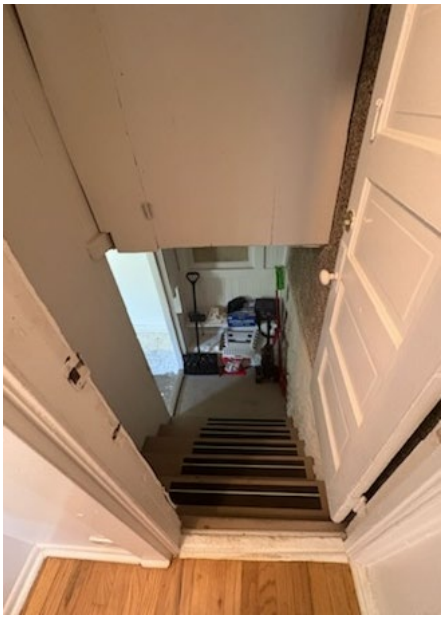
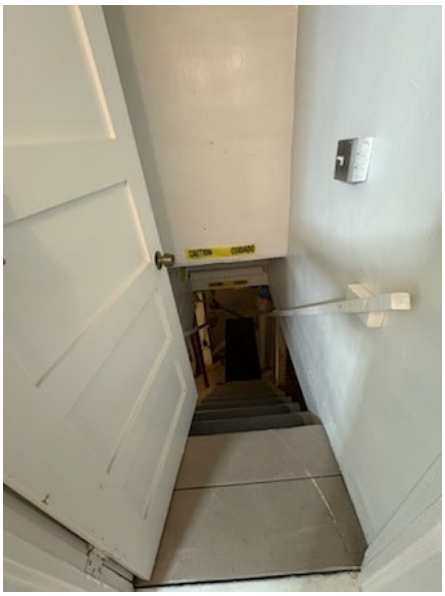








Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-069**

GENERAL INFORMATION

Applicant Information:
Andrea Ryan and Denise Whiteman with Beverly's
Operator
335 North 16th Street
Kansas City, Kansas 66102

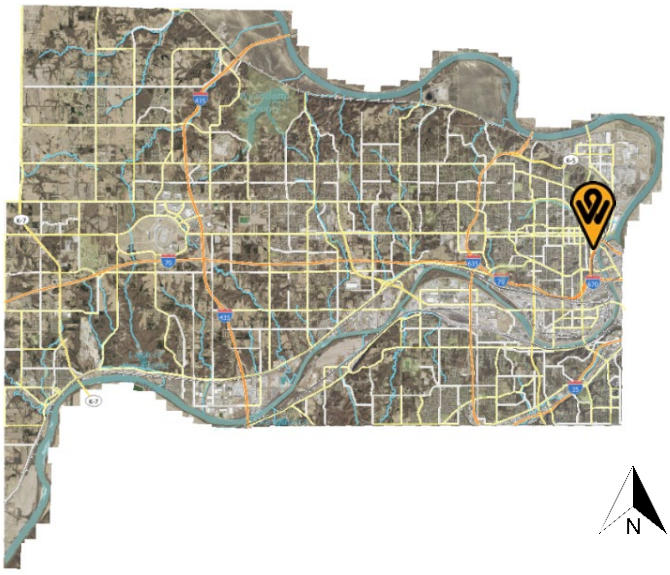
Subject Property:
401 North 6th Street
Kansas City, Kansas 66101

Requested Action and Purpose:
Approval of a Special Use Permit to operate a drinking establishment with live entertainment in conjunction with a restaurant.

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

Existing Zoning District(s):
TND Traditional Neighborhood Design District – Transect Zone T-4

Plan Area:
Central Area Plan



	Adjacent Zoning	Adjacent Uses
North	**TND Traditional Neighborhood Design District**	**Mixed-use building**
South	**R-1(B) Single Family District**	**Single-family home**
East	**TND Traditional Neighborhood Design District**	**Vacant lot**
West	**TND Traditional Neighborhood Design District**	**Single-family home**

Total Tract Size: 0.05 Acre

Comprehensive Plan Designation: The Central Area Plan designates the subject property as Urban Density, which allows a mix of detached and attached residential. Allowed building types in the Urban Density Land Use District include single-family homes; attached residences including town homes, duplexes, triplexes, and fourplexes; and, institutional, such as schools, churches and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 6th Street as a Minor Collector and Orville Avenue as a Local Street.

Parking Requirement: Section 27-471(n)(3)c requires two (2) parking spaces per 1,000 square feet of office or retail space. The subject property is a mixed-use building, with 2,162 square feet of commercial space on the first story where the proposed uses will occur. Although the Zoning Code requires five (5) parking spaces to serve the commercial space, the subject property is a legally non-conforming building that was constructed in 1925 and fills nearly the entirety of the parcel, and therefore no variance from the parking minimum is required.

The Unified Government passed an resolution on July 17, 2025, which does not require off-street parking for commercial and

	industrial businesses, and mixed-use buildings with up to six (6) residential units.
Landscaping Requirement:	Section 27-471(s)(1)h.1.i. Storefronts less than 60 feet in length: Zero landscape plantings required. The applicant is not providing landscaping along the street frontage.
Advertisement:	The Wyandotte Echo – October 16, 2025 Letters to Property Owners – October 17, 2025
Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants and operator, Andrea Ryan and Denise Whiteman with Beverly's, is requesting a Special Use Permit to operate a restaurant and drinking establishment with live entertainment. The subject property, a mixed-use building with a commercial storefront addressed as 401 North 6th Street and a second-story, two (2)-bedroom dwelling unit addressed as 401 H North 6th Street, is within the TND Traditional Design Neighborhood District, Transect Zone T-4.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 2019 – 19395-00073 – Stop Work Order.
2. 2019 – 19395-00070 – Stop Work Order.
3. 2019 – 19220-00509 – Graffiti.
4. 2017 – 17200-02589 – Environment – Multiple Violations.
5. 2016 – 16200-03605 – Environment – Multiple Violations.
6. 2016 – 16200-00197 – Structural - Multiple Violations.
7. 2015 – 15200-02321 – Environment – Multiple Violations.
8. 2015 – Five (5) Citations – Graffiti.

9. 2014 – Four (4) Citations – Graffiti.
10. 2013 – Seven (7) Citations – Graffiti.
11. 2012 – 12 Citations – Graffiti.
12. 2011 – Four (4) Citations – Graffiti.
13. 2011 – 11200-02155 – Environment – Multiple Violations.
14. 2010 – 21 Citations – Graffiti.
15. 2009 – Six (6) Citations – Graffiti.
16. 2009 – 09220-02558 – Environment – Admin Citation.
17. 2008 – Two (2) Citations – Graffiti.
18. 2008 – 08200-07005 – Environment – Weeds.
19. 2003 – 03220-00025 – Graffiti.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2023 – SP-2023-118 – Special Use Permit for a drinking establishment (The Davenport) – Approved.
2. 2023 – SP2023-010 – Special Use Permit to operate a drinking establishment with live entertainment – Withdrawn.
3. 2023 – SP2021-073 – Special Use Permit to host live entertainment and serve alcohol – Approved.
4. 2019 – CA-2019-4 – Certificate of Appropriateness to make building alterations in the environs of the Schleifer-McAlpine Residence – Approved.
5. 2015 – COZ 3085 – Change of Zone from C-3 Commercial District to TND Traditional Neighborhood Design District (Transect T-4) – Approved.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Riverview Statistical Neighborhood, Census Block Group 0419001, and is within the Strawberry Hill Neighborhood Association. The neighborhood is located immediately west of the Kansas River and Interstate-70 and is one of the oldest neighborhoods in Kansas City. Characteristics of the neighborhood include mixed-used buildings with shared walls, sidewalks, and small, dense single-family residential parcels located on side streets off of the main commercial and mixed-use streets—North 5th Street, North 6th Street, and North 7th Street Trafficway. Buildings along this street typically are composed of brick masonry or natural stone. The neighborhood lacks sufficient parking, but is generally walkable with traffic access.

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 nearby parcels on the 400-block of North 6th Street, on both sides of the public right-of-way, are zoned TND District and thus such mixed uses are anticipated. Current nearby uses include a funeral home, bars, apartment building, tax office, automotive repair, and spiritual consultant. The mixed nature of these uses and current presence of alcohol-serving establishments indicates that a drinking establishment would be compatible. In fact, drinking establishments are encouraged to be located within the commercial or mixed-use areas of denser and walkable neighborhoods in order to reduce the opportunities for drinking and driving by the patrons.

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

   The subject property was previously a space used for live entertainment and a drinking establishment. The fact that such uses occurred on a regular basis without incident demonstrates that the subject property is suitable for a drinking establishment that promotes lunch and dinner.

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

   The first story space on the subject property, 401 North 6th Street, has been vacant since mid-2025 after the closure of The Davenport. The second story is an occupied two (2)-bedroom apartment.

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

   Special Use Permits are not addressed in the Area Plan. The Central Area Plan designates this property as Urban Density, which allows a mix of detached and attached residential. Allowed building types in the Urban Density land use designation include single-family homes; attached residences including town homes, duplexes, triplexes, and fourplexes; and, institutional, such as schools, churches and libraries. The subject property is a two (2)-story mixed-use commercial/residential building that is located at the northeast corner of the intersection of North 6th Street and Orville Avenue. The North 6th Street right-of-way includes on-street parking throughout the TND District, which extends for several blocks north of the subject property. Due to a quirk of the block layout, the subject property does not abut a public alley and consequently the subject property does not have any on-site parking at all, much less dedicated for residential uses. The lack of on-site parking is legally non-conforming, and is not required to be addressed through an expansion of parking, parking agreement, nor variance. Off-street, off-site parking agreements with nearby businesses are encouraged, however. Therefore, the proposed use conforms closely with the Central 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.***

As previously mentioned, the subject property includes space for live entertainment and which alcohol is served. Even with the transition from a record store to a drinking establishment, the capacity of the first story will remain at 64 persons. As the capacity has not increased, the proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

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.

While it is important to the social and economic life of the community to have open and operating businesses in storefronts, a drinking establishment with live entertainment is not reasonably necessary to the convenience and welfare of the public. While drinking establishments can serve as social hubs, drinking establishments can also lead to health and safety issues, trash, noise, and disorderly conduct. Such issues could have a substantial or permanent injury to the visual quality of the adjoining commercial and residential uses, and to the marketability of adjoining residential 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.

Drinking establishments with live entertainment tend to generate more noise than a restaurant or other commercial use with an equivalent number of patrons or within an equivalent area of floor space. Such noise can be further exacerbated by live entertainment or showing sports on TV. Furthermore, drinking establishments often operate later than other businesses, sometimes as late as 2:00 AM. During late-night or early-morning hours, even lower levels of noise can be amplified (or perceived to be amplified). Such amplification can cause issues for nearby residential properties, or even the residential unit on the second story of the subject building. The late-night hours of operation of drinking establishments also require external lighting for the safety of the patrons, and such lighting during late-night hours can cause issues for nearby residents as well. Therefore, several issues related to noise and illumination may be present on the subject property due to the proposed use. Applicant has stated that the drinking establishment will not be open past midnight any day of the week; Applicant should take steps to mitigate such potential issues such as light and amplified noise.

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

The proposed use will take place in an existing, operating mixed-use building. There is no proposed expansion of the building. Furthermore, the building takes up almost the entirety of the 0.05-acre parcel, shares a wall with the neighboring building, and is located in one (1) of the most highly concentrated and walkable

areas of Kansas City. Given these characteristics of the building and neighborhood, the proposed use is likely to have less of an impact on the air, land, and water than an equivalent use located in a less dense area of the city or within a new development.

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

As addressed in Factor to be Considered #9, the location of the proposed drinking establishment within a dense, walkable neighborhood and its reuse of the ground floor of a mixed-use building demonstrate the minimal environmental impact that such a use would have. Therefore, for the same reasons, this proposed special use will not damage nor destroy an irreplaceable natural resource.

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

As addressed in Factor to be Considered #8, the late-night hours of a drinking establishment and live entertainment acts have the potential to cause issues related to noise and lighting. Furthermore, drinking establishments with live entertainment have the potential to cause issues related to alcohol consumption and anti-social behavior. There are, however, benefits to having local drinking establishments—including walkability that reduces the dangerous activity of drunk driving. So long as Applicant takes steps to mitigate noise, lighting, and overconsumption, then the special use can create a gain to the community through social gathering and sales taxes relative to the potential issues that could arise.

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 capacity of the first story will remain at 64 people. As the capacity does not change, then the proposed use will not result in overcrowding of land or cause undue concentrations of population if managed properly.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 401 North 6th Street on October 20, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Hours of Operation
Noise and Illumination
Live Entertainment

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The waste receptacle shall be moved into the rear of the building, not kept on the sidewalk in the public right-of-way.

   Applicant Response: The trash receptacle in question belongs to the neighboring cigar shop, not Beverly's. We inquired about the container being relocated; however, the waste management company advised that relocation is not feasible. Because trash trucks cannot access Orville Avenue in order to pick up trash, their crews manually move the receptacle from its current location to North 6th Street manually for emptying. It is our understanding that due to this access limitation, the container must remain in its current location in order to be serviced properly.

2. A six (6) foot tall, opaque trash enclosure shall be built for the waste receptacle.

   Applicant Response: As the trash receptacle belongs to the adjacent cigar shop, Beverly's does not control its placement or enclosure.

3. What are the hours of operation for the restaurant and drinking establishment?
   a. The applicant states that lunch is intended to be served. Is the intent to be a restaurant serving alcohol or a drinking establishment that serves food?

      If lunch and dinner are provided and food sales exceed alcohol sales, a Special Use Permit for a drinking establishment is not required.

   Applicant Response: As this is a new establishment, we are unable at this time to determine whether food or alcohol sales will consistently represent the higher portion of overall sales. This uncertainty is the reason we are seeking the Special Use Permit—to ensure full compliance should alcohol sales eventually exceed food sales. Additionally, our lunch hours may expand as business operations develop, and we want to maintain proper authorization in advance. Our current hours are:
   - *Monday: Closed.*
   - *Tuesday – Thursday: 3:00 PM – 11:00 PM.*
   - *Friday: 3:00 PM – 12:00 AM.*
   - *Saturday: 11:00 AM – 12:00 AM.*
   - *Sunday: 11:00 AM – 11:00 PM.*

4. Will the hours of operation change for special events?

   Applicant Response: Special events (e.g. live music, karaoke, private gatherings) will take place within the standard operating hours listed above. We do not plan to extend hours for these events. All entertainment will conclude by midnight at the latest.

5. The previously stated capacity of the first floor is 64 occupants.

   Applicant Response: The maximum occupancy of the first floor remains 64 persons is acknowledged.

6. Are there plans to have more than four (4) live entertainment events (karaoke, live band/singer, poetry night, etc.) within a year?

   Applicant Response: Beverly's anticipates hosting three (3) to four (4) entertainment events per quarter (e.g., singer/songwriter sets, karaoke, trivia). All events will occur within regular operating hours, and amplified sound will be limited and managed to minimize disturbance to neighboring properties.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-069** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **The applicant has stated the business will close at 12:00 AM;**
2. **The previously stated capacity of the first floor is 64 occupants;**
3. **All entertainment must cease by 12:00 AM;**
4. **Doors and windows must stay closed during any entertainment performance;**
5. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
   a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**

b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
c. **An I.D. scanner will be used at all times;**
d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
e. **No amplified speakers or entertainment is allowed in outdoor spaces; and,**
f. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**

6. **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;**
7. **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;**
8. **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;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
10. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
11. **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;**
12. **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;

13. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed 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;**
14. **The Special Use Permit shall be valid for two (2) year(s) from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
15. **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,**
16. **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
Applicant Response Letter
Neighborhood Meeting Documents
Floor Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-069** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

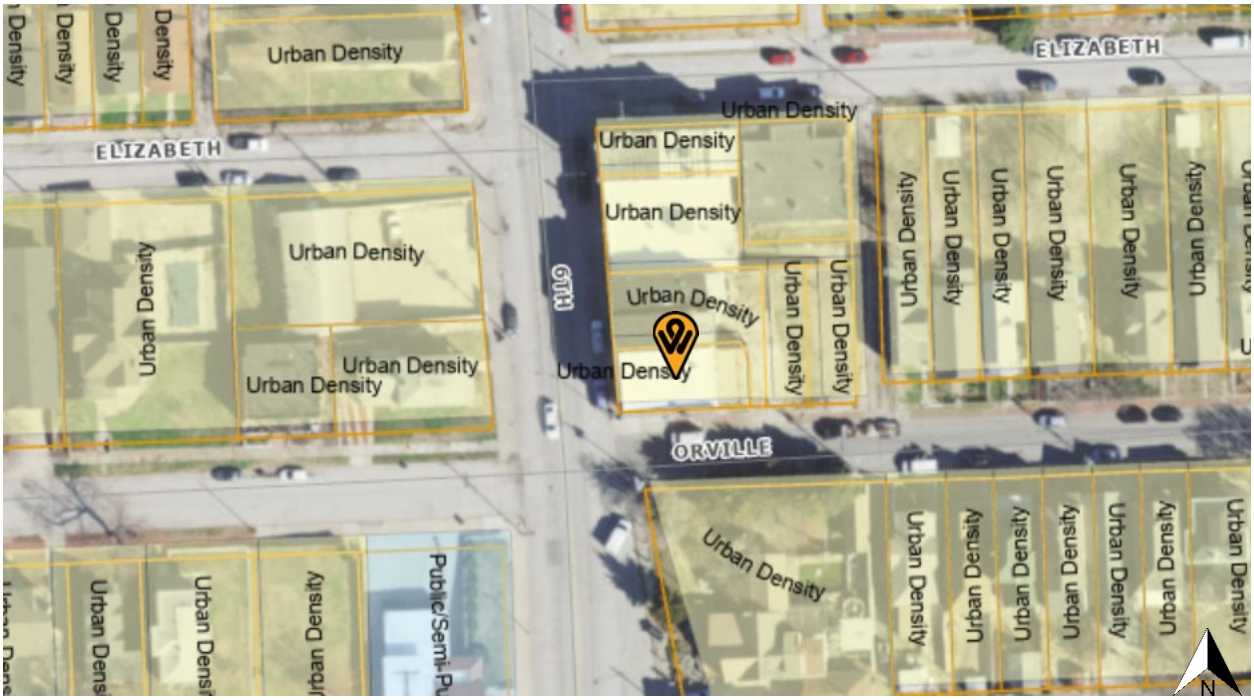
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-069,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


ELIZABETH
ELIZABETH
6TH
ORVILLE
Urban Density
Urban Density
Urban Density

Toy, Byron

From: Denise Whiteman <DMWhiteman@outlook.com>
Sent: Thursday, October 23, 2025 10:19 PM
To: Toy, Byron; EDR
Cc: andioryan@gmail.com; tomasic.kck@gmail.com; Morris, Rose
Subject: Re: SP2025-069 - DRAFT STAFF REPORT
Attachments: image001.png; SP2025-069.DRAFT.pdf

You don't often get email from dmwhiteman@outlook.com. Learn why this is important

Dear Mr. Toy,

Thank you for the draft staff report for SP2025-069. Please find our responses to the Planning and Urban Design Comments from page 8 below.

Comment 1 – Waste Receptacle Location

Applicant Response: The trash receptacle in question belongs to the neighboring cigar shop, not Beverly's. We inquired about the container being relocated; however, the waste management company advised that relocation is not feasible. Because trash trucks cannot access Orville Avenue in order to pick up trash, their crews manually move the receptacle from its current location to North 6th Street manually for emptying. It is our understanding that due to this access limitation, the container must remain in its current location in order to be serviced properly.

Comment 2 – Trash Enclosure

Applicant Response: As the trash receptacle belongs to the adjacent cigar shop, Beverly's does not control its placement or enclosure.

Comment 3 – Hours of Operation

Applicant Response: As this is a new establishment, we are unable at this time to determine whether food or alcohol sales will consistently represent the higher portion of overall sales. This uncertainty is the reason we are seeking the Special Use Permit—to ensure full compliance should alcohol sales eventually exceed food sales. Additionally, our lunch hours may expand as business operations develop, and we want to maintain proper authorization in advance

Our current hours are:

• Monday: Closed

• Tuesday–Thursday: 3:00 p.m. – 11:00 p.m.

• Friday: 3:00 p.m. – 12:00 a.m.

• Saturday: 11:00 a.m. – 12:00 a.m.

• Sunday: 11:00 a.m. – 11:00 p.m.

Comment 4 – Hours for Special Events

Applicant Response: Special events (e.g., live music, karaoke, private gatherings) will take place within the standard operating hours listed above. We do not plan to extend hours for these events. All entertainment will conclude by midnight at the latest.

Comment 5 – First Floor Capacity

Applicant Response: The maximum occupancy of the first floor remains 64 persons is acknowledged.

Comment 6 – Live Entertainment Events

1

Applicant Response: Beverly's anticipates hosting three to four entertainment events per quarter (e.g., singer/songwriter sets, karaoke, trivia). All events will occur within regular operating hours, and amplified sound will be limited and managed to minimize disturbance to neighboring properties.

Additionally, we have reviewed all Standard Conditions listed in the report and fully acknowledge and agree to comply with each of them. For brevity, we have not listed each item individually, but we understand and accept all conditions as written.

Please let us know if any additional information or clarifications are needed.

Sincerely,

Andrea Ryan & Denise Whiteman

Beverly's Owners

335 N 16th Street

Kansas City, KS 66102

Subject Property: 401 N 6th Street, Kansas City, KS 66101

On Oct 20, 2025, at 8:07 PM, Toy, Byron <btoy@wycokck.org> wrote:

Attached are the "**draft**" comments on this application. Please submit additional information/requested plans electronically to EDR@wycokck.org (with a copy to Rose Morris) by **Monday, October 27, 2025,** at 12:00 Noon. Failure to respond will result in the case being held over for one month or a recommendation of denial.

Neighborhood meeting information is due to Rose Morris, Administrative Assistant at rmorris@wycokck.org by **Wednesday, October 29, 2025**.

Thank you,

NOTE: All Board of Zoning Appeals, City Planning Commission, and Landmarks Commission hearings will be heard virtually with in-person availability in the City Hall lobby (701 North 7th Street, Kansas City, KS 66101). All meetings with Planning and Urban Design staff will continue to prioritize virtual meetings.

Our goal is to serve you with excellence! Please click the following link and take a moment to complete this short customer service survey to help us better help you: Planning & Urban Design Department Feedback Form (openforms.com)

2

Neighborhood Meeting Sign-In Sheet

Project: Beverly's Restaurant & Bar — Neighborhood Meeting
Purpose: Discussion regarding proposed opening of a restaurant and bar featuring live entertainment (music and related performances) at 401 N 6th Street, Kansas City, KS.
Date: 20-Oct-2025 **Time:** 5:00
Location: 401 N 6th Street
Kansas City KS 66101

No.	Printed Name	Signature	Comments
1	Chris Lacy		—
2			
3			
4			
5			
6			
7			
8			
9			
10			

Please print clearly and sign to acknowledge attendance.

No persons contacted applicants via email or phone with questions or concerns.

Neighborhood Meeting Minutes Template

Project: Beverly's Restaurant & Bar
Address: 401 N 6th Street, Kansas City, KS 66101
Application Number: SP2025-069
Date and Location of Meeting: 401 N 6th Street Kansas City, KS 66101
Meeting Called to Order at: 5:05
Meeting Adjourned at: 5:35

Attendees

See attached sign-in sheet.

Introductions

Brief overview of meeting purpose, introductions of owner(s), team members, and any city representatives if present.

Presentation by Applicant

The applicant presented information regarding Beverly's Restaurant & Bar, a proposed full-service dining and bar establishment featuring live entertainment, including local musicians and small performance acts.
Topics discussed may include:
- Hours of operation
- Food and beverage service plans
- Community engagement and neighborhood benefits

Questions and Comments

Name	Question or Comment	Response / Answer	Response By
Chris	hours of entertainment	along with kitchen hours	Denise Whiteman

Minutes Taken By: Denise Whiteman
Contact Information: dmwhiteman@outlook.com

discussed how to continue growing strawberry hill neighborhood
discussed types of entertainment we will have

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF ~~WT~~ KS)

) SS:

COUNTY OF WY)

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

That I am the petitioner for **Petition No.** SP2025-069.

That I conducted a neighborhood meeting on 20-Oct-2025.

The notice to nearby property owners was sent on 6-Oct-2025.

Attached are:

- The minutes or 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.

Denise Whiteman

Affiant (Signature)

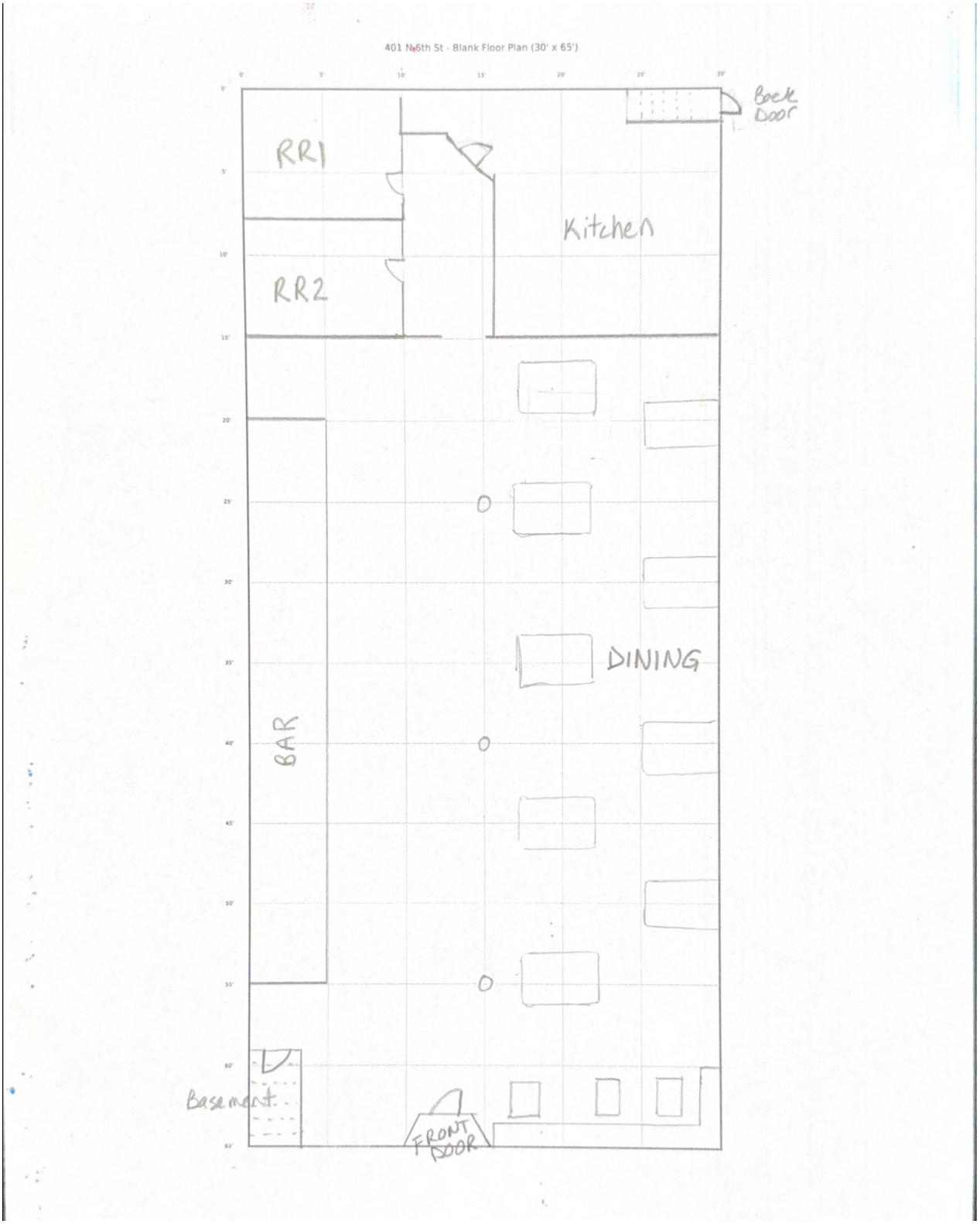
Date: 10/22/25

SUBSCRIBED AND SWORN TO before me this 22 **day of** October, 2025.

My commission expires: 06/30/2028

Notary Public

John Kyle Ratliff
Notary Public State of Kansas
My Appt Expires 6/30/28


401 N6th St - Blank Floor Plan (30' x 65')
Back Door
RR1
RR2
Kitchen
DINING
BAR
Basement
FRONT DOOR

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 12, 2024

SPEED
LIMIT
20
ORVILLE AVE
DAVENPORT

ORVILLE AVE
STOP
DAVENPORT

STOP
WM

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-071**

GENERAL INFORMATION

Applicant Information:
NSN LLC d/b/a Northwood Liquor
Representative
Melissa Vancrum with Rouse Frets White Goss
5250 West 116th Place, Suite 400
Kansas City, Missouri 66211

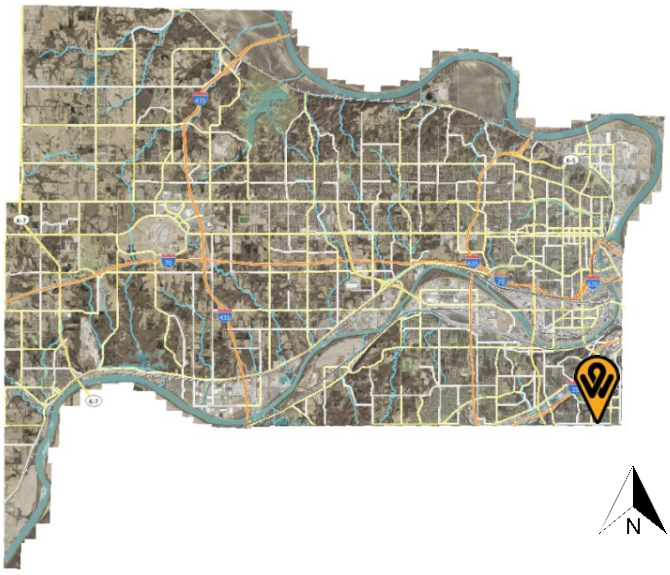
Subject Property:
2862 West 47th Avenue
Kansas City, Kansas 66103

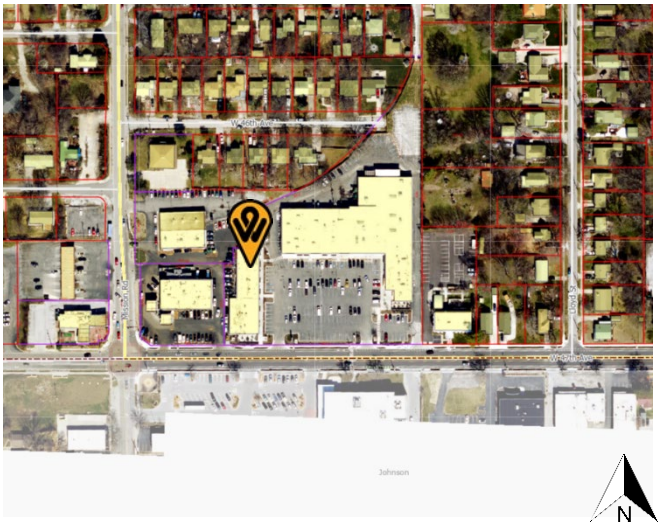
Requested Action and Purpose:
Approval of a Special Use Permit to operate a liquor store (Northwood Liquor Store).

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

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

Plan Area:
Rosedale Area Plan





	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business and CP-2 Planned General Business Districts	Commercial retail businesses
South	None (City of Westwood, Kansas)	Walmart Neighborhood Market (City of Westwood, Kansas)
East	C-1 Limited Business and R-1(B) Single Family Districts	Office building and single-family home
West	CP-2 Planned General Business District	Commercial retail businesses

Total Tract Size: 4.00 Acres

Comprehensive Plan Designation: The Rosedale Area Plan designates the subject property as Urban Mixed Use, which is designed to create a vibrant urban character. The district should be urban in character with buildings up to the street.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates West 47th Avenue/County Line Road as Major Collector.

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

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

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

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The representative, Melissa Vancrum with Rose Frets White Goss on behalf of the applicant, NSN LLC d/b/a Northwood Liquor, is requesting a Special Use Permit to continue to operate a liquor store (new ownership) at 2862 West 47th Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There are no 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. 2019 – SP-2019-83 – Special Use Permit for Northwood Liquor Store – Approved for 15 years.
2. 2019 – BOZA 2255 – Variance for separation distance between existing liquor store, church, school or public park – Approved.
3. 2017 – SP-2017-47 – Special Use Permit for Northwood Liquor Store – Approved for two (2) years.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, Frank Rushton Neighborhood Group, and Census Block Group 052004. This property is within a shopping center that is part of the 47th and Mission commercial area. This area has several popular restaurants and shops that

serve the surrounding residential neighborhood and wider community. It is located near the border of Kansas City, Kansas, Westwood Kansas, and Roeland Park, Kansas. These municipalities work together through the 47th and Mission Road Committee to ensure that development in this area is compatible between the three municipalities.

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), C-1 and CP-2 Districts. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed as it has been since 2019 when Northwood Liquors received their initial Special Use Permit after relocating within Northwood Shopping Center.

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

   The proposed use is suitable for the subject property as the liquor store has been operating within Northwood Shopping Center for over 20 years, but at the subject property for six (6) years. The removal of restrictions does not detrimentally affect nearby property as the business has been properly managed for decades.

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 proposed use, commercial retail conforms to the Urban Mixed Use land use designation, which is designated to create a vibrant urban character. The district should be urban in character with buildings up to the street.

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

   The proposed use does not have the potential to increase vehicular traffic, and will not exceed the capacity of West 47th Avenue/County Line Road, a Major Collector to accommodate it if managed properly.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public except for those patrons that will purchase items from the business. The proposed use has not and will not affect the use, quality, or marketability of nearby property as stated previously, the business has been operating within Northwood Shopping Center for decades without incident.

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, or illumination is not expected to occur with this type of use.

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

   The proposed use will not pollute the air, land or water as it is an existing, permitted commercial building within a commercial retail strip center.

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

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

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

    There is no tangible gain to the public health, safety and welfare as the goods provided are specifically catered to patrons that want to purchase alcohol. If denied, the property owner may not use the property for the commercial tenant space as a liquor store, however, they can still operate various retail services and office space.

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

    The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because this is an existing commercial building that

is not expanding or enlarging the commercial tenant space.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1403 Southwest Boulevard (Rosedale Development Association) on October 23, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Change of Ownership

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have there been any changes with Northwood Liquors since the 2019 Special Use Permit approval?

   Applicant Response: Applicant inquired with the current owner of Northwood Liquor, Daryl Evers of D&D Evers Enterprise, on October 21st and he indicated that there have been no relevant changes since the approval of the existing Special Use Permit to operate in 2019, which was granted for a period of fifteen (15) years.

2. What are the proposed hours of operation?

   Applicant Response: The typical hours of operation for Northwood Liquor are proposed to continue as they exist currently, noted below.
   - *Monday-Thursday 9:00 a.m. – 10:00 p.m.*
   - *Friday and Saturday: 9:00 a.m. – 11:00 p.m.*
   - *Sunday: 10:00 a.m.-8:00 p.m.*

   As with most businesses, hours may vary for holidays, and as business needs change over time, but will not exceed Kansas statutory hours applicable to a retail liquor store.

3. How many employees are working during each shift?

   Applicant Response: Employees present will vary depending on the time of day and day of the week, however, the Applicant anticipates having from one (1) to three (3) employees present at the subject property working during the typical shift at Northwood Liquor.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-071** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Hours of operation shall comply with the Kansas statutory hours applicable to a retail liquor store;**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
3. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
4. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
5. **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 10 year(s) from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
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
Applicant Response Letter
Neighborhood Meeting Documents
Floor Plan

Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-071** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

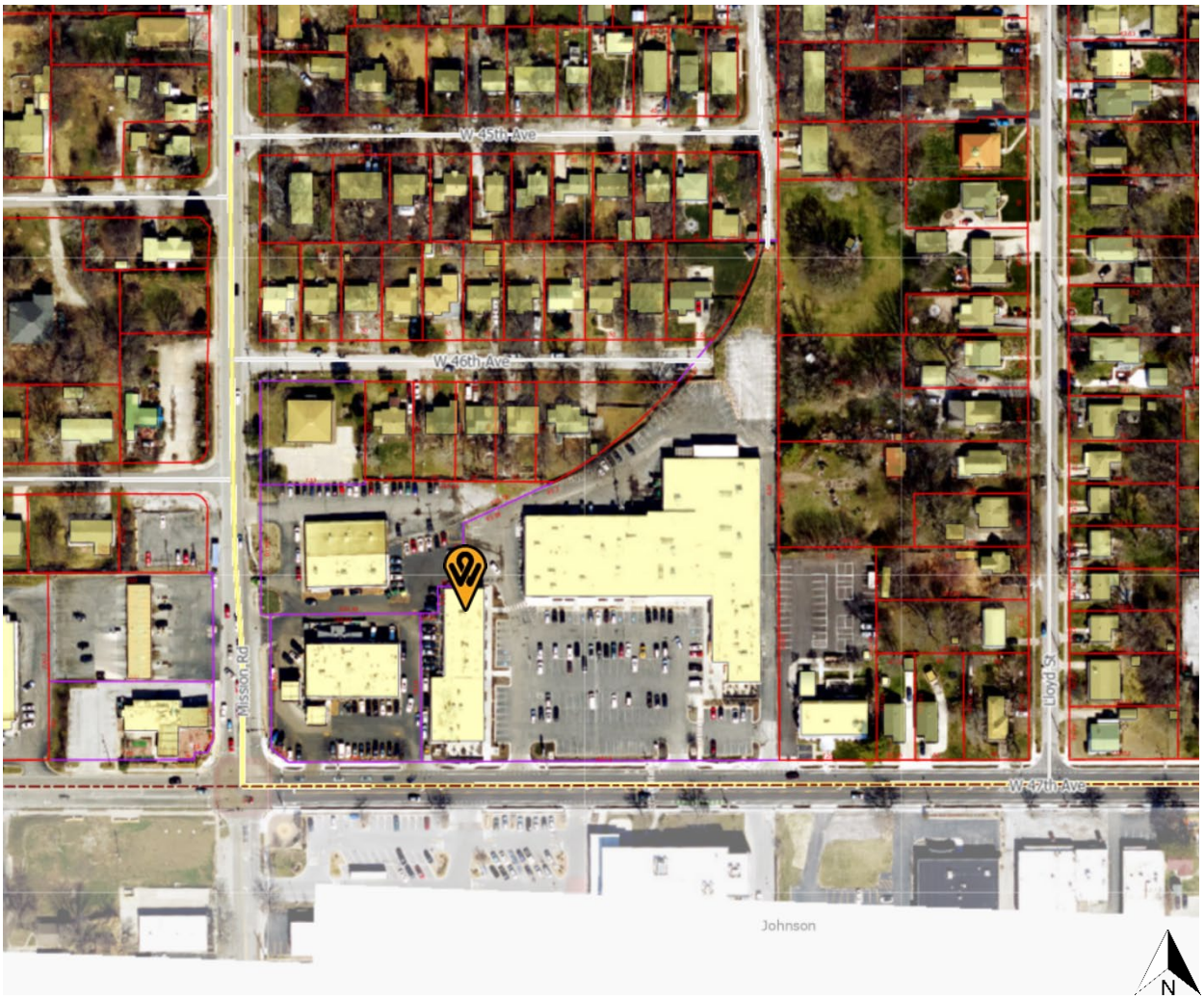
3. _____.

OR

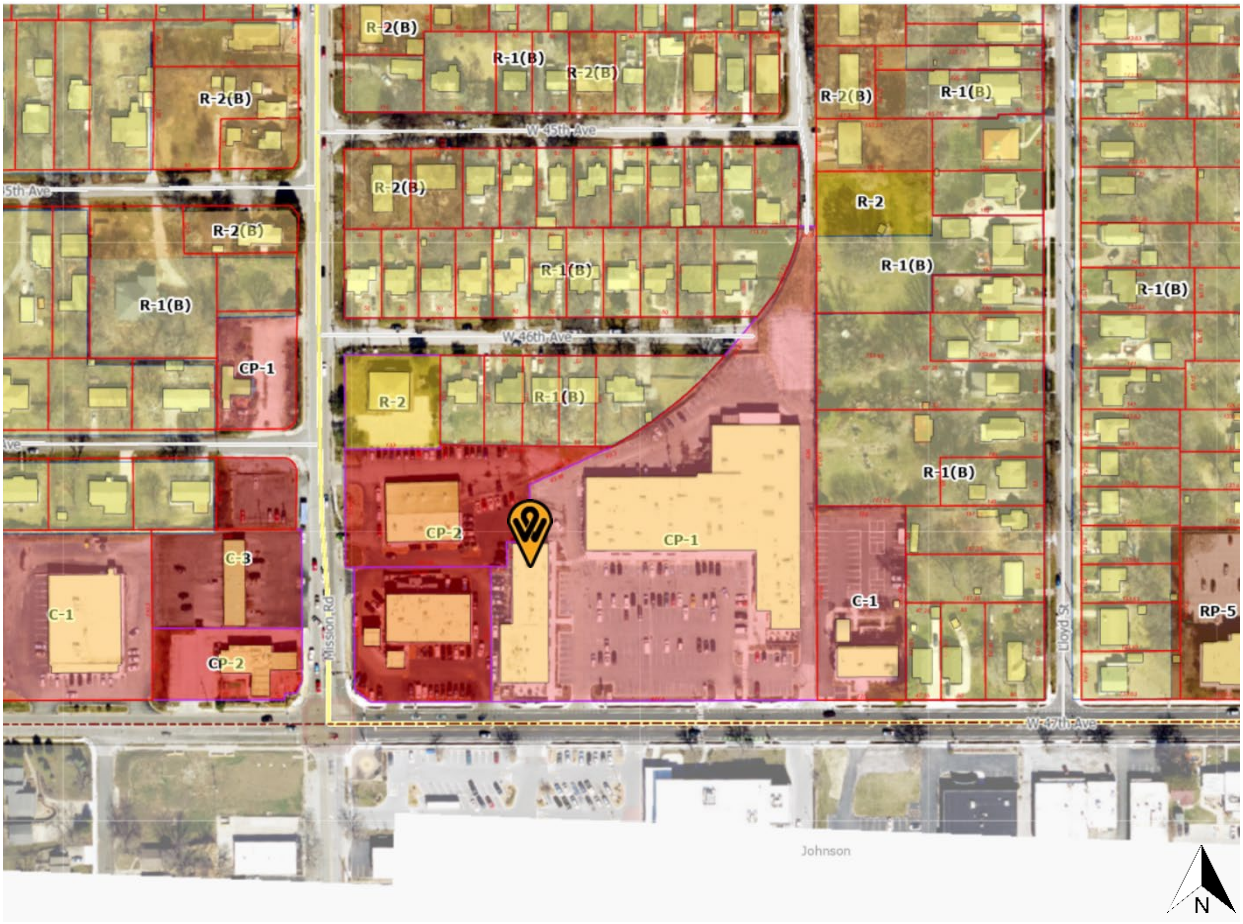
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-071,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

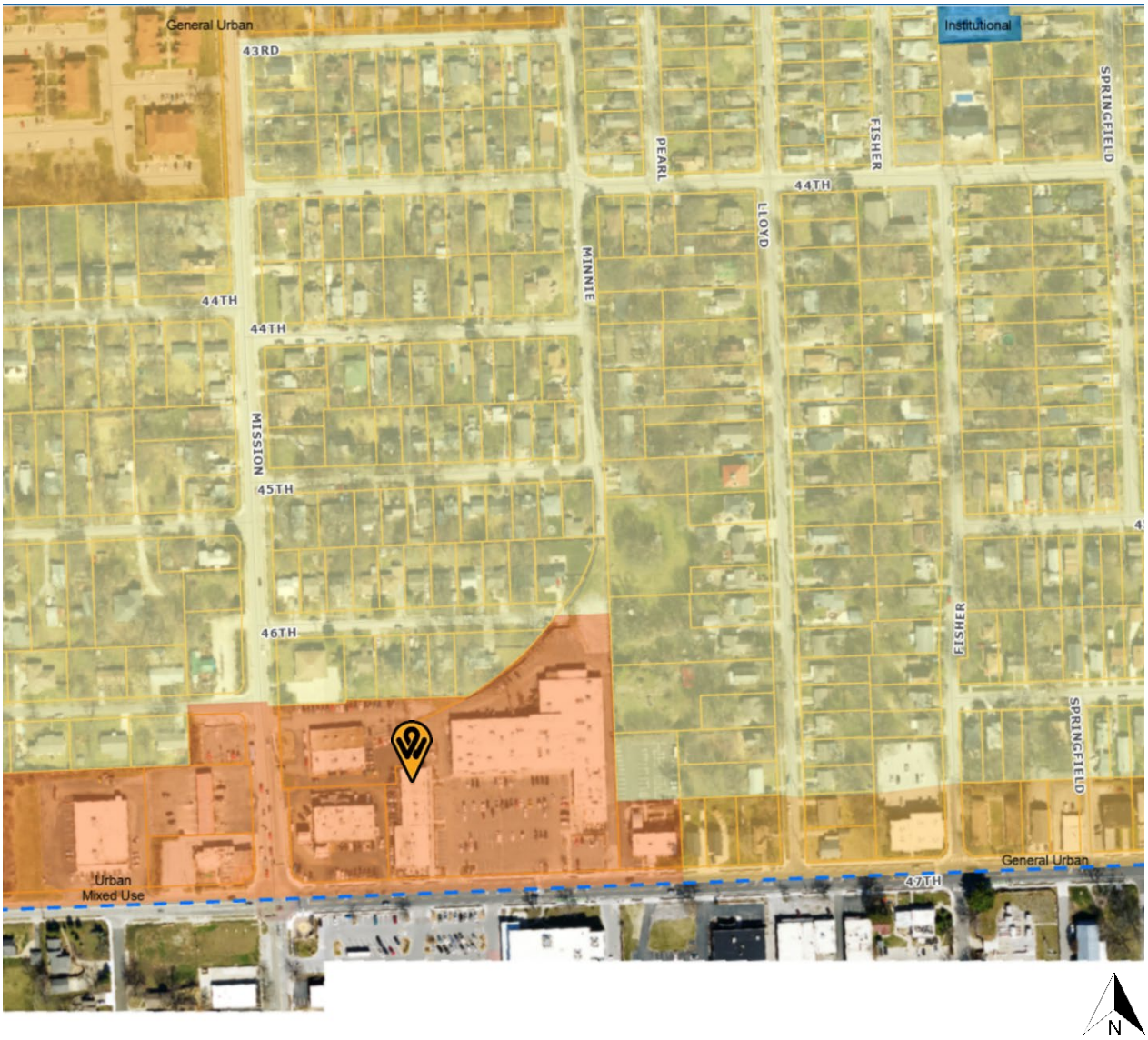
AERIAL IMAGERY



ZONING MAP


R-2(B)
R-1(B)
R-2(B)
R-2(B)
R-2(B)
R-1(B)
W 45th Ave
R-2(B)
R-2
R-1(B)
R-1(B)
R-2(B)
R-1(B)
R-1(B)
CP-1
W 46th Ave
R-2
R-1(B)
R-1(B)
CP-2
CP-1
C-3
C-1
C-1
RP-5
CP-2
Wilson Rd
Lloyd St
W 47th Ave
Johnson
N

LAND USE MAP


General Urban
43RD
Institutional
SPRINGFIELD
PEARL
FISHER
44TH
LLOYD
MINNIE
44TH
44TH
MISSION
45TH
46TH
FISHER
SPRINGFIELD
Urban
Mixed Use
General Urban
47TH
N

SP2025-071 – Response to Staff Comments in Draft Staff Report

Following are applicant's responses to comments provided by Unified Government ("UG") staff in the draft Staff Report dated October 20, 2025 for the above referenced application requesting approval of a Special Use Permit ("SUP") to continue the use of a liquor store known as Northwood Liquor under new ownership for a term of least five (5) years.

1. Have there been any changes with Northwood Liquors since the 2019 Special Use Permit approval?

Applicant inquired with the current owner of Northwood Liquor, Daryl Evers of D&D Evers Enterprise, on October 21st and he indicated that there have been no relevant changes since the approval of the existing Special Use Permit to operate in 2019, which was granted for a period of fifteen (15) years.

2.What are the proposed hours of operation?

The typical hours of operation for Northwood Liquor are proposed to continue as they exist currently, noted below.

Monday-Thursday 9:00 a.m. – 10:00 p.m.
Friday and Saturday: 9:00 a.m. – 11:00 p.m.
Sunday: 10:00 a.m.-8:00 p.m.

As with most businesses, hours may vary for holidays, and as business needs change over time, but will not exceed Kansas statutory hours applicable to a retail liquor store.

3.How many employees are working during each shift?

Employees present will vary depending on the time of day and day of the week, however, the Applicant anticipates having from one (1) to three (3) employees present at the subject property working during the typical shift at Northwood Liquor.

Applicant Comment on Requested Term of SUP:

As noted above, the Applicant is requesting a longer term of approval given that this SUP seeks approval only of a change in ownership of a business that has operated in the same shopping center for over twenty (20) years, currently through a SUP that is valid until 2034. Ideally, we would request adopting a term of nine (9) years, consistent with the remaining term on the existing SUP for this business, or ten (10) years if a round number is preferred.

The reason for the request of a longer term is that financing will be required for Applicant's purchase of the business, and this longer term is consistent with the obligation for such financing. Given the long track record of Northwood Liquor co-existing well with the neighborhood and shopping center, and Applicant's intent to operate the business as it exists today, we believe the term is appropriate.

NEIGHBORHOOD MEETING SIGN IN SHEET

ORGANIZATION	TIME	EVENT DATE	LOCATION
Northwood Liquor	5:30pm	October 23, 2025	Rosedale Development Association

Please write your name below and indicate your address and relevant contact information. A copy of this sheet will be provided to the Unified Government Planning Department in advance of the upcoming Planning Commission hearing on the project to identify those in attendance. Thank you for attending!

NO	NAME	ADDRESS	EMAIL	PHONE	ORGANIZATION (IF APPLICABLE)
1	Daryl Evans	19715 W 105th	daryl.evers@att.net	(123) 456-7890 913-207-5220	
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					

The neighborhood meeting for SP2025-071 Special Use Permit for Northwood Liquor was held on October 23, 2025 at 5:30 p.m. at the Rosedale Development Association, 1403 Southwest Blvd., Kansas City, KS 66103.

Attendees were as follows:

For applicant:
Melissa Vancrum, Rouse Frets White Goss Gentile Rhodes PC
Sunny Sandhu

Current owner of Northwood Liquor store:
Daryl Evers

The meeting was held open until 6:00 p.m. and no neighbors attended.

Prior to the meeting, we received two contacts via phone/email in response to the letter providing notice of the meeting.

The first was an email from a representative of a bank clarifying the location subject to the Special Use Permit request. This individual was curious what property of the bank would have triggered the notice and determined it must be due to a mortgage.

The second was a phone call from an individual seeking to clarify the reason for receiving the notice. Once he understood that no one connected to the property that received the notice had submitted an application for a permit, he had no further questions.

Neither individual expressed any concern with the request for a special use permit at this location.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Melissa L. Vancleave, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP 2025-071.
2. That I conducted a neighborhood meeting on 10/23/2025.
3. The notice to nearby property owners was sent on 10/16/2025.
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.

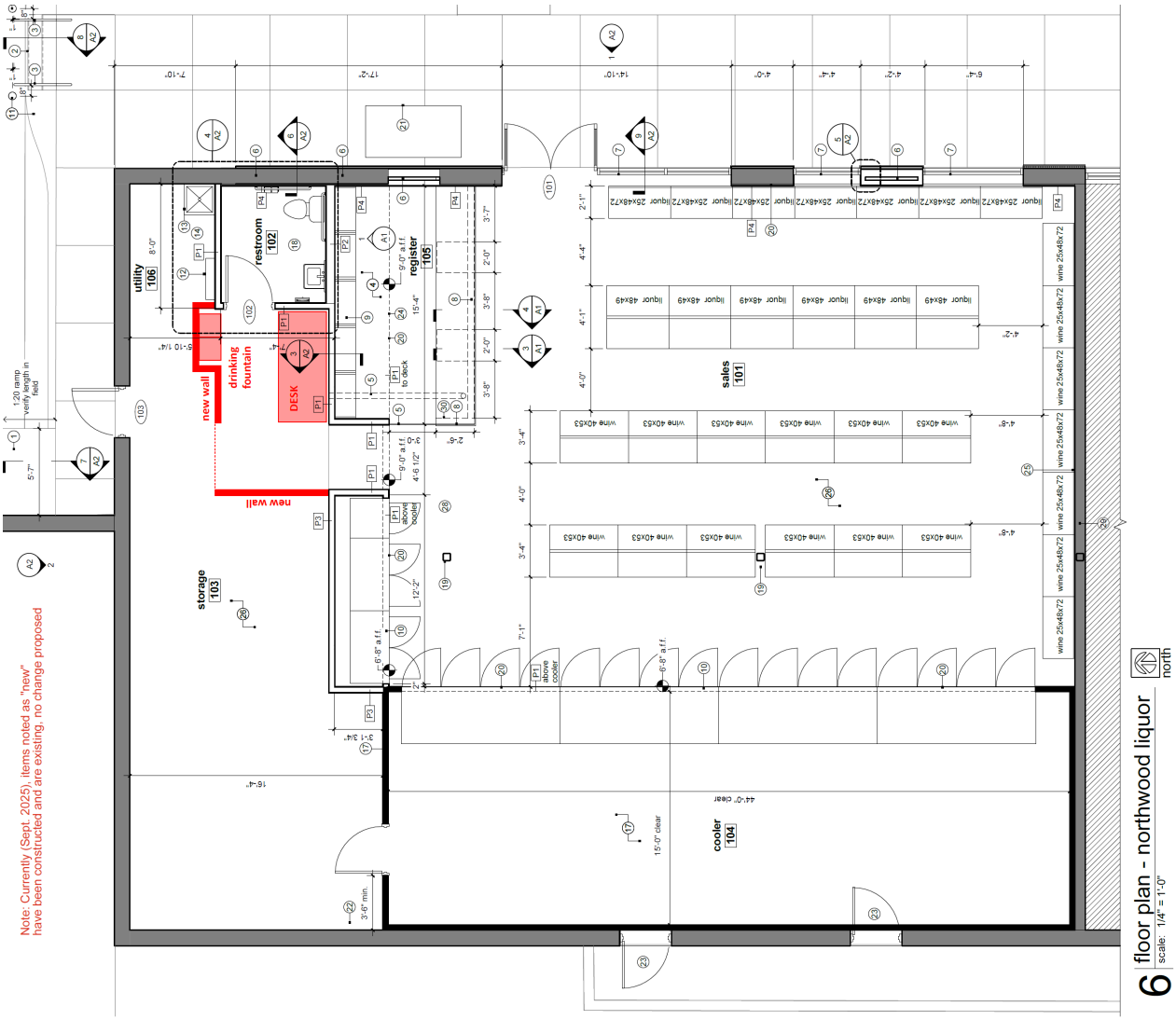
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24th day of October, 20 25.

My commission expires ~~24~~ of ~~Oct~~, 20~~25~~.

NOTARY PUBLIC STATE OF KANSAS JANET WARDEN My Appt. Exp. 2-2-27

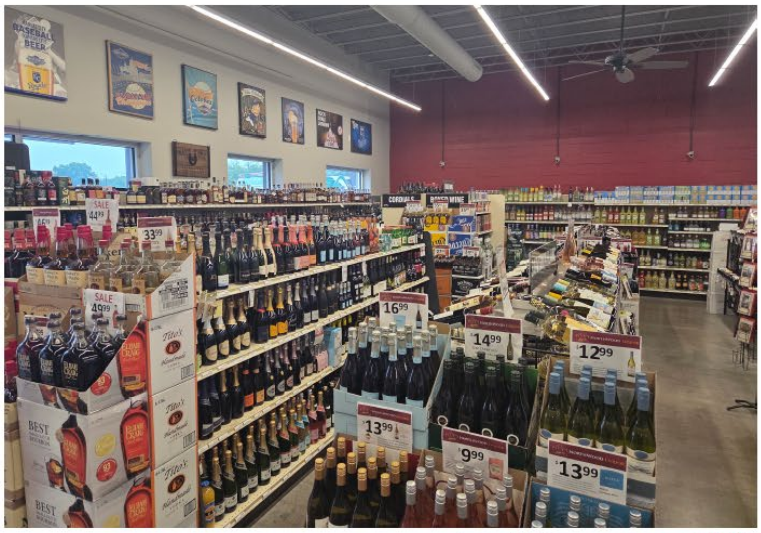
Notary Public



6 floor plan - northwood liquor
scale: 1/4" = 1'-0"
north

Northwoods Liquor in Northwoods Shopping Center at 2862 W 47th Ave, Kansas City, KS 66103

Google Maps Image


16⁹⁹
14⁹⁹
12⁹⁹
13⁹⁹
9⁹⁹
13⁹⁹

Elijah Craig
PRIVATE BARREL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-072**

GENERAL INFORMATION

Applicant Information:
Kurt Rietema with Trustee of Named Trust
1414 South 35th Street
Kansas City, Kansas 66106

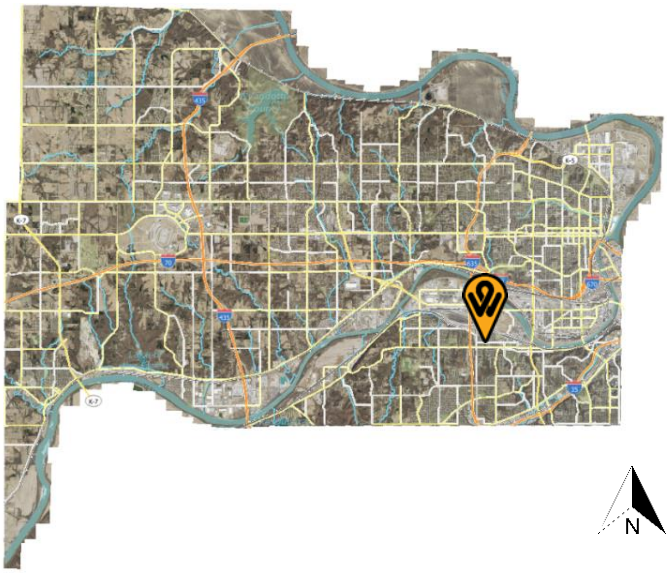
Subject Property:
1425 South 36th Street
Kansas City, Kansas 66106

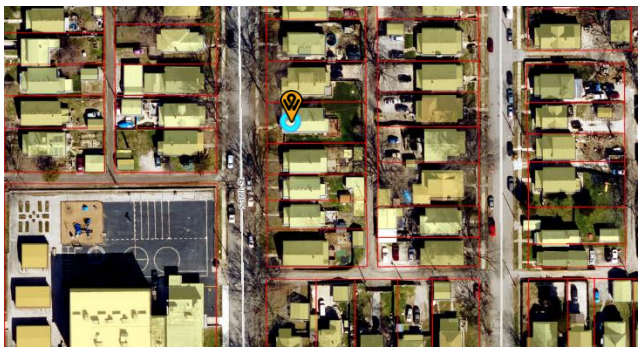
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

Commission Districts:
At-Large Commissioner District #2: Tom Burroughs
District #6 Commissioner: Philip J. Lopez

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 0.13 Acre

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 36th Street as a Local Street.

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

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kurt Rietema, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 1425 South 36th Street, Kansas City, Kansas 66106.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 12205-00178 – Code-Environment – May 03, 2012 – Complete – Trash in backyard.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Argentine Statistical Neighborhood, Southwest Argentine Neighborhood Group, and Census Block Group #0427001. The neighborhood consists of R-1(B) single-family residences to the north, east, south, and west of the property. Interstate 635 is located to the west of the subject property.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) residences. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is

occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The 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 South 36th Street, a Local Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3104 Strong Avenue on October 20, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have any of the concerns identified in the Home Inspection Report been addressed?

   Applicant Response: A contractor is scheduled to complete the plumbing repair by Nov. 7.

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

   Applicant Response: The entire house will be rented as one unit. There will be One (1) vehicle allowed to park in the back of the property with the entrance off of the alley. Site plan attached.

   Staff Response: The parking pad must be improved with asphalt or concrete. Grass and/or gravel parking is not permitted. Make sure to obtain a driveway permit from the Public Works Department.

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

   Applicant Response: Five (5).

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

   Applicant Response: Property manager is the self-same applicant, Kurt Rietema. 913-219-9498. As neighbors ourselves, we know them, and have been in communication with them about this and they have our contact info.

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

Applicant Response: Phone/text as well as in-person. We live three (3) doors down from the property.

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

   Applicant Response: One (1) minute.

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

   Applicant Response: 10%. We're expecting maybe one (1) weekend per month and sporadic rentals.

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

   Applicant Response: All of this is up to date and will be cleaned after each rental.

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

   Applicant Response: Airbnb has a "Voluntary Collection Agreement" with the Kansas Department of Revenue.

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

    Applicant Response: Yes.

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

    Applicant Response: We are not planning to at this time, however, if we do, it would be one small dog and the policy will be more strict than current UG ordinances regarding pets.

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

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

Applicant Response: Understood.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-072** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

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

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-term Rental
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Floor Plan
Site Plan
Home Inspection Report
Insurance Policy
Guest Book
Images of the Property Submitted by Applicant
Plumbing Issues Fixed

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-072** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-072,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

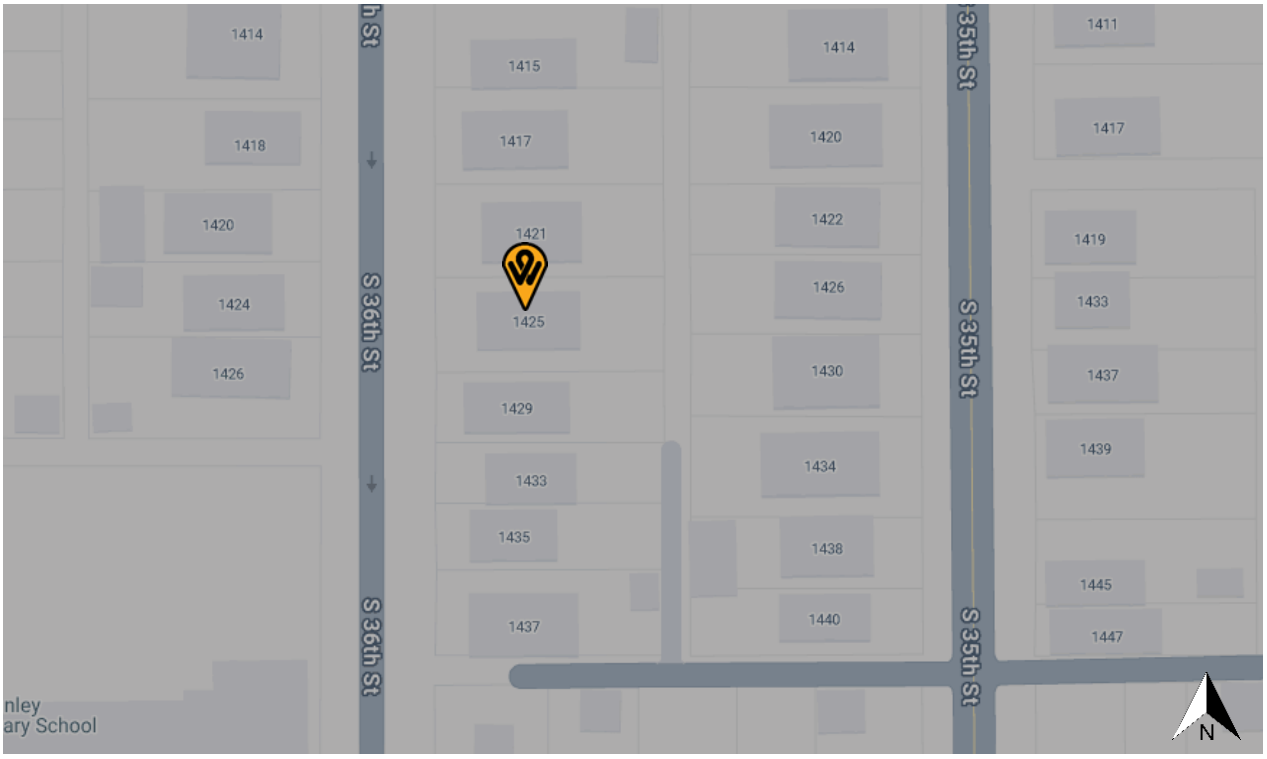
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2025-072.
2. That I conducted a neighborhood meeting on Oct. 20, 2025.
3. The notice to nearby property owners was sent on Oct. 3, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

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

My commission expires 10 of June, 2029.

NOTARY PUBLIC - State of Kansas
AMBER RIOS
MY APPT. EXPIRES

Notary Public

Meeting Minutes

Application Name & Number: Special Use Permit SP2025-072

Date and Location: 5:00pm on October 20, 2025 at South Branch Library meeting room

Meeting called to order at: 5:04pm

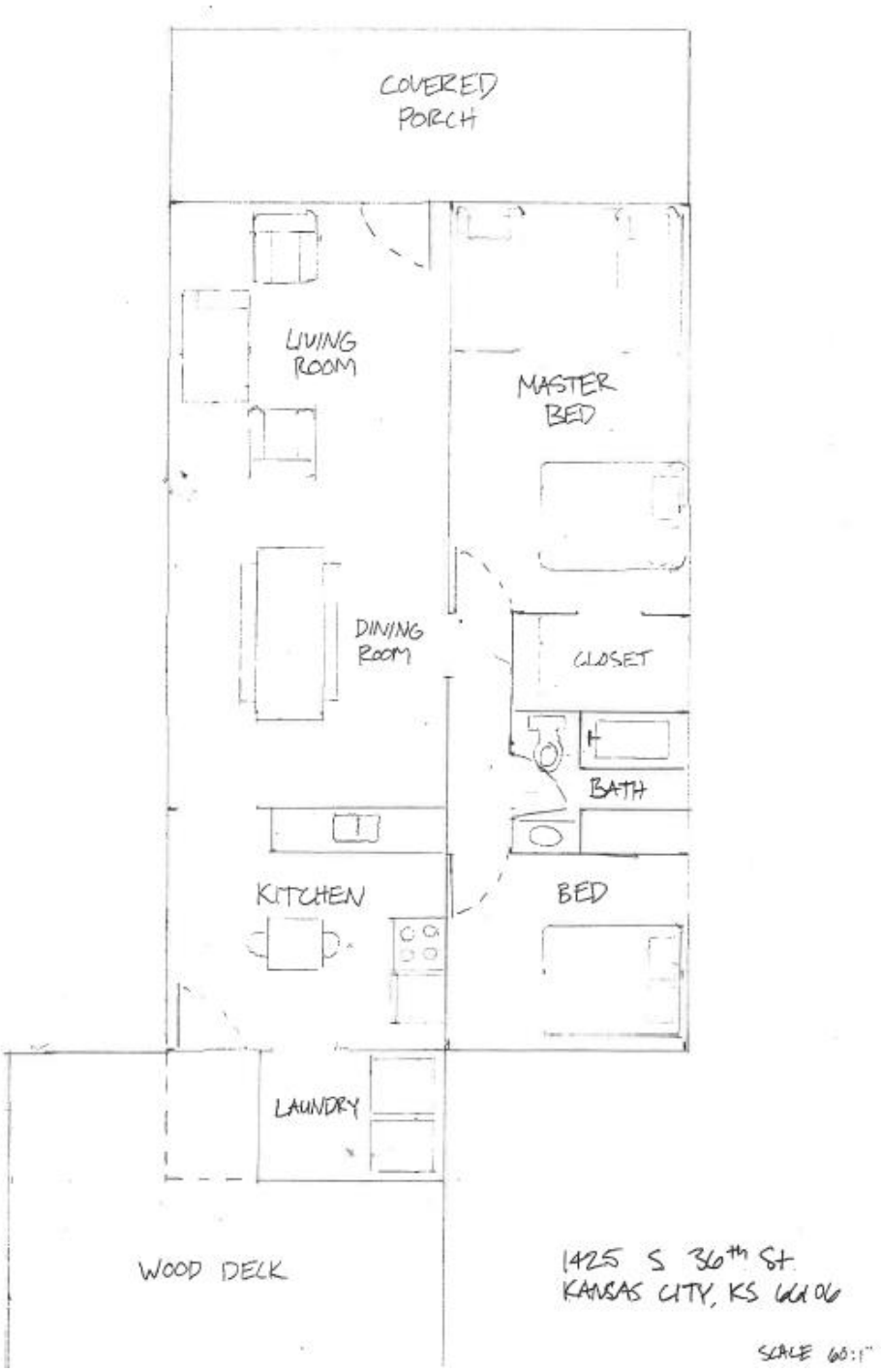
Names of people in attendance:

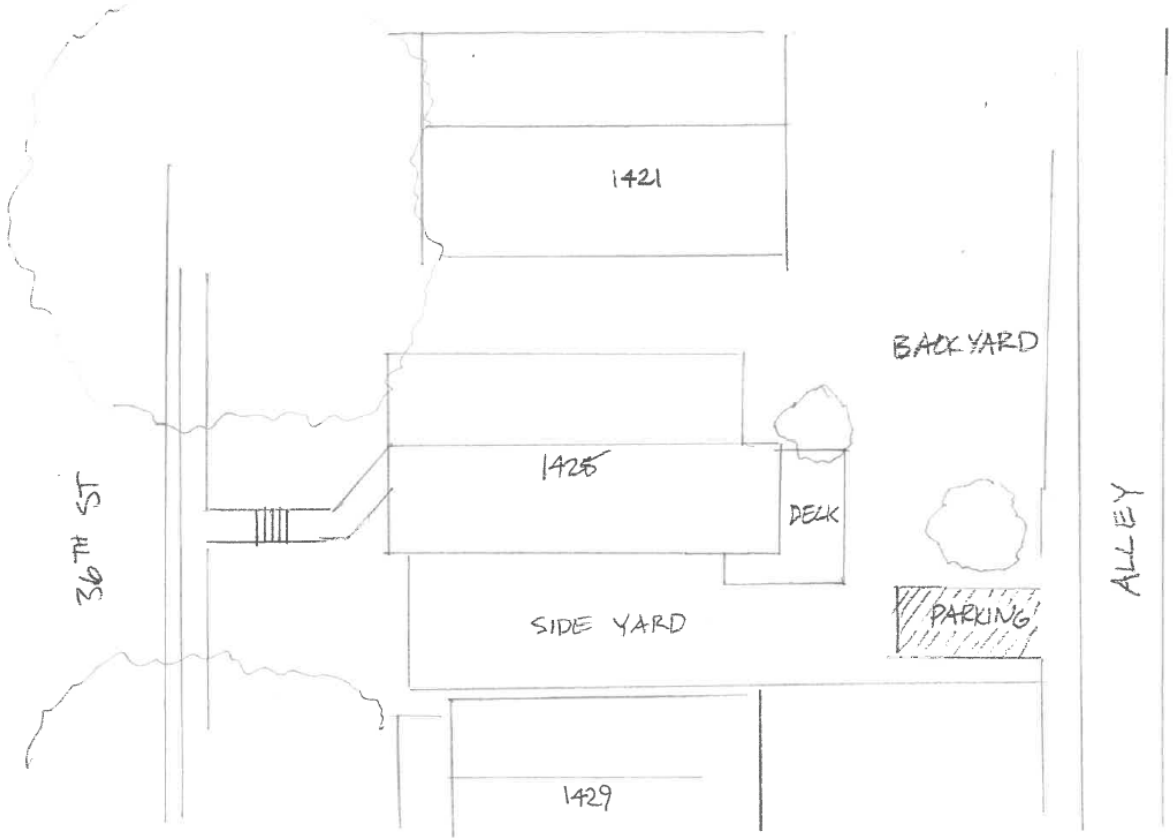
Kurt Rietema
Emily Rietema

Summary: No community members attended the meeting. We waited until 5:40pm before ending the meeting. No phone calls or emails were received regarding our application.

Meeting adjourned at: 5:40pm

Minutes taken by: Emily Rietema


COVERED PORCH
LIVING ROOM
MASTER BED
DINING ROOM
CLOSET
BATH
KITCHEN
BED
LAUNDRY
WOOD DECK
1425 S 36th St
KANSAS CITY, KS 66106
SCALE 60:1"



SITE PLAN
1425 S 36TH ST

8.2.1 Supply Plumbing

Elevated Condition

ACTIVE LEAK IN PLUMBING SUPPLY PIPING

We observed active leak(s) in the supply or distribution piping system. Active leaks may cause water damage, promote mold growth, and increase utility costs if not addressed. Our observations were limited to the areas we accessed and observed and did not include concealed piping.

Click Here For More Information

Recommendation

Contact a qualified plumbing contractor.

Above water heater

Main shut off area

8.4.1 Waste Plumbing

Elevated Condition

PLUMBING WASTE PIPING DEFECTS

Damage

We observed one or more defects in the plumbing waste system. Plumbing waste defects may lead to water damage, sewer gas leakage, and potential health hazards.

Recommendation

Contact a qualified plumbing contractor.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/26/25

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

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

PRODUCER	CONTACT NAME: Matthew Gorman	
Matthew Gorman c/o FBL Financial Group Inc. 2707 S 47th Street Kansas City, KS 66106-3629	PHONE (A/C, No, Ext): (913) 262-2333	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Mount Vernon Fire Insurance Company	26522
INSURED Marvin & Helene Rietema Living Trust 1414 S 35th St Kansas City, KS 66106	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			[redacted]	09/26/2025	09/26/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

POLICY INCLUDES LOCATION 1425 S 36TH STREET, KANSAS CITY, KS 66106

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Ron Mitchell, Underwriting Vice President

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ACORD 25 (2016/03)

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Kansas City Guestbook & House Manual

Welcome!

We're so glad you've chosen to stay with us. This guest guide contains everything you need for a comfortable, safe, and enjoyable visit.

Your home away from home is a cozy, two-bedroom, single-story house located in a quiet neighborhood of Kansas City. Whether you're here for the World Cup, work, or a weekend getaway, we hope this space offers you rest and connection.

If you need anything, we (Kurt & Emily) live just three doors down via the alley and are happy to help.

Check In

- Typical check-in at 3pm/ check-out is by 11 a.m. But let us know your arrival and departure times if its different. We're flexible.

Host Contact Info:

- Kurt: 913-219-9498
- Emily: 913-219-9454

- Text first, call if it's urgent

House Rules & Guidelines

- No pets allowed

- No parties or events

- No smoking indoors

- Quiet hours: 10:00 p.m. – 8:00 a.m.

- Please do not rearrange furniture

- Respect our friendly neighbors and shared backyard

- Trash day is Thursday (put bins out Wednesday night)

- Parking: Street parking or on grass via alley entrance

House Basics

- Network: RietemaGuest
- Password: 1425metropolitan

Thermostat: Nest-controlled. Adjust as needed, return to 72°F on departure.

Fireplace: Electric. Turn off when not in use.

Washer & Dryer: Electric. Clean lint trap. Place used linens/towels in laundry area. Start a load if you can.

Kitchen: Electric stove, refrigerator, microwave, gas grill.
Coffee: Keurig and drip with pods and grounds provided.

Bathroom: Tub/shower combo with basic toiletries and towels provided.

TV: Roku Streaming Stick. Use Roku remote to log into your own streaming apps. Log out before leaving.

Emergency Preparedness & Safety Info

Tornado or Severe Weather:
- If sirens sound, go to the basement (via exterior cellar door).
- If inaccessible, use an interior hallway or bathroom.
- Bring phone, flashlight, shoes, and ID.
- Local updates: KCTV 5, KMBC 9, NOAA Weather App.

Thunderstorms & Flash Flooding:
- Stay indoors.
- Avoid the alley and grassy parking area during heavy rain.
- Do not walk/drive through standing water.

Power Outage:
- Breaker panel in basement (access via cellar door).
- Provider: Kansas City BPU
  - Website: www.bpu.com
  - Outage line: 913-573-9522

Fire or Gas Leak:
- Evacuate immediately.
- Call 911, then contact hosts.
- Do not use switches or appliances if gas is suspected.

Emergency Contacts:
- 911 (Police, Fire, Ambulance)
- Non-Emergency Police (KCK): 913-596-3000

- Hospital: KU Hospital ER, 4000 Cambridge St, 913-588-1227
- Poison Control: 1-800-222-1222
- Nearest Pharmacy: Walmart Neighborhood Market on Metropolitan Ave

Evacuation Plan:
- Exit through front or back door.
- If neighborhood evacuation is needed, go west to I-635 or east to 18th Street Expressway.

Lead-Based Paint Disclosure

This home was built before 1978 and may contain lead-based paint. No known hazards are present. Avoid disturbing painted surfaces. Notify us if you see any peeling or chipping paint.

Local Favorites — Walkable & Nearby

Coffee:
- Grounded Soul Coffee — just around the corner

Lunch & Dinner:
- Donnell's Kitchen & Lounge — soul food
- Pepe's Carnitas — weekends only, check hours
- Mr. Teriyaki — basic Chinese & hibachi

Groceries:
- Walmart Neighborhood Market (groceries + pharmacy)
- Mercado Fresco — Latino market

Need more recommendations? Just ask us!

Before You Leave

- Take out any full trash bags

- Wash and put away all dishes used during your stay

- Place used towels and linens in the laundry area

- If possible, start a load of laundry (we'll handle drying)

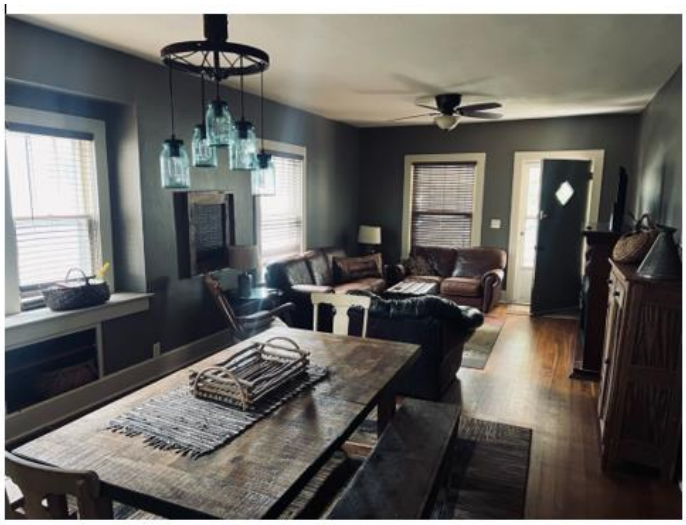
- Return thermostat to 72°F

- Log out of all streaming accounts

- Make sure all doors are locked

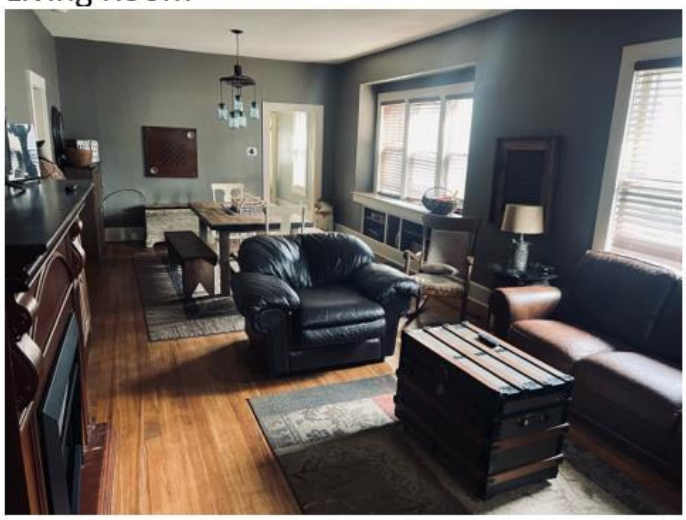
Front Porch

Back Deck



Living Room

Master Bed



Living Room

Bathroom

Basement

Bathroom

Kitchen

Bedroom

Kitchen

South Lawn

Alley Entrance

Back Deck

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-073**

GENERAL INFORMATION

Applicant Information:
John O'Dwyer
548 North 80th Terrace
Kansas City, Kansas 66112

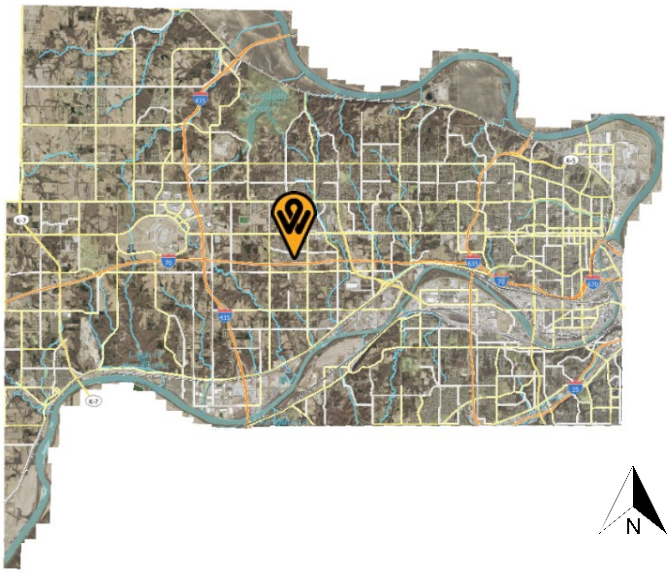
Subject Property:
548 North 80th Terrace
Kansas City, Kansas 66112

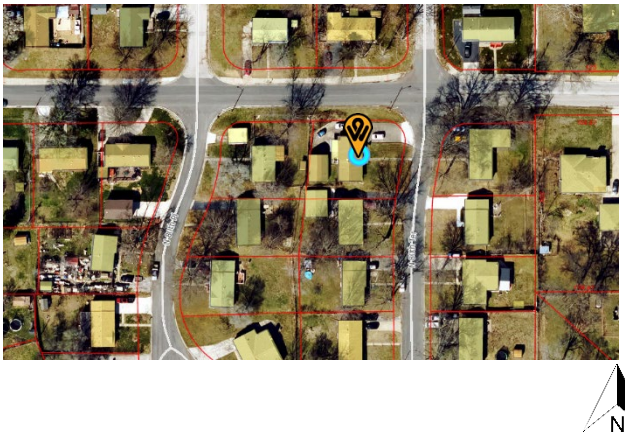
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 0.21 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 North 80th Street as a Local Street.

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

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, John O'Dwyer, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 548 North 80th Terrace Kansas City, Kansas 66112.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. 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 additional related permits or cases on the subject property.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Victory Hills Statistical Neighborhood, Stony Point/Hunters Glen Neighborhood Group and Census Block Group #0441022. The neighborhood consists of single-family residences to the north, east, south, and west of the property. Highway I-70 is located to the south of the property.

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

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

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The 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.

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, should not exceed the capacity of North 80th Terrace, 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 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. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on October 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have any of the issues marked “Needs Attention” in the Home Inspection Report been addressed?

   Applicant Response: Yes, I did the following actions:
   - *I added some dirt to the front and rear foundation to make the slope better for water drainage.*
   - *I power washed the walkway and driveway and sealed the minor cracks.*
   - *I attached the gutter downspout more securely.*
   - *I scrapped and painted the outside siding areas that needed it.*
   - *I had an electrician check and ground all the outlets.*
   - *I reinstalled the closet door rails so they would close smoother.*

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

   Applicant Response: Only the house will be rented. There is enough parking for over six (6) vehicles in the driveway.

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

   Applicant Response: The maximum number of guests that can stay is six (6).

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

   Applicant Response: My wife and I will be the property managers. We have over 15 years of experience in this area. We know our neighbors and the area very well. They all have our contact information.
   Our contact information is:
   John O’Dwyer, 913-221-8860, jodwyersw5@gmail.com

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

Applicant Response: The neighbors have generally texted me, however I am fine with a phone call or email as well.

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

   Applicant Response: We can be there within 15 minutes. We also have a very good relationship with the neighbors, and they have said they would help if we had some emergency there.

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

   Applicant Response: Our forecasted annual occupancy rate is 50-75%.

8. Indicate how you will maintain the property in a safe and sanitary manner, including:
   a. Working smoke detectors in each bedroom plus each level of the unit/house; yes this is done
   b. GFCI outlets required in bathrooms; yes this is done
   c. Double keyed locks are not allowed; yes I agree
   d. Copper cannot be used for gas supply lines; yes this is done
   e. Windows must be operable, not blocked or boarded; yes they are all new
   f. Handrails are required at sets of 4 or more stairs/ risers; N/A
   g. Hot water tank and furnace must be vented properly and operational; yes all new
   h. Electric panel and circuits must be safe; and
   i. Facility cleaned and sanitized after each guest check-out. Yes I agree

   Applicant Response:

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

   Applicant Response: Yes, Airbnb will be handling the taxes.

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

    Applicant Response: Yes, there is a nice guest book that has all the rules, regulations, explanations on how to work some equipment and smart devices, and entertainment suggestions.

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

    Applicant Response: No pets are allowed.

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

    Applicant Response: I understand and is in the guest book.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-073** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

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

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

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-term Rental
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Floor Plans
Site Plan
Home Inspection Report
Insurance Policy Report
Guestbook
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas, City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-073** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

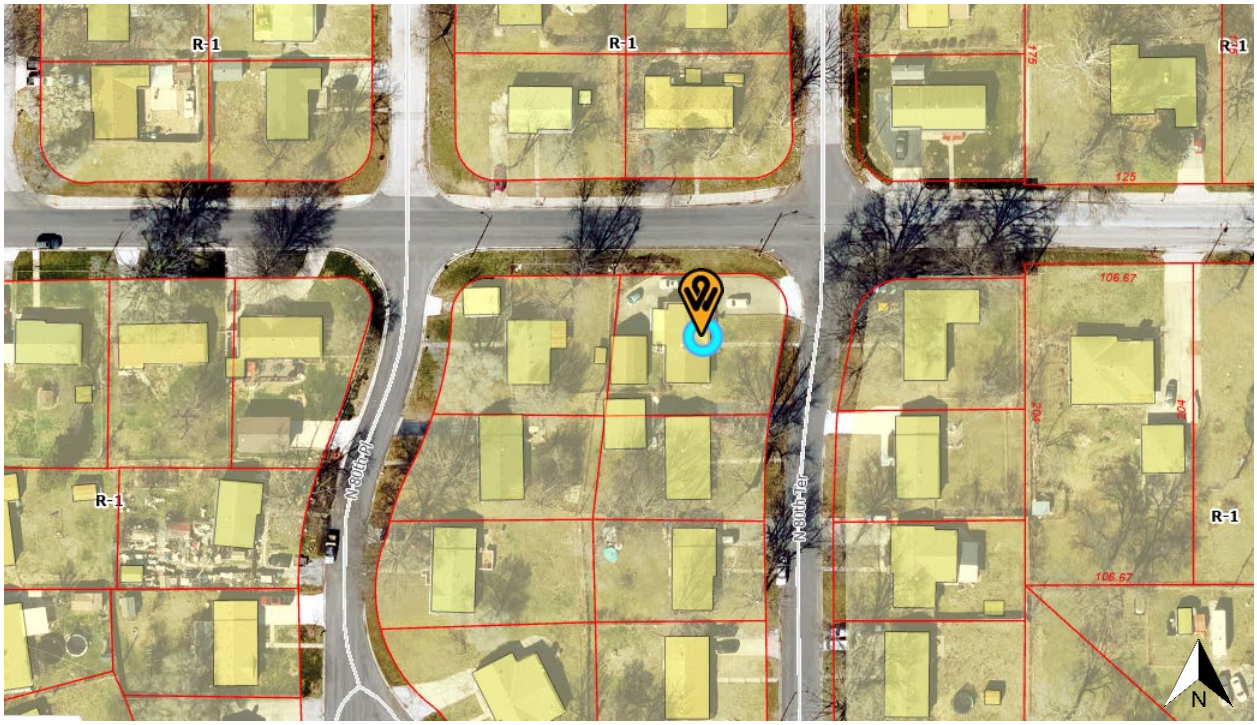
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-073,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

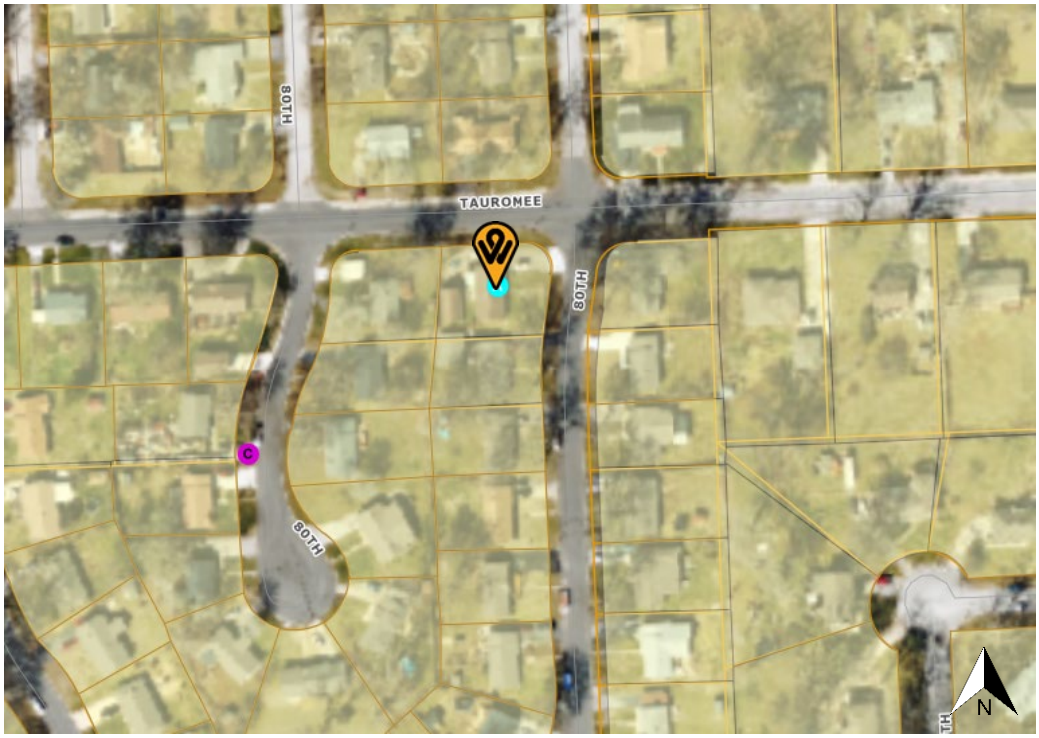
ATTACHMENTS

AERIAL IMAGERY

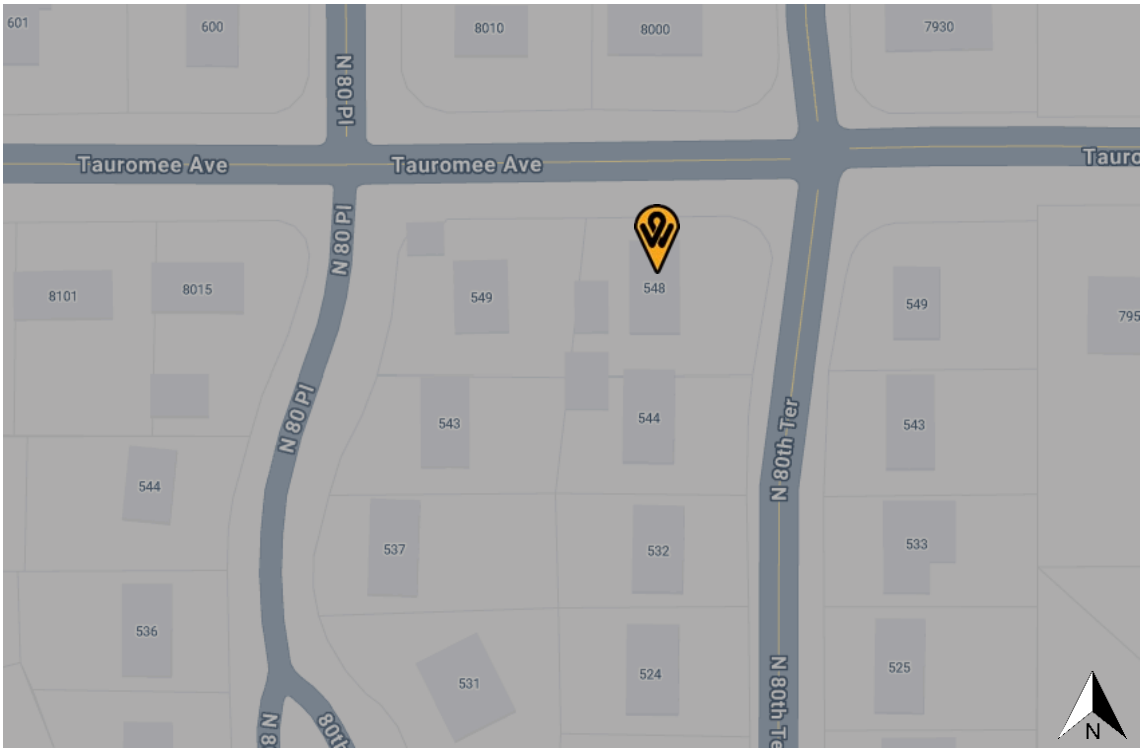
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



AFFIDAVIT OF NEIGHBORHOOD MEETING and MEETING MINUTES

STATE OF KANSAS, COUNTY OF WYANDOTTE

Application # SP2025-073

I, **John O'Dwyer**, being duly sworn, depose and state as follows:

1. I am over the age of eighteen (18) years, of sound mind, and have personal knowledge of the facts set forth in this affidavit.
2. My address is **548 N 80th Terrace, Kansas City, KS 66112**.
3. My role in the Neighborhood Meeting is **Meeting Organizer, Project Applicant**.
4. I served as the official **Coordinator** for the neighborhood meeting concerning **the proposed special use permit for a short term rental at 548 N 80th Terrace, Kansas City, KS 66112**.
5. The meeting was held on **October 24, 2025**, from **5:30pm** to **6:03pm**, at/via **Teams Meetings**. https://teams.live.com/dl/launcher/launcher.html?url=%2F_%23%2Fmeet%2F9332279497808%3Fp%3DibGegbtWzmAyS7WUEP%26anon%3Dtrue&type=meet&deeplinkId=364fbd17-38c7-4faf-86a9-c02f09ff1517&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true
6. The attached document, labeled as **Exhibit A**, is a **true, accurate, and complete** copy of the minutes (notes) taken from the aforementioned neighborhood meeting.
7. The attached document, labeled as **Exhibit B**, is a **true, accurate, and complete** copy of the official screen shot showing the attendees present at the meeting.
8. I swear that the minutes contained in Exhibit A faithfully and accurately reflect the topics discussed, the people present, and the actions or votes taken at the meeting on October 24, 2025.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of perjury under the laws of the State of Kansas that the foregoing is true and correct.

Executed ~~on~~ this 27th day of October, 2025.

John O'Dwyer

NOTARY PUBLIC CERTIFICATION

Subscribed and sworn to (or affirmed) before me this 27th day of October, 2025, by

NOTARY PUBLIC - State of Kansas
ANGANETTA RUFFIN
My Appt. Expires

EXHIBIT A

John O'Dwyer
548 N 80th Terrace
Kansas City, KS 66112
816-529-3501

NEIGHBORHOOD MEETING MINUTES

Application # SP2025-073

Our Neighborhood Meeting was conducted via Teams Live Online on Friday, Oct. 24, 2025 - 5:30pm-6:00pm.

Meeting called to order at 5:30pm.

People in attendance:
John O'Dwyer and Heather Copeland O'Dwyer

No questions were asked.

Slide Presentation attached.

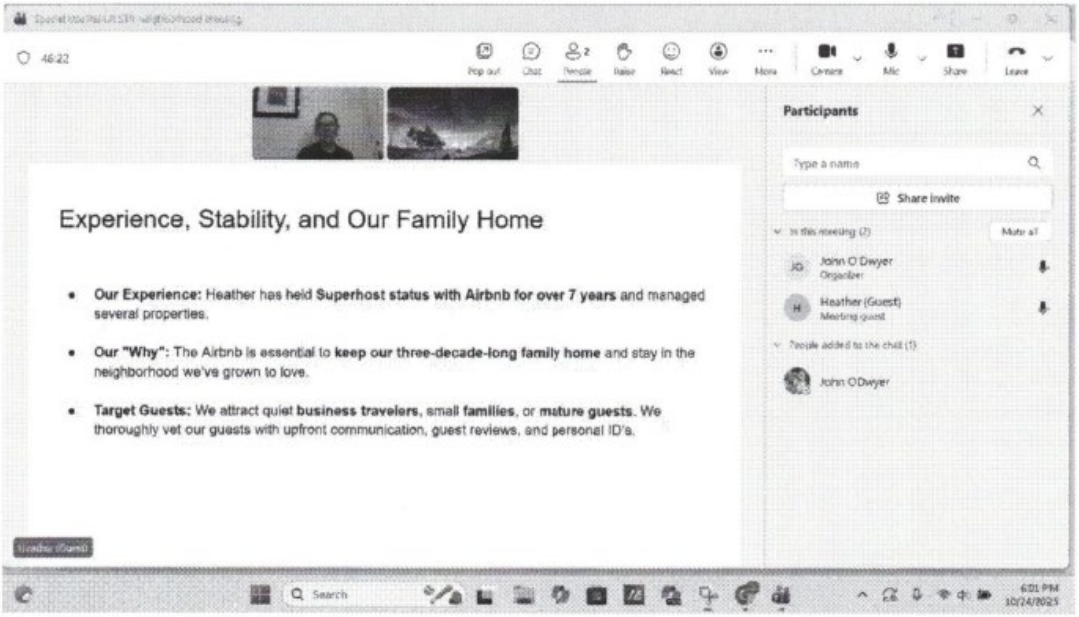
Meeting adjourned at: Oct 24, 2025 at 6:03pm

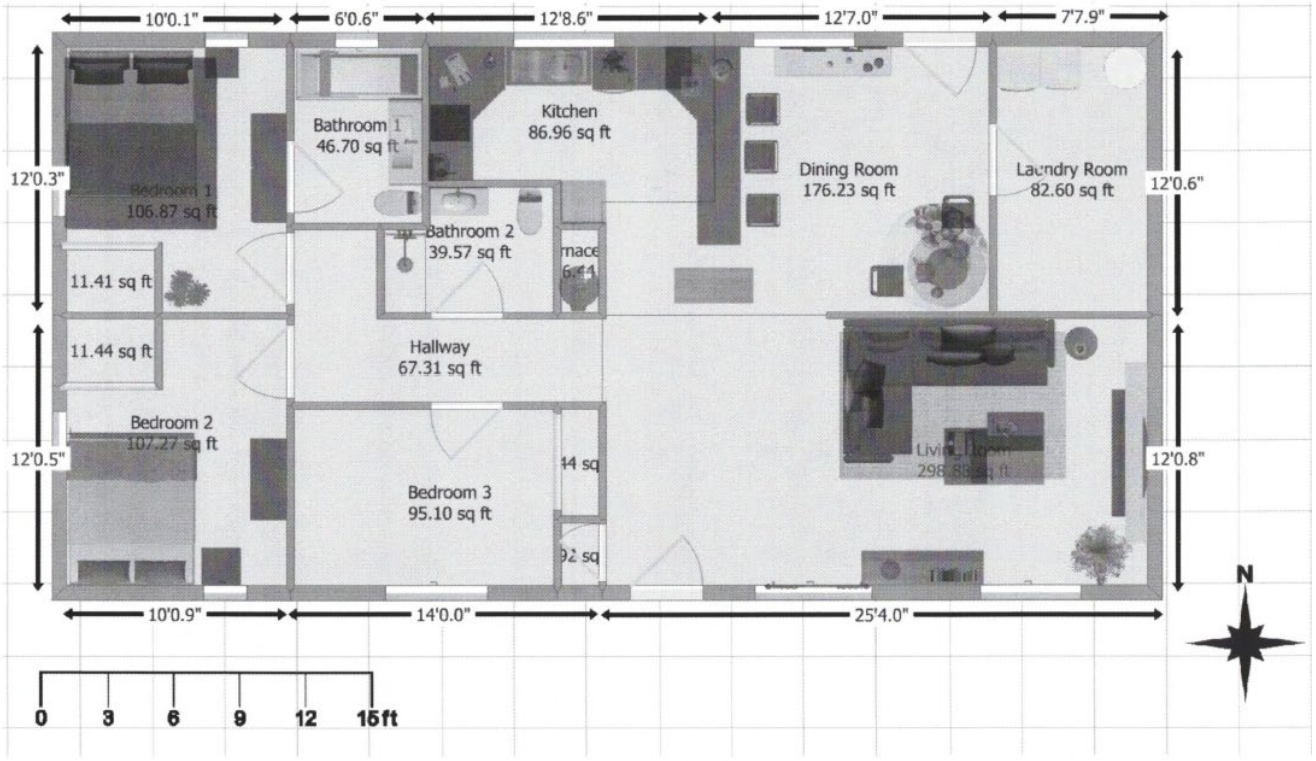
Minutes taken by Heather Copeland O'Dwyer

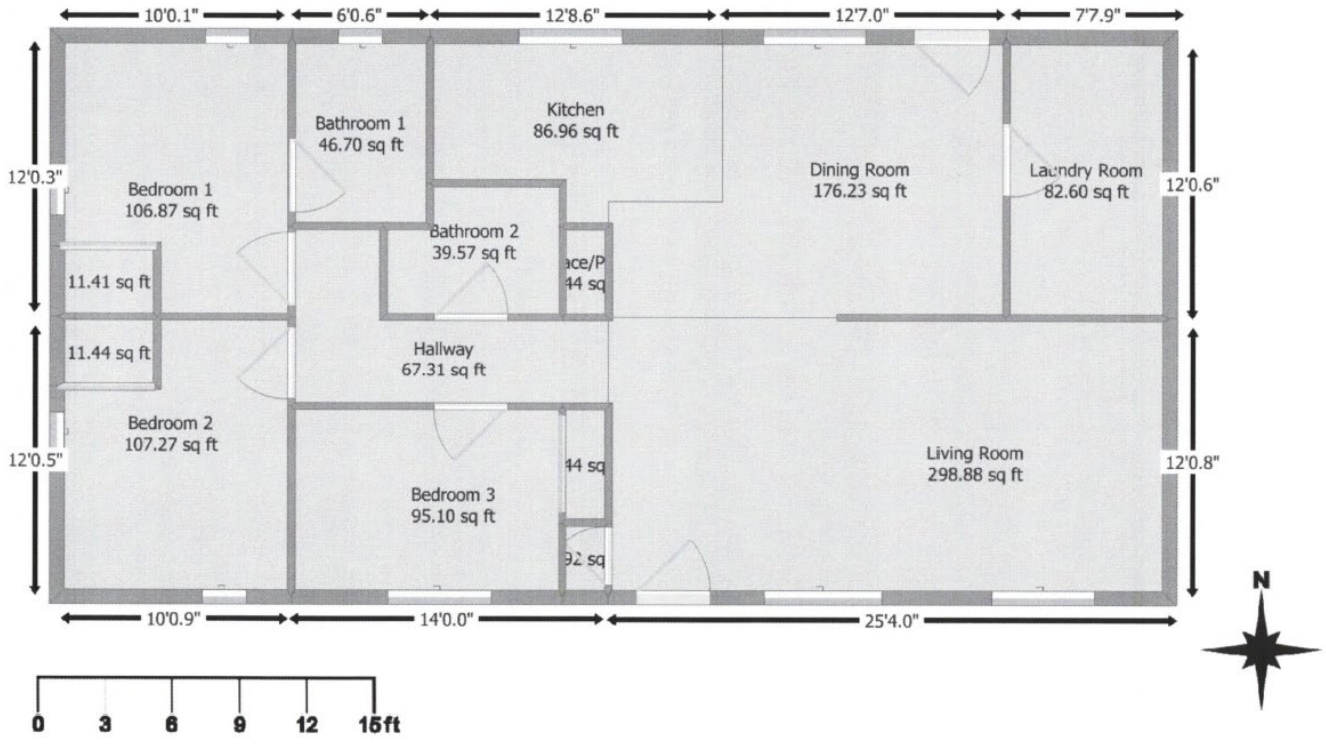
Heather Copeland O'Dwyer

Exhibit B

Our upcoming Short Term Rental:
A Commitment to Our Community
Working Together to Maintain Our Great Neighborhood
John & Heather O'Dwyer
548 N 80th Terrace Kansas City, KS 66112
T. 816-529-3501
Participants
Share Invite
John O'Dwyer
Organizer
Heather (Guest)
John ODwyer


Experience, Stability, and Our Family Home
Our Experience: Heather has held Superhost status with Airbnb for over 7 years and managed several properties.
Our "Why": The Airbnb is essential to keep our three-decade-long family home and stay in the neighborhood we've grown to love.
Target Guests: We attract quiet business travelers, small families, or mature guests. We thoroughly vet our guests with upfront communication, guest reviews, and personal ID's.
Participants
Share Invite
John O'Dwyer
Organizer
Heather (Guest)
John ODwyer


10'0.1"
6'0.6"
12'8.6"
12'7.0"
7'7.9"
12'0.3"
12'0.5"
12'0.6"
12'0.8"
Bedroom 1
106.87 sq ft
Bathroom 1
46.70 sq ft
Kitchen
86.96 sq ft
Dining Room
176.23 sq ft
Laundry Room
82.60 sq ft
Bathroom 2
39.57 sq ft
11.41 sq ft
11.44 sq ft
Hallway
67.31 sq ft
Bedroom 2
107.27 sq ft
Bedroom 3
95.10 sq ft
Living Room
298.88 sq ft
10'0.9"
14'0.0"
25'4.0"
N
0
3
6
9
12
15ft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10'0.9"
14'0.0"
25'4.0"
N
0
3
6
9
12
15ft

548 N 80TH TERRACE
KANSAS CITY, KS 66112

SITE PLAN

SCALE: AS NOTED

09/12/2025

SP-01

STREET VIEW

NOT TO SCALE

SEE SHEET SP-01 FOR PLAN VIEW & APPROXIMATE SITE DIMENSIONS

PLAN NOTES

1. SITE PLAN IS PROVIDED ONLY. NOT INTENDED FOR CONSTRUCTION.
2. DIMENSIONS AND PARKING AVAILABILITY ARE APPROXIMATE.
3. ALL STRUCTURES AND SITE FEATURES ARE EXISTING.
4. BASE MAP IS GEO-REFERENCED AERIAL IMAGERY.

SITE PARKING

1. ALL PARKING STALLS SHOWN ARE APPROXIMATELY 9' X 18'.
2. DRIVEWAY PARKING SPOTS: 9
3. GARAGE PARKING SPOTS: 8
4. TOTAL AVAILABLE SITE PARKING SPOTS: 17

SP-02 SHEET NUMBER	09/12/2025 DATE	548 N 80TH TERRACE KANSAS CITY, KS 66112	STREET VIEW			SCALE: AS NOTED	

Report Summary

In the opinion of the inspector, the deficiencies noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action (if any) needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

SITE

Site:
Lot Landscape Condition:
Attention Needed - There are portions of the landscape that need attention. There is deteriorated lumber.

Paving Condition:
Driveway Condition:
Attention Needed - The driveway needs attention and repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

Walkway Condition:
Attention Needed - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

FOUNDATION

Foundation:
Perimeter Foundation Drainage Surface:
Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard and need additional dirt added or grading adjustment. Rear Wall, Front Wall.

Crawlspace:
Conditions Noted in Exterior Walls,Interior View:
Attention Needed - Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of the evaporation of moisture in the concrete walls. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

Vapor Barrier Installed:
Attention Needed - There is no vapor barrier installed. Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating the wood framing above. Approved materials include: polyethylene sheeting, roofing paper, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended.

HEATING, VENTILATION & AIR CONDITIONING

© Confidential - for client use only. Use by any unauthorized persons is prohibited.

Air Conditioning Unit # 1:
Insulation Wrap on the Suction Line:
Attention Needed - The entry hole for the air-conditioning line set needs to be sealed with a caulk or insulating material to prevent moisture, insects, or animals from entering.

ROOF & ATTIC

Roofing:
Roof Gutter System:
Attention Needed - The gutter system and/or downspouts are in need of repair. There are multiple downspouts around the home that need to be extended to properly divert water away from the foundation.

STRUCTURAL

Structural:
Siding Condition:
Attention Needed - The exterior siding material or finish is in a condition that requires repair to prevent further deterioration. This concerns minor deterioration along the lower N and center rear.

Trim Condition:
Attention Needed - The trim needs some repair to prevent further deterioration. This concerns damage in the lower portions of the S windows and around the crawlspace entrance.

Soffit/Eaves:
Attention Needed - Soffit/eaves appear to need some repair to prevent further deterioration. This concerns minor damage along the center rear.

Condition of Painted Surfaces:
Attention Needed - The exposed painted surfaces need some minor attention or touch-up to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

Earth to Wood Clearance:
Attention Needed - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. Lower NE.

LAUNDRY

Laundry:
Electrical Outlets:
Attention Needed - The E & N outlets are ungrounded.

BEDROOM

Bedroom # 2:
Closet:
Attention Needed - The closet doors or fixtures need some adjustment or repair. The slides or sliding hardware needs some adjustment or repair.

RLI Insurance Company
Peoria, IL 61615
A stock insurance company, herein called the Company

PERSONAL UMBRELLA LIABILITY POLICY

This Declarations page with "Policy Provisions" and endorsements completes this policy.

DECLARATIONS

Policy Number [redacted]	9/24/2025
Named Insured & Mailing Address JOHN ODWYER 5406 ABERDEEN ROAD FAIRWAY, KS 66205	Agent 11152 Agency Services Corp of KS 815 SW Topeka Avenue Topeka, KS 66612
Primary Residence Address (if different than above) Same As Above	Insured's Brokering Agent A0389 Knabe Insurance (913) 544-2600
Policy Period – 12:01 A.M. standard time at the address of the Named Insured as stated herein.	From 09/24/2025 To 09/24/2026
Limit of Coverage Fire, **Weapon** and **Unmanned Aircraft** Aggregate Limit	$1,000,000 each occurrence $1,000,000
Excess Uninsured/Underinsured Motorists Limit of Coverage	$ each accident **Coverage Rejected**
Policy Premium $752	
Forms included at issuance of policy will appear on Page 2 of this Declaration.	

REQUIRED BASIC POLICIES

You agree that you and any **Relative** covered by this policy will be insured under the applicable **Basic Policies** for at least the Required Minimum Limits of Coverage listed below through the entire **Policy Period** for the following:

1. Any **Automobile** you or your **Relative** own or operate;
2. Any home, seasonal, secondary or rental property, or farm, you or your **Relative** own, reside in, lease or rent; and
3. Any **Recreational Vehicles** or **Watercraft**, you or your **Relative** own or operate.

Basic Policy	Required Minimum Limit of Coverage	
A. Automobile Liability	Bodily Injury	$ 250,000 each person
		$ 500,000 each occurrence
	Property Damage	$ 50,000 each occurrence
		or
	Bodily Injury	$ 300,000 each person
		$ 300,000 each occurrence
	Property Damage	$ 50,000 each occurrence
		or
	Bodily Injury and Property Damage Combined Single Limit	$ 300,000 each occurrence

(continued on page 2)

Welcome to Our Home!

Welcome to Kansas City! We are so happy to have you as our guests and hope you have a wonderful stay. We have put together this guide to help you feel at home and to make the most of your visit to our beautiful city.

Please don't hesitate to reach out if you have any questions during your stay. Your emergency contact is **Heather Copeland** at **816-529-3501**.

Enjoy your time here!

Warmly, Your Hosts

Important Lead-Based Paint Disclosure

Our house was built before 1978. In 1978, the U.S. government banned the use of lead-based paint in residential properties. Therefore, even though our home has been completely remodeled this year, there is a possibility that lead-based paint may still be present under the new layers of paint.

Lead-based paint is generally not a hazard if it is not disturbed. However, it can pose a health risk if it chips, peels, or is sanded, creating dust that can be inhaled or ingested. This is especially harmful to young children and pregnant women.

To ensure your safety and comfort, please do not disturb any painted surfaces.

House Rules

- **Check-in is at 3:00 PM** and is made easy with our keyless entry system. A unique code will be sent to you via the Airbnb message thread on the day of your arrival. **Check-out is at 11:00 AM.** We kindly ask that you respect these times to allow our cleaning crew to prepare for the next guests.
- **[No smoking, no parties, no pets, etc.]** Please refer to the full list of rules in the Airbnb app.
- **Waste Disposal:** The trash bin is located right next to the back door. Please help us keep the neighborhood clean by placing your trash and recyclables in it.
- **Quiet Hours:** We ask that you respect our neighbors by observing quiet hours from **10:00 PM** to **7:00 AM**.
- **Emergency Safety:** A fire extinguisher is located in the **kitchen** for your use in case of a fire. For all other emergencies, please dial 911.

Local Guide: KCK & Beyond

Your home is conveniently located just a short drive from some of the best attractions in Kansas City, Kansas (KCK) and the larger metro area.

Dining Recommendations

- **Joe's Kansas City Bar-B-Que:** A legendary BBQ spot located in a gas station, just a 5-10 minute drive from your home. It's a must-try for any visitor.
- **The Corner Cafe:** A local favorite known for its classic American comfort food. It's perfect for a hearty breakfast or lunch.
- **El Toro Loco:** Located at The Legends, this is a great option for fresh, authentic Mexican food.
- **The Legends Outlets:** This large outdoor shopping mall offers a wide variety of restaurants, including popular chains like Yard House, Granite City Food & Brewery, and more.

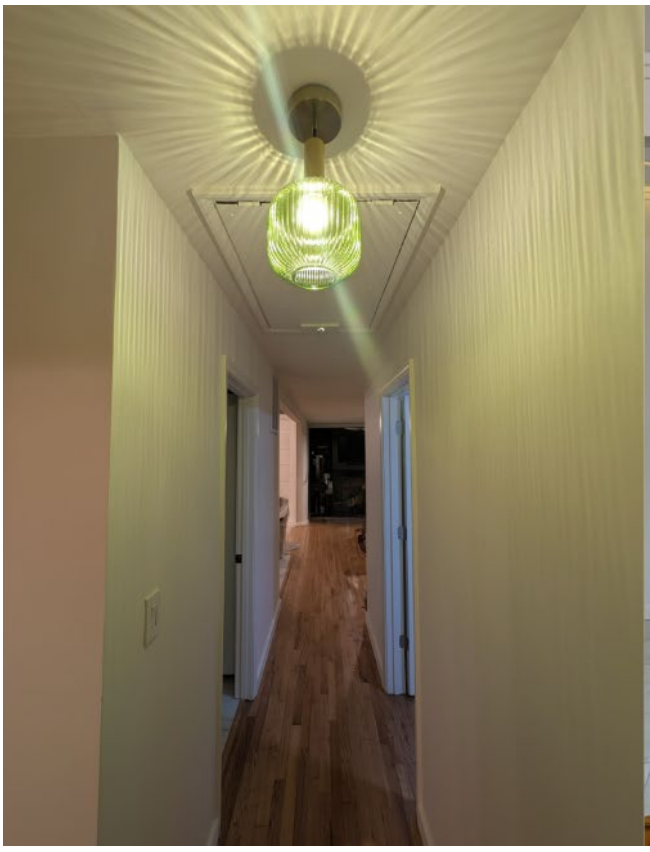
Things to Do & See

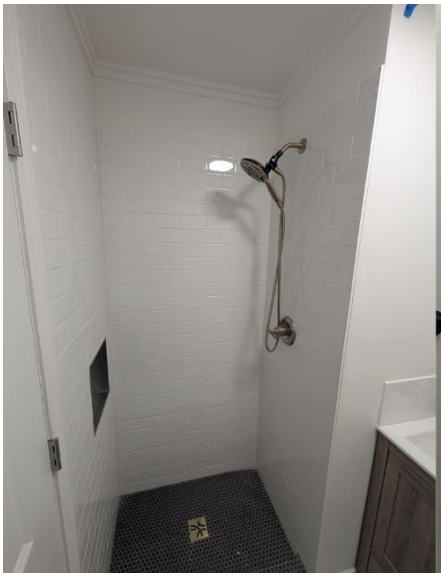
- **Sporting KC:** Catch a Major League Soccer match at Children's Mercy Park, just a short drive from the house at One Sporting Way, Kansas City, KS 66112.
- **The Legends Outlets Kansas City:** This is a huge entertainment and shopping district just a short drive from your home. Besides shopping and dining, it features a cinema, Dave & Buster's, and the Hollywood Casino.
- **Kansas Speedway:** For NASCAR and other racing events, the Kansas Speedway is a major attraction right in your neighborhood.
- **Wyandotte County Lake & Park:** This beautiful park features a large lake, walking trails, fishing, and boating, offering a peaceful natural escape.
- **The National Agricultural Center and Hall of Fame:** Located nearby, this museum is a unique tribute to the history of agriculture in America.

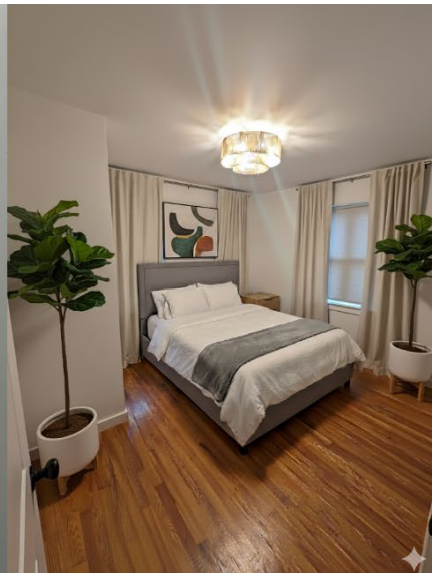
Please Share Your Experience!

We would love to hear about your stay! Please take a moment to write a note, share a highlight of your trip, or leave a recommendation for future guests. Thank you for choosing our home!

Date of Stay: Your Name(s): Our Favorite Part of the Trip Was... We Would Recommend... A Message for the Next Guests:







Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-074**

GENERAL INFORMATION

Applicant Information:
Sarah Belarde
Applicant
14334 Linda Vista Drive
Whittier, California 90602

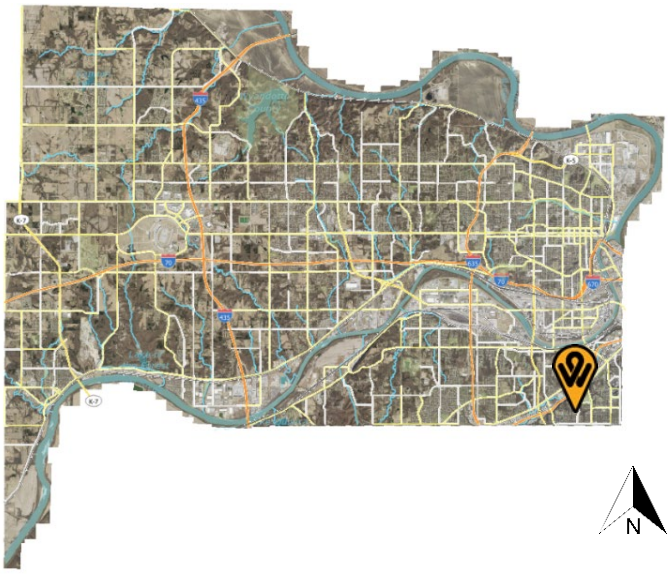
Subject Property:
3008 South 9th Street
Kansas City, Kansas 66103

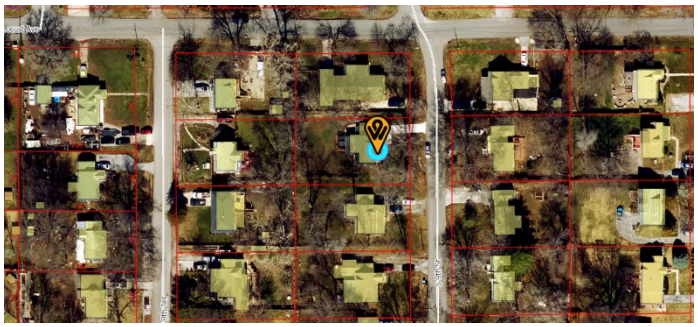
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 0.24 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 South 9th Street as a Local Street.

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

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property does not fulfill this requirement. The applicant meets the requirements.

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s): November 10, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sarah Belarde, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 3008 South 9th Street, Kansas City, Kansas 66103.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV23-1576 – Code-Environment – May 22, 2023 – Closed.
2. ENV21-4713 – Code-Environment – October 20, 2021 – Closed.
3. 18208-01473 – TOW – May 4, 2018 – Completed – Tow notice.
4. 16208-02712 – Code-Environment –December 21, 2016 – Completed – Unregistered vehicle.
5. 15200-02917 – Code-Environment – August 4, 2015 – Completed – Evidence of scrapping.
6. 15208-02181 – TOW – August 3, 2015 – Completed – Tow notice.
7. 15208-00760 – Code-Environment – February 4, 2015 – Completed – Truck with expired plates parked.
8. 12200-04010 – Code-Environment – October 25, 2012 – Completed – Bath tub in side yard.
9. 09200-03840 – Code-Environment – October 16, 2009 – Complete – rubbish or garbage on property.
10. 09208-00965 – Code-Environment – July 30, 2009 – Complete – Car parked on a unimproved surface.
11. 08208-03218 – TOW – November 17, 2008 – Completed – Placard vehicle with 10-day TOW noticed.
12. 08208-03034 – Code-environment – October 1, 2008 – Completed – Brown car parked on an unimproved surface.
13. 08204-00818 – Code-Environment – August 4, 2008 – Completed – Appliances on driveway.
14. 99204-00000-00084 – Code-Environment – December 4, 1999 – Completed – Junk in yard.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, Rosedale Development Association (RDA) Neighborhood Business Group, Census Block Group #0433013. The neighborhood consists of R-1 single-family residences to the north, east, south, and west of the property. Interstate 35 is located to the west 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 R-1 single-family properties. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The 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.

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

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of South 9th Street, a Local Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

the property as a long-term rental with appropriate permits and licenses, their primary residence, or sell the property.

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on October 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide the $1,000,000 home liability insurance policy.

   Applicant Response: I have attached our $500k home insurance policy and $1 million dollar umbrella policy covering liability on property.

2. Have any of the issues found in the Home Inspection Report not been addressed?

   Applicant Response: All issues have been addressed.

3. Provide the required proof of liability insurance.

   Applicant Response: I have attached proof of liability insurance.

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

   Applicant Response: The entire four (4) bedroom, two (2) bathroom home is available for rent. The maximum number of vehicles allowed is three (3) as three (3) cars fit in the driveway as indicated on site plan.

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

   Applicant Response: Because we completed the state lodging inspection and have attached inspection report we hope to have 7 guests maximum.

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

   Applicant Response: Our property manager is Jessica Adams, she is able to be on property within 15-20 minutes and lives in the area. She along with our cleaner check on the property multiple times a week. Jessica's phone number is 562-547-0041 and has been provided to neighbors.

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

   Applicant Response: We have sent a letter with our contact numbers for neighbors to reach out if there are issues. We will have our property manager communicate any on site issues with neighbors or provide written letters if needed.

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

   Applicant Response: Our property manager can be on site in 15-20 minutes.

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

   Applicant Response: We project to be rented 30-40% of the year.

10. Indicate how you will maintain the property in a safe and sanitary manner, including:
    a. Working smoke detectors in each bedroom plus each level of the unit/house;
    b. GFCI outlets required in bathrooms;
    c. Double keyed locks are not allowed;
    d. Copper cannot be used for gas supply lines;
    e. Windows must be operable, not blocked or boarded;
    f. Handrails are required at sets of 4 or more stairs/ risers;

g. Hot water tank and furnace must be vented properly and operational
h. Electric panel and circuits must be safe; and
i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: We have implemented all requirements (a.-i.). Ther property is cleaned and sanitized after each guest and we do safety checks on all locks, smoke detectors etc weekly.

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

    Applicant Response: Taxes are deducted through Airbnb and we pay them quarterly or as required.

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

    Applicant Response: Yes, we have a guest manual that list rules such as no parties, quiet hours, no smoking and no pets.

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

    Applicant Response: No.

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

    Applicant Response: We have this listed in our welcome packet.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend

APPROVAL of Petition **SP2025-074** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Short-term Rental
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Floor Plan
Lodging Inspection Report
Home Inspection Report
Updates on Home based on Home Inspection Report
Insurance Policy
Guest Book
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-074** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

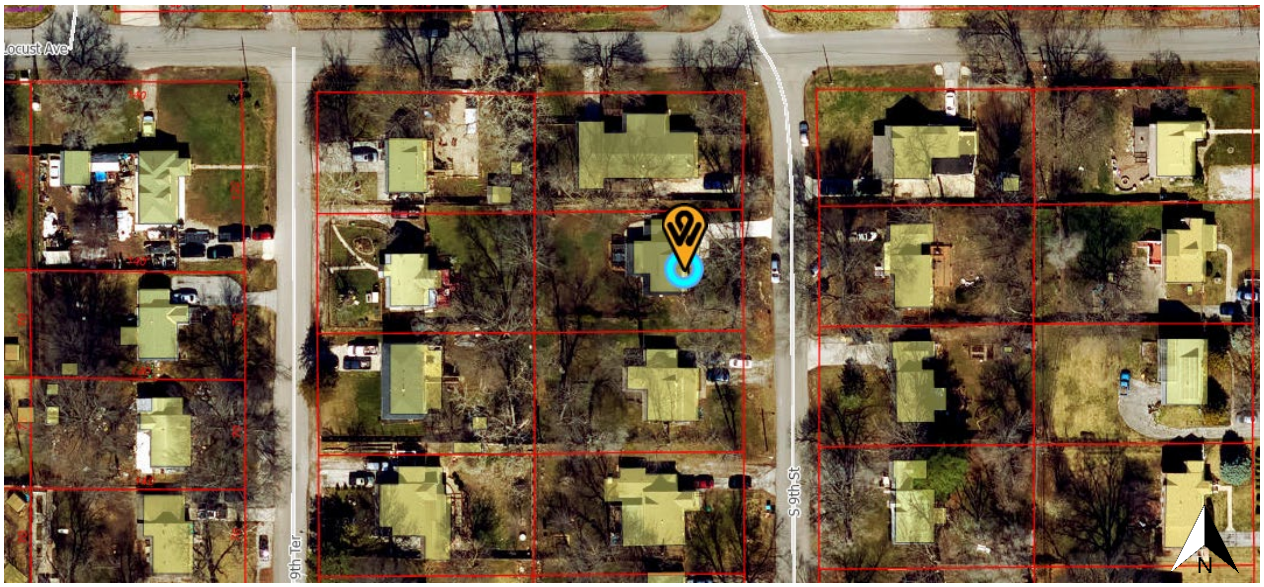
3. _____.

OR

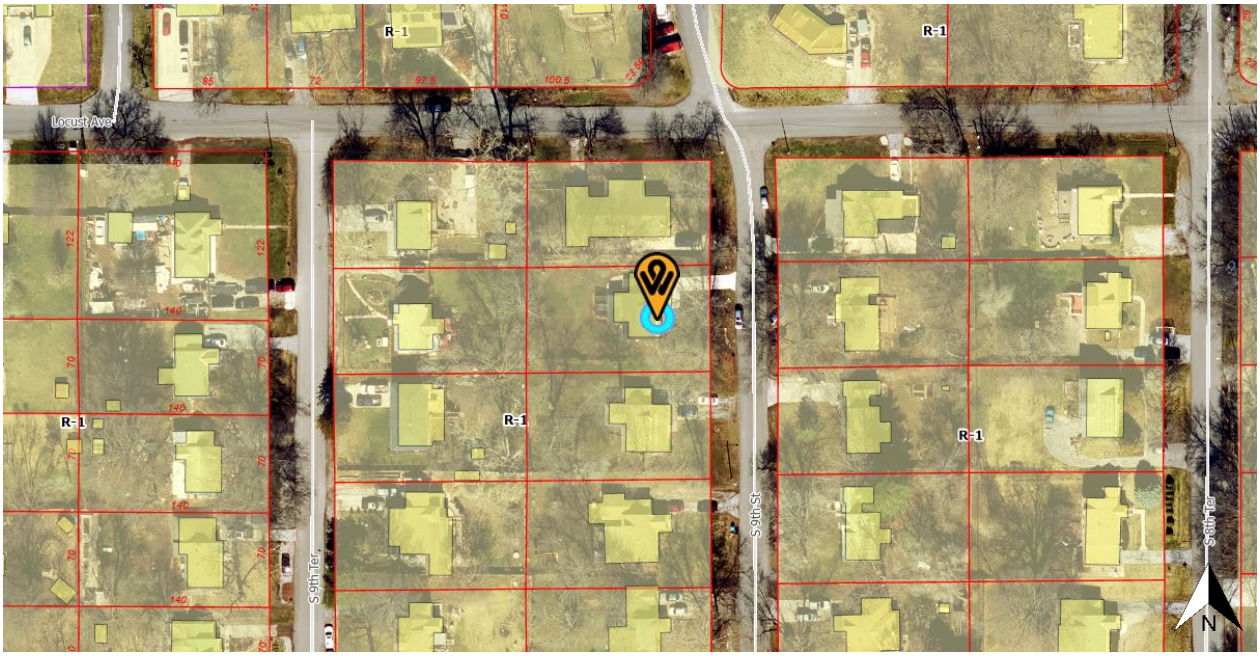
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-074,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

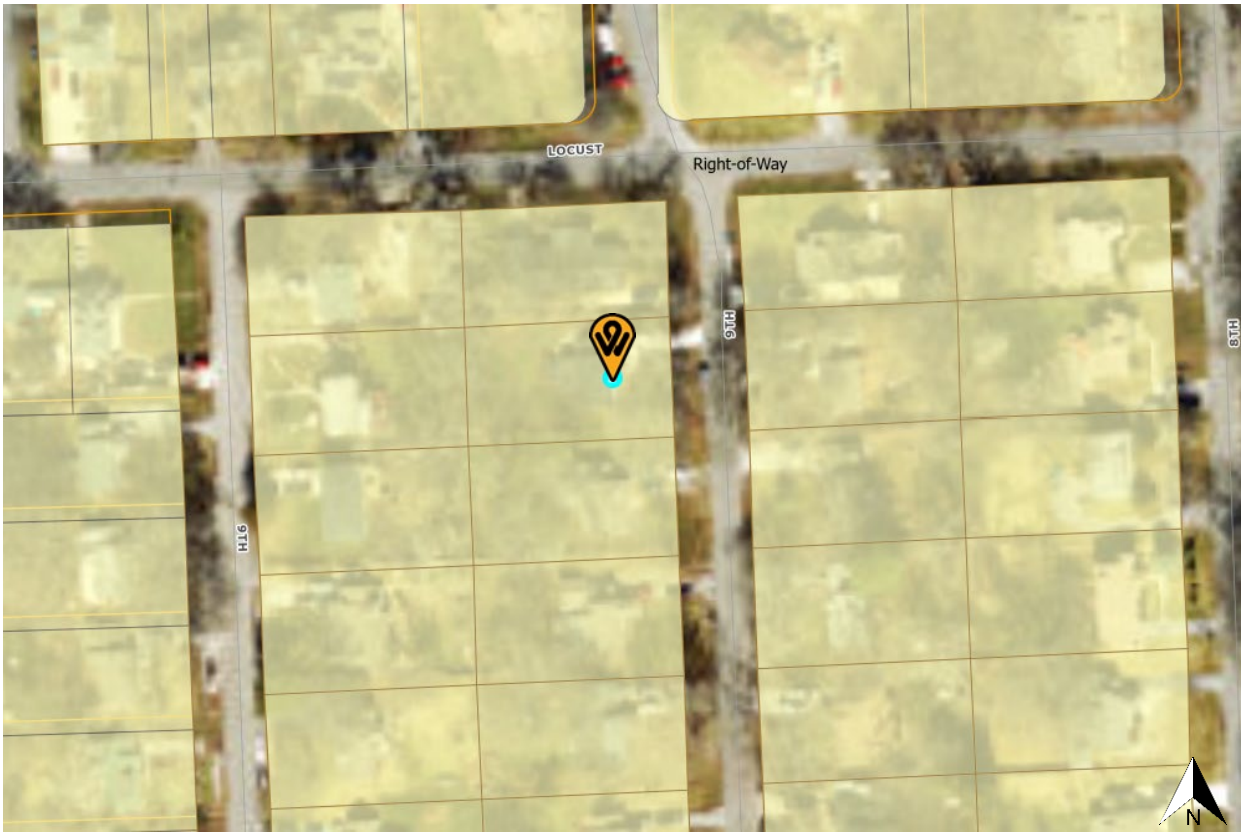
AERIAL IMAGERY



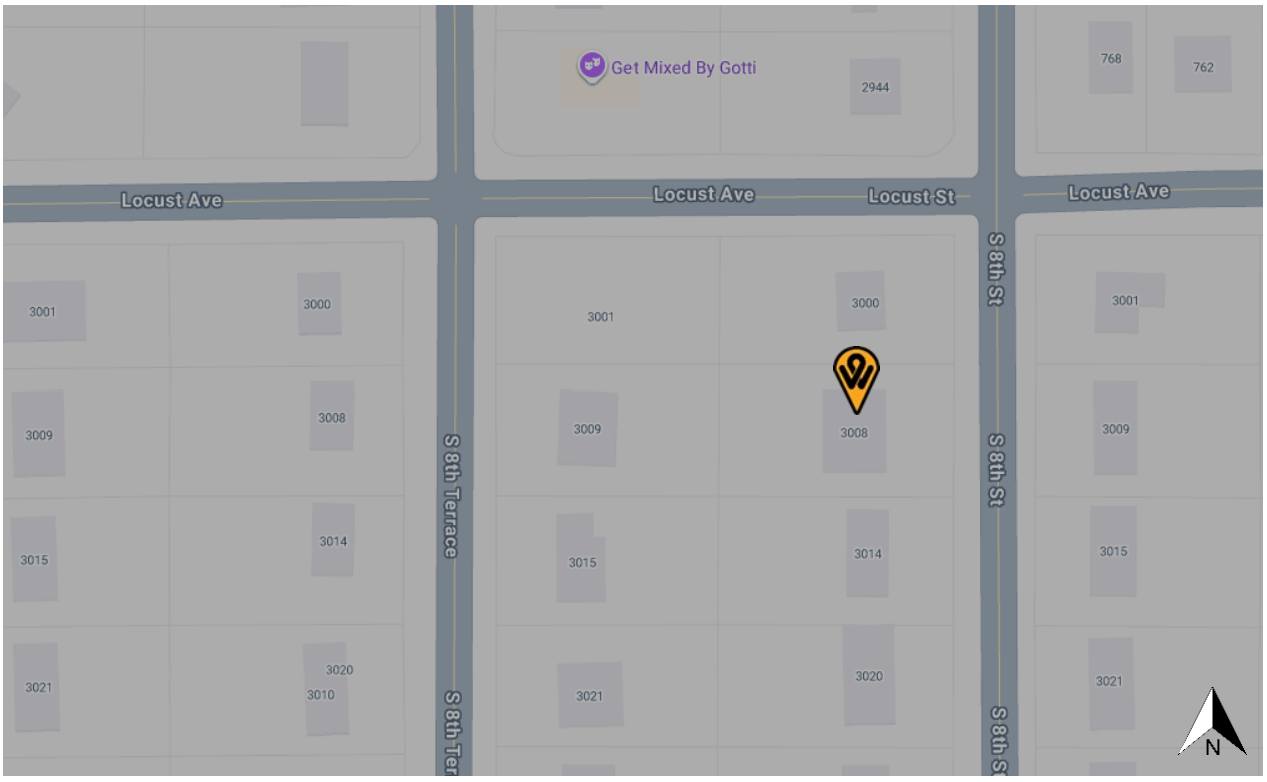
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition #SP 2025-074.
2. That I conducted a neighborhood meeting on 10/24/25.
3. The notice to nearby property owners was sent on 10/10/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Sarah Belarde
Affiant

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

My commission expires _____ of _____, 20____.

SEE ATTACHMENT

SEE ATTACHMENT

Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 28 (Date) day of October (Month), 2025 (Year)
by
(1) Sarah Belarde
(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.

CATHY J. GUZMAN
Notary Public - California
Los Angeles County
Commission # 2441568
My Comm. Expires Mar 18, 2027

Signature Cathy J. Guzman
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is 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: 10-28-25
Number of Pages: 3 Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

Neighborhood Meeting Minutes
3008 S 9th St. Kansas City, KS
Contact: Sarah Belarde 562-309-3963

Application Number: SP 2025-074

Date and Location: 10/24/25 held virtually via zoom.

Meeting called to order at: 6pm

Names of people in attendance: Sarah Belarde (owner)

Javier Saenz (owner)

Introductions:

Powerpoint presentation was available reviewing special use permit request, owners background, team, house pictures, safety, house rules, befores and afters and contact information.

Questions and answers (include the following): No participants for neighborhood meeting.

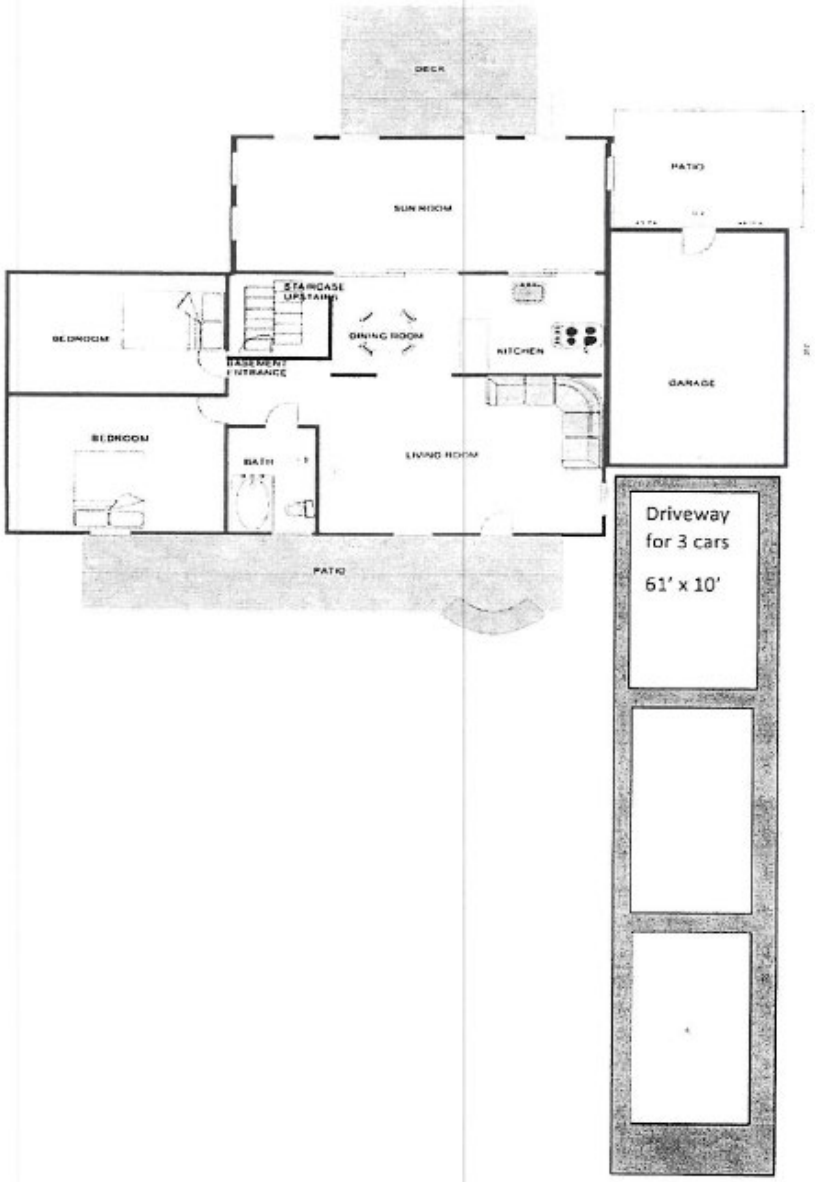
Who asked question or gave comment: One neighbor, Tien Pham, reached out via text on 10/15/25 to Sarah. Tien asked about the process to obtain a short term rental permit. Sarah answered questions and provided details about application process through Wyandotte county.

Meeting adjourned at: 6:30pm

Minutes taken by: Sarah Belarde

Downstairs- 1st Level

Upstairs- 2nd Level


DECK
PATIO
SUN ROOM
STAIRCASE
UP STAIRS
BEDROOM
DINING ROOM
KITCHEN
BASEMENT
ENTRANCE
GARAGE
BEDROOM
BATH
LIVING ROOM
PATIO
Driveway
for 3 cars
61' x 10'

Lodging Establishment Inspection Report - 227345

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

Date: 10/2/2025
Time In: 11:40 AM
Time Out:12:55 PM
Inspector Badge ID: KDA 145
Follow Up Required: No

Establishment: 40585 JS SAENZ ENTERPRISE (SHORT TERM RENTAL)	Address: 3008 S 9TH ST	City/State: Kansas City, KS	Zip: 66103	Telephone: 5623093963
License #: 40585	Permit Holder: SARA BELARDE & JAVIER SAENZ	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	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	IN
5 Commercially prepared and prepackaged food meets requirements	IN
6 Food service for overnight guests in compliance	IN
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	IN
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	IN
22 Door lock requirements met	IN
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
ICE AND ICE DISPENSING	
31 Ice from approved source dispensed by sanitary methods	IN
32 Ice machines/buckets properly cleaned, sanitized, maintained and used	IN
EXTERIOR PREMISES	
33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
34 Refuse containers maintained; vector control measures implemented, pets	IN
SWIMMING POOLS, RWF'S AND HOT TUBS	
35 Facility properly designed, maintained sanitary and safe	IN
36 Water quality, clarity requirements met	IN
37 Fecal, vomit, and body fluid response requirements met	IN
38 Operation and maintenance procedures met	IN
WATER SUPPLY SYSTEM	
39 Potable water supply used	IN
40 Boil water advisories properly addressed	IN
SEWAGE SYSTEMS	
41 Sewage and waste water properly disposed	IN
ELECTRICAL SYSTEMS	
42 Electrical properly installed and maintained	IN
PLUMBING SYSTEMS	
43 Plumbing properly installed, supplied and maintained	IN
44 Proper use of backflow devices and testing requirements	IN
HVAC SYSTEMS	
45 Approved equipment installed and maintained in good repair	IN
46 Safety issues for gas, electric and ventilation met	IN

Non Violation Comments

Item Number	Comment

Violation Comments

Item Number	Violation of Code	Comment

Inspection Published Comment:

Person In Charge
Sarah Belarde

Inspector
Shana Guyton

Report Summary

Exterior		
	Garage	• Safety Issue: Interior wall in the garage between the garage and living space is not fire rated. It is recommended to use no less than 1/2-inch gypsum board or equivalent fire rated product on walls adjacent to living space. Recommend installing firewall.
Electrical		
	Outlets	• Repair: Observed 3 prong outlets that tested for open ground. This is common in older homes. Recommend replacing with 2 prong outlets or having the outlets grounded by a licensed electrician. • Repair: GFCI outlets should be installed in any outlet within 6' of a water fixture. Recommend installing GFCI outlet at upstairs bathroom.
	Distribution Wiring	• Safety Issue: Observed an open wire splice in the attic. Wire splices should be contained within junction boxes. Recommend repair by a licensed electrician. • Safety Issue: Recommend covering open junction box in basement.
	Exterior Outlets	• Repair: All exterior outlets should be protected by GFCI. Recommend repair by a licensed electrician. • Repair: Recommend replacing missing outlet cover(s) on the exterior of the home.
Heating		
	Supply/Return Air Ductwork	• Repair: The upstairs bedrooms were not equipped with central supply air ducts. These rooms do not receive central heating and cooling. All bedrooms should have a source of heat and cold air supply. Alternative options to cool/heat the rooms would be window air conditioning units or electric baseboard heaters. Recommend consulting a licensed HVAC technician.
	Gas Lines	• Repair: Observed a gas line that enters through the foundation wall below the ground from the exterior of the home. Current standards recommend the gas line should be plumbed above grade on the exterior of the home and come through the exterior wall. Recommend consulting gas company. • Repair: Observed a soft copper gas line the runs from the basement through the rear wall to the exterior of the home. This type of pipe is no longer used for gas lines. If the gas line is not being used, it should be disconnected and capped off in the basement.
Cooling/Heat Pumps		
	Central Air Conditioning	• Repair: The breaker that was identified for the air conditioner appeared to be oversized according to the data plate on the condenser. Recommend that a licensed electrician evaluate for repairs.
Plumbing		

	Water Heater	• Deferred Cost: The water heater is approaching the end of its expected useful lifespan. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. • Repair: Observed corrosion at the water heater shutoff valve. Recommend that a licensed plumber evaluate for repairs.
	Supply Plumbing	• Monitor: The main water line to the home is galvanized steel. This type of piping corrodes from the inside effecting water pressure and may require eventual replacement. Water pressure to the home was adequate at the time of inspection. Monitor for reduced water flow and repair as necessary.
Interior		
	Windows	• Repair: Observed windows with missing locking mechanisms. Recommend installing locking mechanisms.
	Stairs	• Safety Issue: Recommend installing a guardrail that is at least 36" high along the staircase at the second level of the home. • Safety Issue: The basement staircase stringers were not properly supported at the top of the bottom of the staircase. Recommend that a qualified contractor evaluate for repairs.
Appliances		
	Oven	• Repair: There was no gas to the oven at the time of inspection. The oven could not be tested for correct operation. Recommend that gas line is connected to oven.

TRAVELERS

Landlord Dwelling Policy Continuation Declarations

Named Insured and Mailing Address

SARAH BELARDE
JAVIER SAENZ
3008 S 9TH ST
KANSAS CITY, KS 66103-2616
SARAH.BELARDE@GMAIL.COM

Your Agency's Name and Address

GOOSEHEAD INSURANCE
1500 SOLANA BLVD BLDG 4
STE 4500
WESTLAKE, TX 76262

Residence Premises

3008 S 9TH ST
KANSAS CITY, KS 66103-2616

Mortgagee Name and Address

1. ROUNDPOINT MTG SERVICING LLC
   ISAOA/ATIMA
   PO BOX 10210
   DAYTONA BEACH, FL 32120-0210
   LOAN NUMBER: 2016261592

Policy Information

Your Policy Number [redacted]
Your Account Number

For Policy Service 1.800.474.1377
For Claim Service 1.800.252.4633

Your Insurer TRAVELERS PERSONAL INSURANCE COMPANY
a subsidiary or affiliate of The Travelers Indemnity Company
One Tower Square, Hartford, CT 06183

The policy period is from May 23, 2025 at 12:01 A.M. STANDARD TIME to May 23, 2026 at 12:01 A.M. STANDARD TIME at the residence premises.

Total Premium for this Policy: **$2,401.00**
This is not a bill. The mortgagee will be billed separately for this policy.

Discounts

The following discounts reduced your premium:

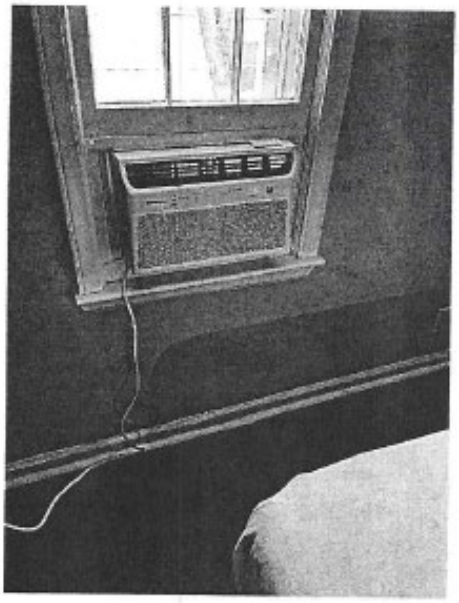
Loss Free Good Payer

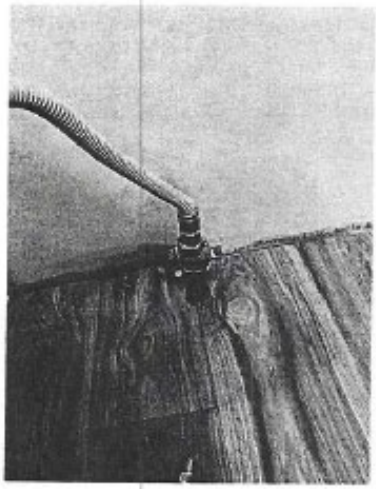
Savings Reflected in Your Total Premium: **$585.00**

Coverages and Limits of Liability

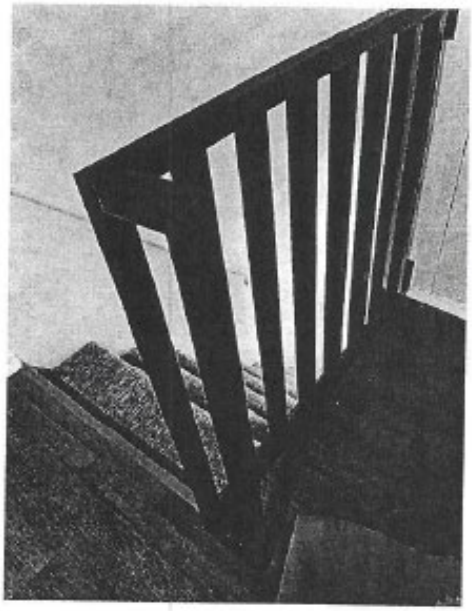
Property Coverage Section	Limit
Coverage A – Dwelling	$306,000
Coverage B – Other Structures	$12,607
Coverage C – Household Furnishings	$62,975
Coverage D – Loss of Use	$30,600

Heating/Cooling added AC to upstairs rooms repaired breaker and repaired oven gas line-



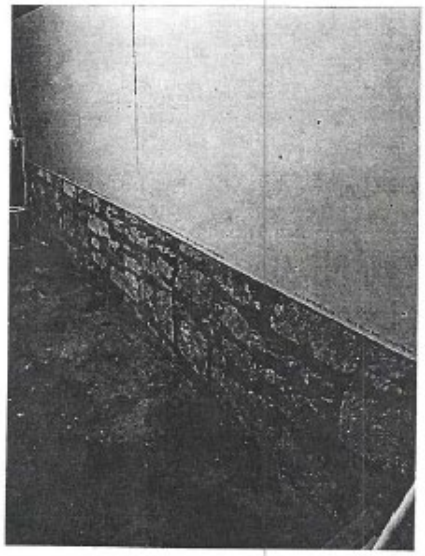


Repaired window locks and installed staircase guardrail-

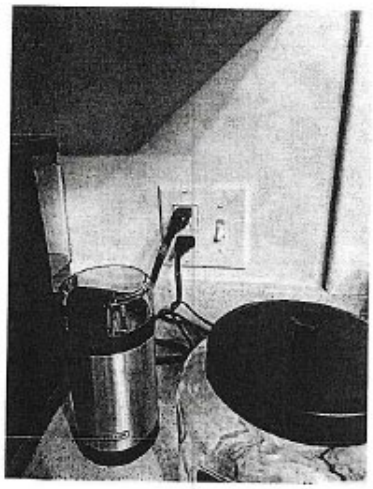


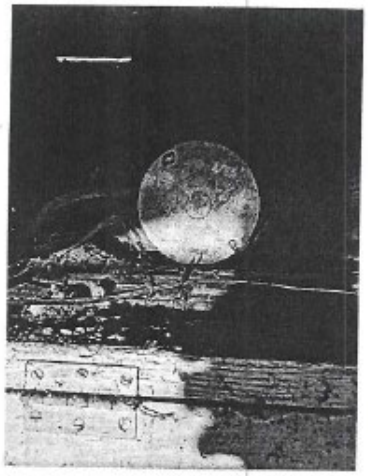
Home Inspection corrections

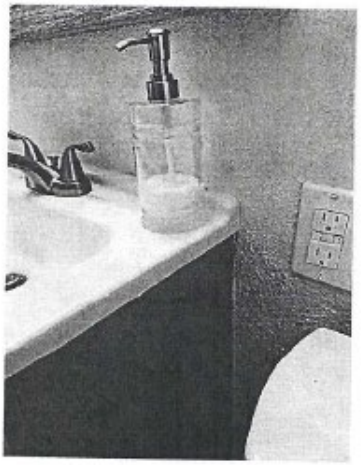
Garage installed firewall-



Electrical updated GFCI outlets and covered junction box-







House rules

Follow these rules to be a considerate guest and avoid any issues during your stay.

Who can stay

7 guests maximum

No pets

What's allowed

Check-in after 3:00 PM

Checkout before 11:00 AM

Quiet hours 10:00 PM - 8:00 AM

Self check-in with Keypad

No parties or events

No smoking

Additional rules

*Quiet Hours: Please respect our neighbors and honor our quiet hour policy with no outdoor music or loud noises from 10pm-8am. Any event that triggers a noise complaint will be a $800 fine.

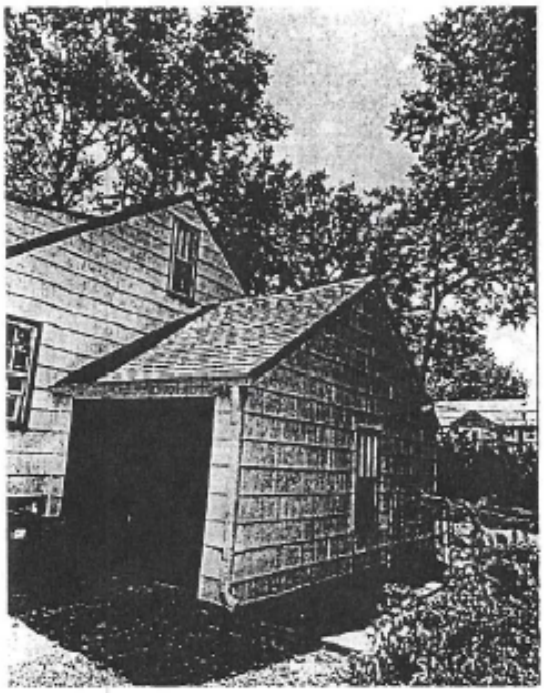
* No smoking or vaping of any kind indoors or outdoors. Smoking or vaping on the property will constitute a $400 fee.

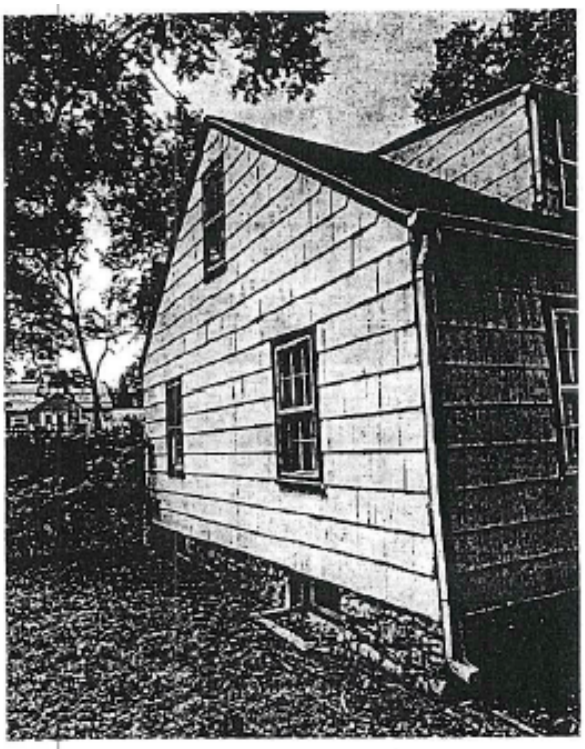
*No parties: No parties or events will be allowed. Any event that triggers a noise complaint will be a $800 fine.

*Please no glitter or confetti.

*No Pets: No pets are allowed. A $400 fee will be charged if there is a pet on the property without our approval.

*Outside Camera: We have a ring camera on the front door of the home and over the garage/driveway. These are the only video cameras on the property. Please do not tamper with the camera in anyway, disabling, blocking, covering the camera in anyway will result in a $400 fee.





Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Special Use Permit Petition SP2025-075**

GENERAL INFORMATION

Applicant Information:
Steven McCord with Fifth Street Motors
411 Waverly Avenue
Kansas City, Kansas 66101

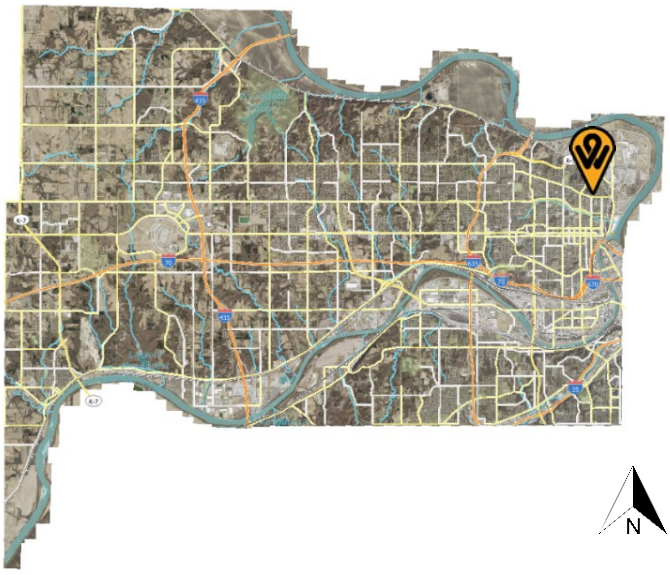
Subject Property:
2100 North 5th Street
Kansas City, Kansas 66101

Requested Action and Purpose:
Approval of Special Use Permit for a used automotive dealership.

Commission Districts:
At-Large Commissioner District #1: Melissa Bynum
District #1 Commissioner: Gayle E. Townsend

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

Plan Area:
Northeast Area Master Plan



	Adjacent Zoning	Adjacent Uses
North	C-1 limited business District	Undeveloped lot
South	C-1 limited business District	Residential property
East	C-1 limited business District	McCord's Liquor
West	R-5 Apartment District	Single-family residence

Total Tract Size: 0.22 Acre

Comprehensive Plan Designation: The Northeast Area Master Plan designates the subject property as Gateway / Neighborhood Commercial Hub, which allows for commercial district of medium intensity commercial uses that serve the surrounding neighborhoods and could include commercial uses that serve the wider community and region. These hubs are usually centered around a major intersection. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 5th Street as a Local Street.

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building.

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

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

Advertisement: The Wyandotte Echo – October 16, 2025
Letters to Property Owners – October 17, 2025

Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Steve McCord, is requesting a Special Use Permit to operate an auto dealership at 2100 North 5th Street, Kansas City, Kansas 66101.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-1963 – Code-Environment – June 10, 2025 – Noticed Issues – Unlicensed vehicles.
2. ENV23-2379 – Code-Environment – August 4, 2023 – Closed – Refrigerator outside.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Northeast Statistical Neighborhood and Census Block Group 0409002. The neighborhood consists of commercial properties to the north, east, and south. To the west, a single-family residence is located.

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 commercial districts to the north, east, and south. To the west RP-5, a single-family dwelling is located. 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 due to the property zoning. The removal of restrictions can detrimentally affect nearby properties if not managed properly.

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

   The property has been vacant since 2011. The former business operating between 2010 – 2011 was a ground passenger transportation business, True Transport which provide transit service for special needs clientele.

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

   Special Use Permits are not addressed in the Northeast Area Master Plan. The Northeast Area Master Plan designates the subject property as Gateway / Neighborhood Commercial Hub, which allows for commercial district of medium intensity commercial uses that serve the surrounding neighborhoods and could include commercial uses that serve the wider community and region. These hubs are usually centered around a major intersection. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners. The proposed use conforms to the Northeast Area Master Plan designation.

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

   The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 5th Street, a Local Street to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public by providing a new auto dealership. The proposed use should not affect the use, quality, or marketability of nearby property if managed properly.

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

   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. *Noise, vibration, dust, or illumination* is not expected to occur with this type of use.

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

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

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

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

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

    The relative gain to public health, safety and welfare is minimal. If denied, the property owner may not use the property for an auto dealership, however, they can still propose a new use that fits within the C-3 Commercial District guidelines.

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 is managed properly.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2100 North 5th Street on October 20, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking and Maneuvering of Vehicles
Compliance with Section 27-593(b)(19)

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How do you comply with Section 27-593(b)(19)?

   Section 27-593(b)(19) Used car/truck lots and light automotive service and maintenance only in C-2 general business district, C-3 commercial district, M-1 light industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

   a. Repurposing of structure(s) for used car/truck lots or light automotive service and maintenance.
      1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff.
      2. Landscaping, screening, and façade improvements to meet commercial design guidelines.

   b. *Signage*.
      1. Following all permanent sign requirements under section 27-727.
      2. Following all special event display requirements under section 27-734.
      3. No display on sidewalks.

   c. *Façade, landscaping, and screening*.
      1. For new buildings:
         i. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
         ii. Commercial uses in industrial districts shall be subject to commercial design guidelines.
      2. For existing structures:
         i. Such modifications as:
            a. Restoring original brick.
            b. Any necessary repair of the facade.
            c. New doors or windows if existing fixtures are in disrepair.
            d. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.

e. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.

d. *Condition of automobiles/trucks.*
   1. Automobiles/trucks available for sale, rent or lease must not be inoperable, ruined, dismantled or wrecked.

e. *Parking*.
   1. The display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
   2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
   3. Each automobile shall be in a striped, designated parking space.

f. Install/repair sidewalks per code.

Applicant's Response: Acknowledge

2. Provide a Floor Plan.

   Applicant's Response: Sent

3. Provide a Landscape Plan.

   Applicant's Response: There are three (3) evergreen trees on the property.

4. How many parking spaces are being provided?

   Applicant's Response: Parking lot is striped. I have 7 parking spots. Five for the sale of cars and 2 for customers.

5. What is the square footage of the building?

   Applicant's Response: 1,134 sqft

6. What the proposed hours of operation?

   Applicant's Response: Hours of operation are from 10:00 AM to 6:00 PM Monday through Saturday.

7. No detailing, mechanic or tire sales is permitted on the property.

   Applicant's Response: Acknowledge

Planning Engineering Comments:

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

1) None

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

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2025-075** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Hours of operation are from 10:00 AM – 6:00 PM, Monday through Saturday;**
2. **No detailing, mechanic or tire sales is permitted on the property;**
3. **Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each parking stall are required. Non-ADA parking stalls must be 9 feet wide from the inside of stripe to inside of stripe and 18 feet in length;**
4. **Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
5. **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;**
6. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
7. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
8. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing**

structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
10. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**
11. **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;**
12. **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;**
13. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed 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;**
14. **The Special Use Permit shall be valid for two (2) 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;**
15. **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,

16. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	November 10, 2025	December 4, 2025

STAFF CONTACT: **Osiris Nuñez Espinoza**
Oespinoza@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2025-075** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

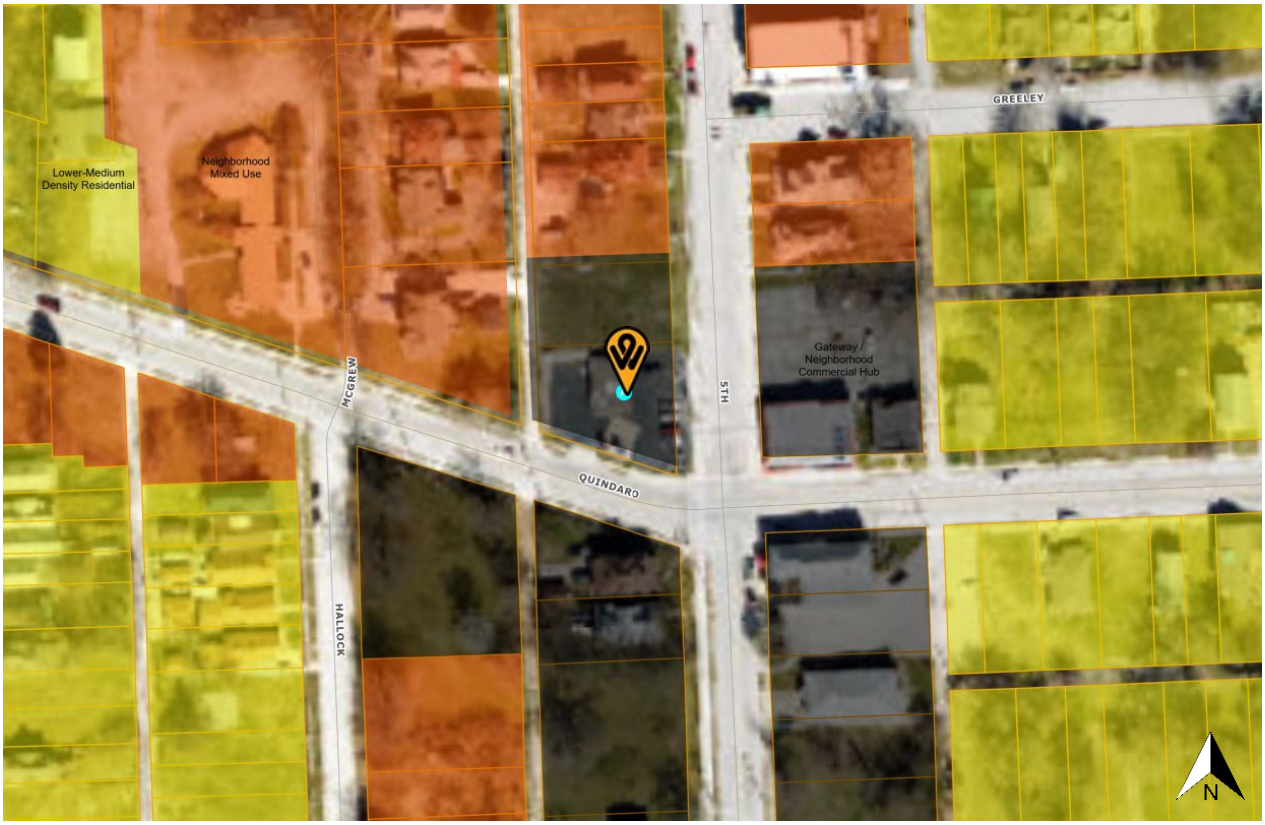
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2025-075,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

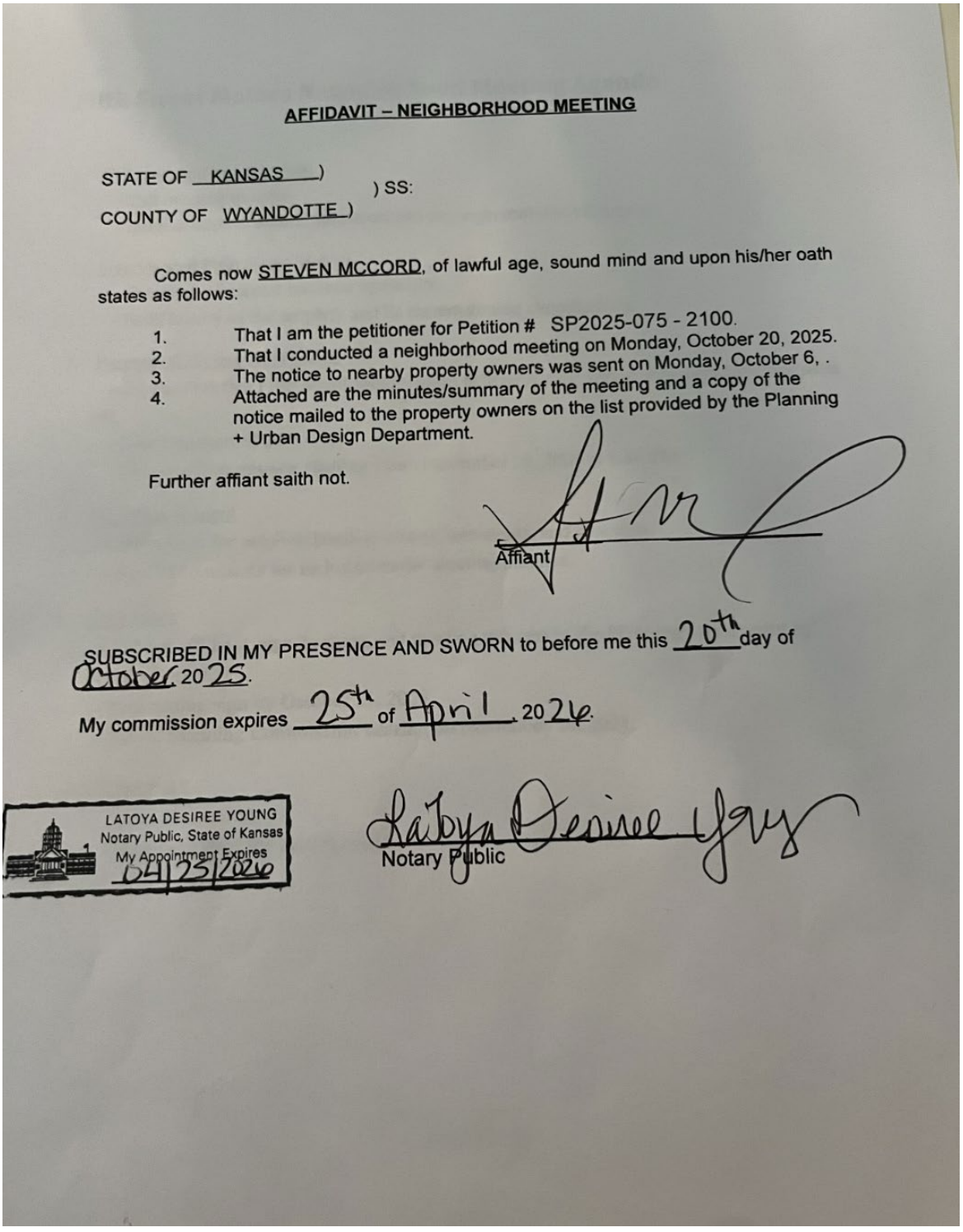
AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Lower-Medium Density Residential
Neighborhood Mixed Use
Gateway / Neighborhood Commercial Hub
GREELEY
QUINDARO
MCGREW
5TH
HALLOCK
N

ADDITIONAL ATTACHMENTS



AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now STEVEN MCCORD, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2025-075 - 2100.
2. That I conducted a neighborhood meeting on Monday, October 20, 2025.
3. The notice to nearby property owners was sent on Monday, October 6, .
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 20th day of October, 2025.

My commission expires 25th of April, 2026.

LATOYA DESIREE YOUNG
Notary Public, State of Kansas
My Appointment Expires
04/25/2026

Latoya Desiree Young
Notary Public

Application Number: SP2025-075

Date and Location: October 20, 2025
2100 N 5th St Kansas City< KS 66101

Meeting called to order at: 6:30 pm

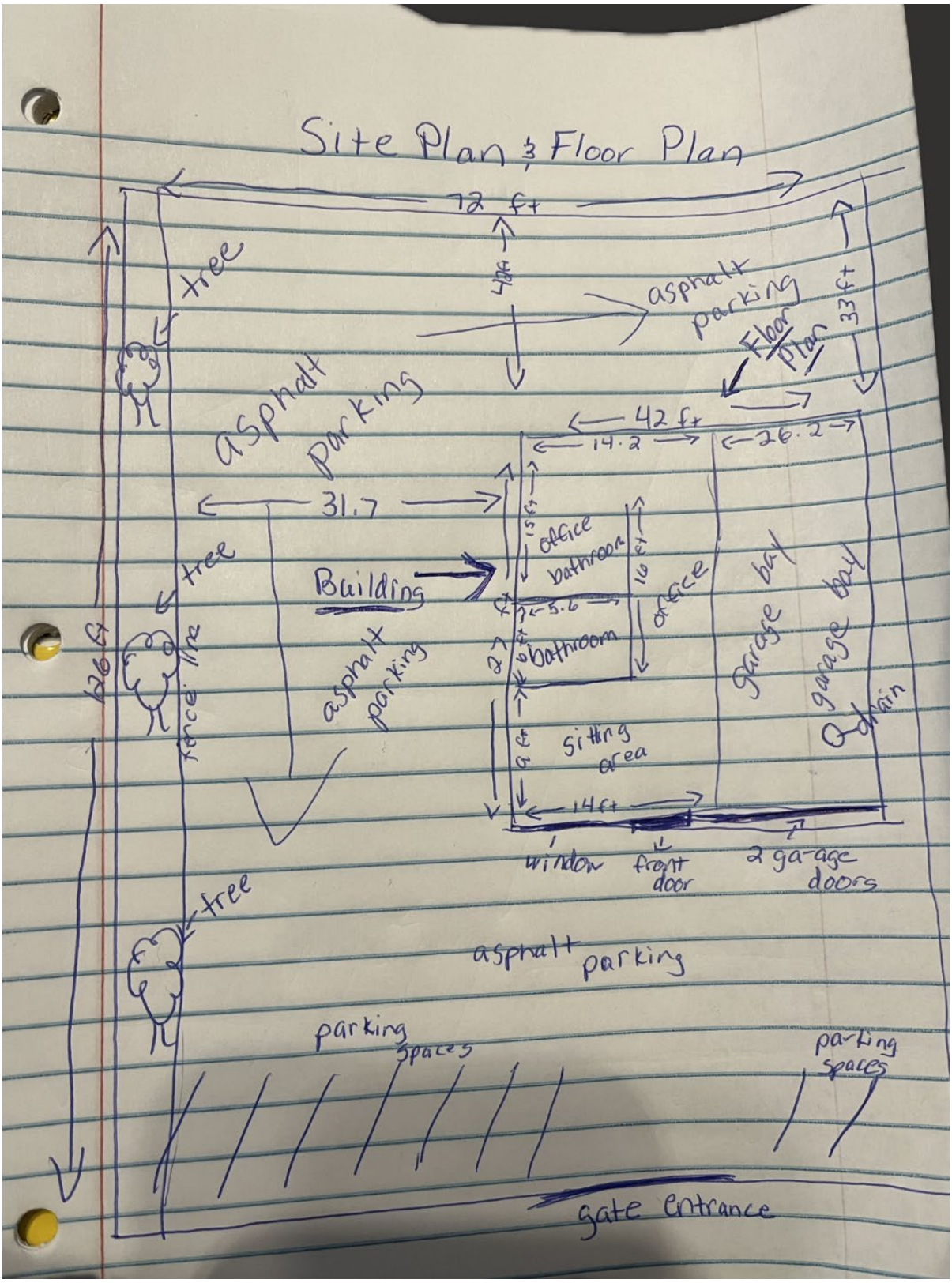
Names of people in attendance:

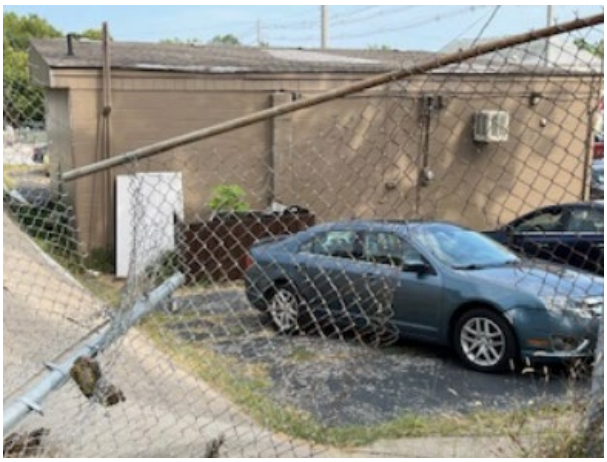
Steven McCord
7117 Georgia
913-832-0381

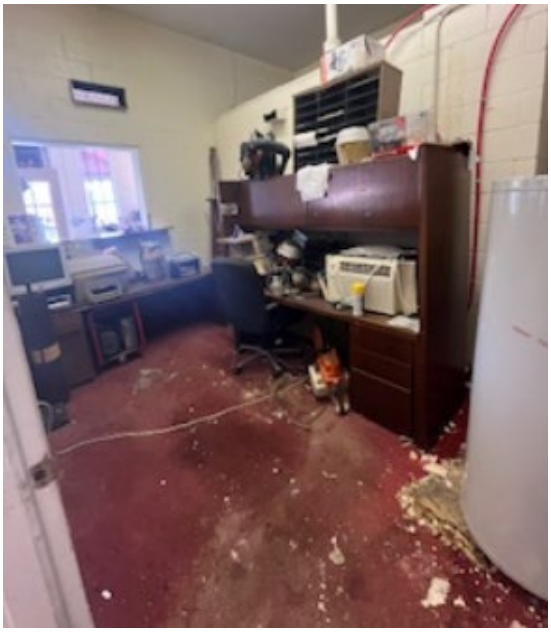
Jeff Betts
2119 N 5th Street
Kansas City, KS 66101
913-387-6734

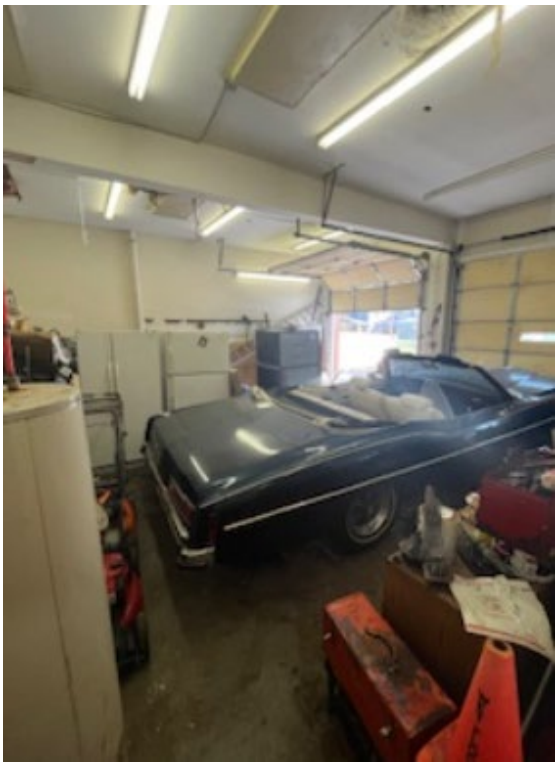
Meeting adjourned at: 7:15 pm

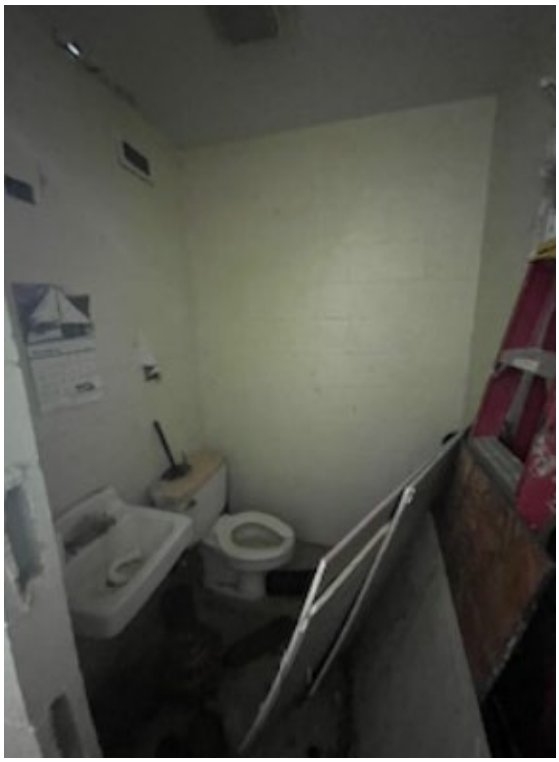
Minutes Taken By: Steven McCord

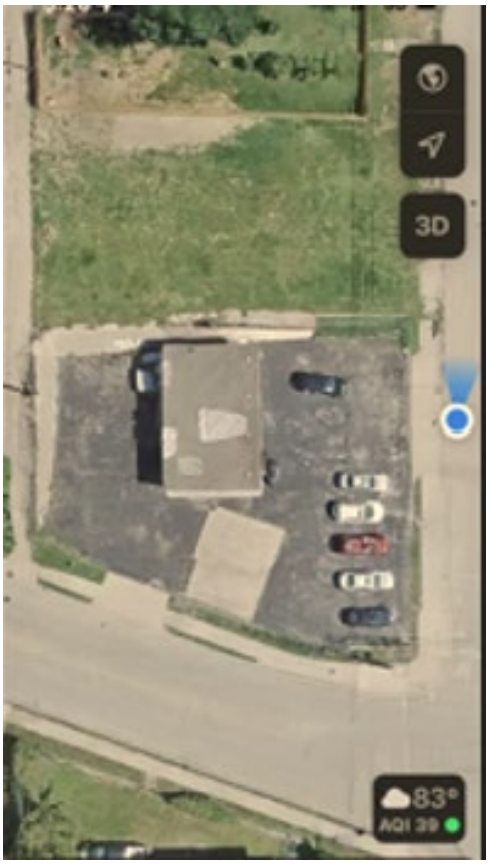

Site Plan & Floor Plan
72 ft
tree
asphalt parking
Floor Plan
33 ft
asphalt parking
42 ft
14.2
26.2
31.7
office
bathroom
Building
5.6
bathroom
office
bay
garage
bay
garage
asphalt parking
sitting area
14 ft
tree
fence line
window
front door
2 garage doors
asphalt parking
parking spaces
parking spaces
gate entrance







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Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Vacation Petition VAC2025-003**

GENERAL INFORMATION

Applicant Information:
Mainor Rosa
Representative
Krystal Voth with Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor, Kansas 66007

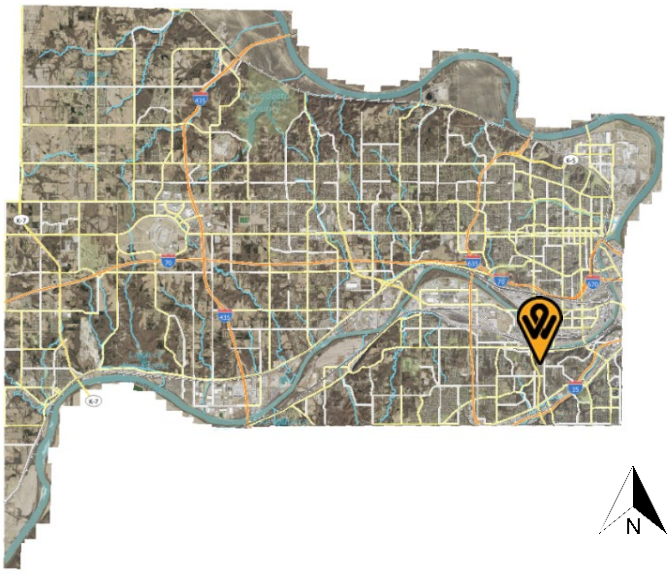
Subject Property:
1910 South 16th Street
Kansas City, Kansas 66103

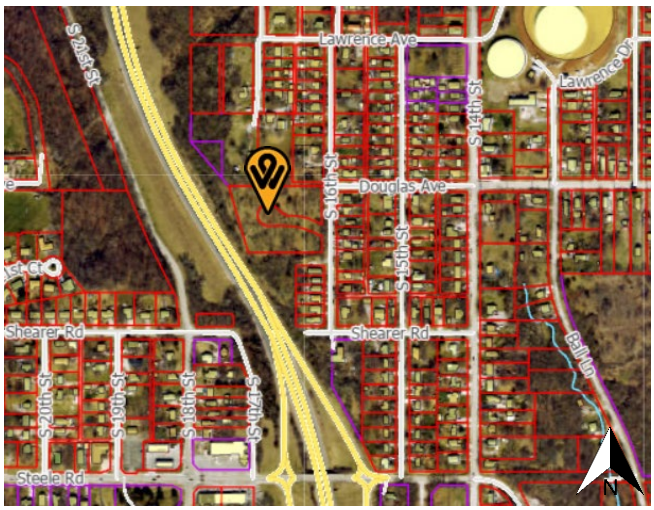
Requested Action and Purpose:
Approval of a vacation to vacate a right-of-way for an undeveloped subdivision.

Commission Districts:
At-Large Commissioner District #2: Tom Burroughs
District #3 Commissioner: Christian Ramirez

Existing Zoning District(s):
R-2 Two Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	**R-1 Single Family District**	**Single-family homes**
South	**R-1 Single Family District**	**Single-family homes**
East	**R-1 Single Family District**	**Single-family homes**
West	**None**	**18th Street Expressway right-of-way**

Total Tract Size: 2.2 Acres

Neighborhood Characteristics: The subject property is located within the Shawnee Heights Statistical Neighborhood, and Census Block Group 0450001. The neighborhood consists of smaller lot single-family homes with along South 16th Street which is designated as a Local Street in the Major Street Plan.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property Low Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 16th Street and Douglas Avenue as Local Streets.

Parking Requirement: Section 27-455(d) Two (2) off-street parking spaces shall be provided on the premises for each dwelling unit, at least one (1) of which shall be in a garage or carport. When no more than two (2) off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall be not less than 36 feet, and space shall be provided in the drive for the parking of two (2) passenger cars for each dwelling unit. The Applicant is providing at least two (2) off-

	street parking spaces because they plan on building a single-family residence.
Landscaping Requirement:	Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. One (1) shade tree is required. The Applicant has tens of trees in the front yard.
Advertisement:	The Wyandotte Echo – None Required Letters to Property Owners – October 17, 2025
Public Hearing(s):	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The representative, Krystal Roth with Atlas Land Consulting, on behalf of the applicant Mainor Rosa, is requesting a Vacation of a right-of-way of a platted, undeveloped subdivision at 1910 South 16th Street.

City Ordinance Requirements: K.S.A. 12-504, Article XXI Sections 27-502 – 27-709 to 12-506 and 12-512b. and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. 2025 – BSR25-0175 – Stop Work Order for building a garage without a building permit - Pending.
2. 2025 – ENV25-3960 – Environment – Remove lumber and wood poles from entire right-of-way.

Outstanding or Related Permit and Cases:

1. There are no additional related permits or cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. ***No private rights will be injured or endangered by such vacation or exclusion.***

   The private rights will not be injured or endangered by such vacation or exclusion as there is no public utility within the right-of-way.

2. ***The public will suffer no loss or inconvenience thereby.***

   The public will not suffer any loss or inconvenience from the vacation of the right-of-way because the property owner owns undeveloped subdivisions that has been consolidated into one (1) parcel because of common ownership.

3. ***In justice to the petitioner or petitioners, the request of the petitioner(s) ought to be granted.***

   The request of the petitioner ought to be granted since the property owner owns the parcel and intends to build a single-family home on the 2.2-acre parcel. There is no intrusion by abutting property owners. There are no utilities in the right-of-way.

4. ***Vacation will not create utility conflicts.***

   The vacation will not create utility conflicts because there are no utilities in the existing easement.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a vacation application.

KEY ISSUES

Right to Reenter

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Since the subject property is zoned R-2 Two Family District, building a single-family home is subject to the R-1 Single Family District standards and regulations.

   Applicant Response: Understood.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) None
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **VAC2025-003** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Since the subject property is zoned R-2 Two Family District, building a single-family home is subject to the R-1 Single Family District standards and regulations;**
2. **The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated; and,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Vacation Exhibit
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Vacation of Easement	November 10, 2025	December 4, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **VAC2025-003** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

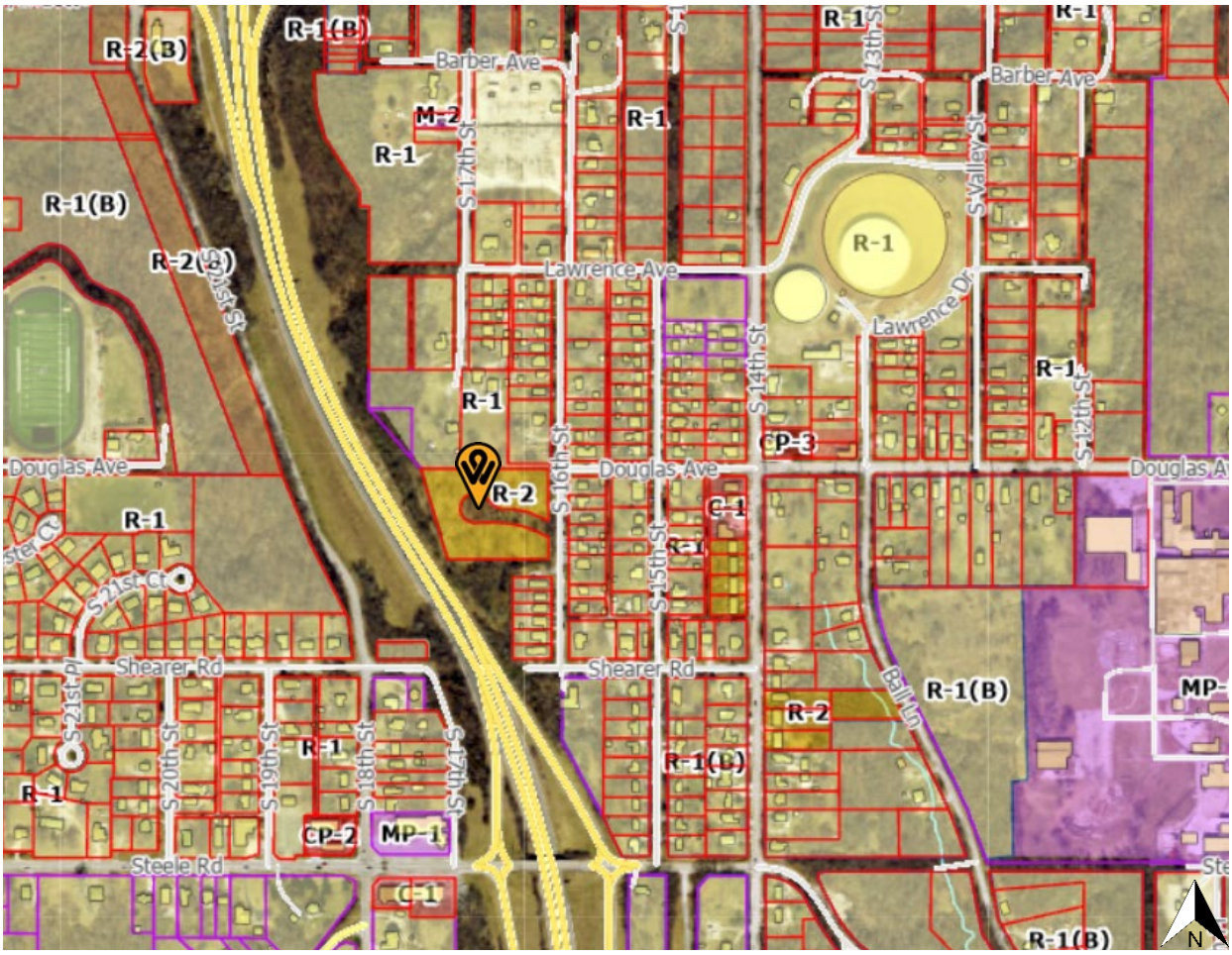
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **VAC2025-003,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

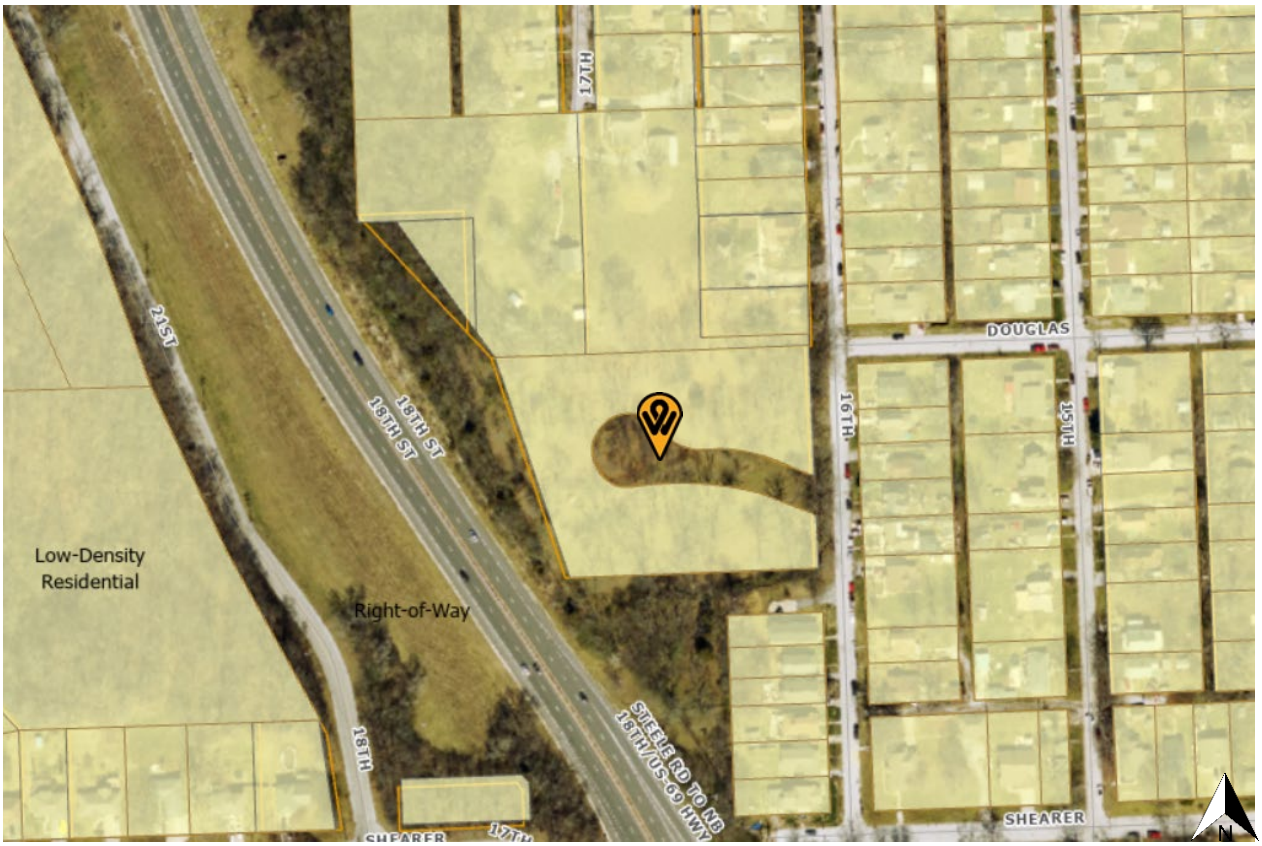
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1(B)
R-2(B)
Barber Ave
M-2
R-1
S 17th St
S 13th St
S Valley St
R-2(B)
S 21st St
Lawrence Ave
Lawrence Dr
S 14th St
S 12th St
CP-3
Douglas Ave
R-2
S 16th St
C-1
S 15th St
S 21st Ct
Shearer Rd
Ball Ln
MP-
S 21st Pl
S 20th St
S 19th St
S 18th St
S 17th St
CP-2
MP-1
Steele Rd
N

LAND USE MAP


17TH
21ST
18TH ST
18TH ST
DOUGLAS
16TH
HIGH
Low-Density
Residential
Right-of-Way
18TH
SUBLETTE RD TO NB
18TH/US-69 HWY
SHEARER
17TH
SHEARER
N

ALC Comment Response

October 22, 2025

VAC2025-003

Mr. Toy,

Thank you for the opportunity to review the draft staff report for VAC2025-003. 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:

VAC2025-003 November 10, 2025

1. Since the subject property is zoned R-2 Two Family District, building a single family home is subject to the R-1 Single Family District standards and regulations. Understood

Standard Conditions:

1. The City of Kansas City, Kansas reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing installing, constructing or reconstructing any public utilities, including, but not limited to sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated. Understood

2. 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. Understood

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None Understood

B) Items that are conditions of approval:

1) None Understood

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None Understood

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

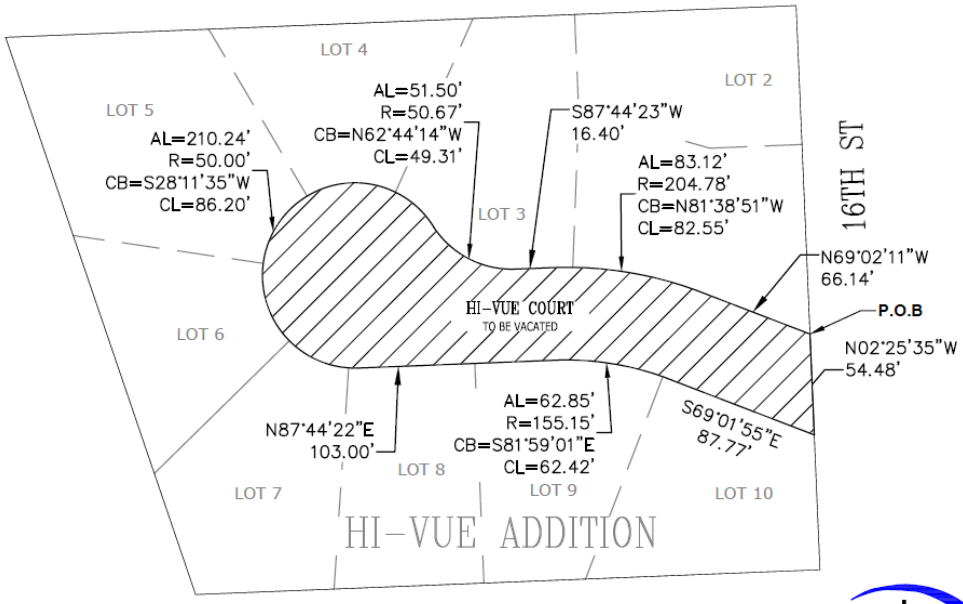
EXHIBIT B

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON NAD-83 KANSAS NORTH ZONE STATE PLANE DATUM.

ROAD RIGHT OF WAY TO BE VACATED

A TRACT OF LAND IN HI-VUE ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED BY ANDREA N WEISHAUBT KS PLS 1730 AS FOLLOWS:

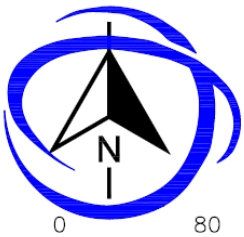
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID HI-VUE ADDITION, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 16TH STREET AS IT NOW EXISTS; THENCE NORTH 69°02'11" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 66.14 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTH LINE OF SAID LOT 1 , ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 83.12 FEET, A RADIUS OF 204.78 FEET, A CHORD BEARING OF NORTH 81°38'51" WEST, AND A CHORD LENGTH OF 82.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 SAID HI-VUE ADDITION; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 87°44'23" WEST, 16.40 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID SOUTH LINE, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 51.50 FEET, A RADIUS OF 50.67, A CHORD BEARING OF NORTH 62°44'14" WEST, AND A CHORD LENGTH OF 49.31 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF LOT 4 SAID HI-VUE ADDITION AND ALONG THE EAST LINE OF LOTS 5 AND 6 SAID HI-VUE ADDITION AND ALONG THE NORTH LINE OF LOTS 7 AND 8 SAID HI-VUE ADDITION ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 210.24 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 28°11'35" WEST, AND A CHORD LENGTH OF 86.20 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE NORTH 87°44'22" EAST, ALONG SAID NORTH LINE OF LOT 8, 103.00 FEET TO A POINT OF THE NORTH LINE OF LOT 9 SAID HI-VUE ADDITION; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID NORTH LINE, ON A CURVE TO THE RIGHT, HAVING AN ARCH LENGTH OF 62.85 FEET, A RADIUS OF 155.15 FEET, A CHORD BEARING OF SOUTH 81°59'01" EAST, AND A CHORD LENGTH OF 62.42 FEET TO THE NORTHWEST CORNER OF LOT 10 SAID HI-VUE ADDITION; THENCE SOUTH 69°01'55" EAST CONTINUING ALONG SAID NORTH LINE OF LOT 10, 87.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND A POINT OF THE WEST RIGHT OF WAY LINE OF SAID SOUTH 16TH STREET; THENCE NORTH 02°25'35" WEST ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH 16TH STREET, 54.48 FEET TO SAID POINT OF BEGINNING.



This is to DECLARE that this 6TH OF FEBRUARY, 2025 this field survey was completed on the ground by me or under my direct supervision.

ANDREA N WEISHAUBT
LICENSED
09/24/2025
1730
KANSAS
PROFESSIONAL SURVEYOR

SIGNED: _____
ANDREA N WEISHAUBT, PLS 1730



80 40 0 80
SCALE IN FEET

ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE FLIGHT
14500 Parallel Road, Unit B, Basehor KS 66007
ANDREA@ALCONSULT-LLC.COM

HI-VUE ADDITION VACATION EXHIBIT		
COUNTY		
WYANDOTTE COUNTY		DATE: *09/24/2025*

NO
TRESPASSING

NO
TRESPASSING

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: November 10, 2025

Re: **Final Plan Petition PR2025-032 and PLAT2025-031 (Homefield Apartments Final Plat)**

GENERAL INFORMATION

Applicant Information:
Justin Dixon
Applicant Representative
Rouse Frets White Goss, P.C.
Aaron March
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

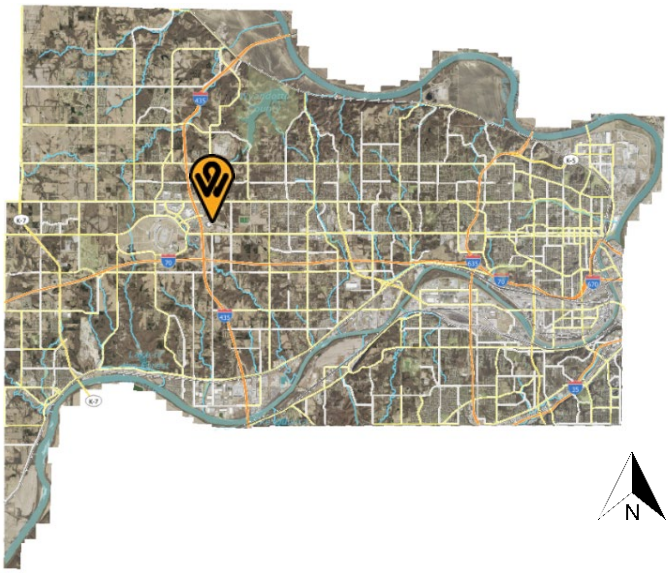
Subject Property:
1498 North 98th Terrace and 1501 North 98th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to build a 297-unit multi-family apartment development.

Commission Districts:
At-Large Commissioner, District #2: Tom Burroughs
District #7 Commissioner: Chuck Stites

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**CP-2 Planned General Business and A-G Agriculture Districts**	**Medical office building and stormwater detention facility/streamway conservation**
South	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Menards and Camping World**
East	**CP-2 Planned General Business and CP-3 Planned Commercial Districts**	**Margaritaville Hotel & Resort and Top Golf (future)**
West	**CP-2 Planned General Business and B-P Planned Business Park Districts**	**Medical office building and Dairy Farmers of America (DFA) office building**

Total Tract Size: 24.43 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Area Plan designates this property as Medium-Density Residential, which allows attached residential development intended to promote infill development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 98th Street as a Minor Arterial and North 98th Terrace as a Local Street.

Parking Requirement: Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 525 parking spaces are required. 561 parking spaces are provided.

Landscaping Requirement: Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 236 trees are required to be planted. This does not include street trees planted along 98th Street and 98th Terrace or parking lot islands.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement.

Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – October 17, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Justin Dixon with Case Ventures, Inc., has filed a Final Development Plan and Final Plat to plat one (1) multi-family lot to build a 297-unit apartment complex on 24.43 acres. The complex consists of 14 buildings, including garages and a clubhouse, pool and dog park at 1498 North 98th Street and 1501 North 98th Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no building, zoning, or code enforcement complaints on the subject property.

Outstanding or Related Permit and Cases:

1. 2025 – COZ2025-016 – Change of Zone from A-G Agriculture District to RP-5 Planned Apartment District to build a 297-unit apartment complex – Approved.
2. 2025 – PLAT2025-019 – Preliminary Plat for one (1) multi-family residential lot – Approved.
3. 2025 – MPL2025-009 – Master Plan Amendment from Planned Mixed Entertainment/Commercial District (Prairie Delaware Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) for an apartment complex.

Previous Planning Actions:

1. 2024 – VAC2024-005 – Vacation of a sanitary sewer easement for Homefield Margaritaville, Lot 3 approved by the Unified Government Board of

Commissioners on July 25, 2024.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 24.43 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 98th Terrace and North 98th Street.

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 with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments at North 94th and State Avenue, which is similar is in size and scale to the proposed development.

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 Plan KCK Comprehensive Plan Medium Density Residential land use designation, which allows attached residential development intended to promote infill development.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 98th Street and North 98th Terrace.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

The property is accessed from North 98th Street to the northwest and North 98th Terrace to the southeast. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone. The developer is providing parking specifically for residents and guests. Amenities are being provided that are similar to other multi-family developments in the Piper area – clubhouse, pool, dog park and picnic areas.

8. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

   This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

9. ***The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.***

   The submitted final plan contains no significant changes from the previously approved preliminary plan (Change of Zone).

10. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

    a. ***Electric and Water Service***

       Electrical and Water Service is provided by BPU.

    b. ***Sanitary Sewer Service***

       Sanitary sewer service is being extended by the developer and maintained 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 #223.

e. Fire

Fire service is provided by Station #6, located at North 98th Street and State Avenue.

f. Transit

Kansas City ATA provides transit along State Avenue at North 94th Street, Route #101 and UG Transit with a stop at North 100th Terrace and France Family Drive, Route #116.

g. Schools

Public Education is provided by Claude Huyack Elementary School, Arrowhead Middle School, and Washington High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above

11. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

12. Whether the final plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.

The Final Plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to North 98th Terrace and North 98th Street. There are no variances needed for setbacks, parking or landscaping.

13. 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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

14. Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to the North 98th Street sidewalk, which leads to the Legends at Village West via France Family Drive.

15. Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is redeveloping a portion of the property that was a former waterpark site.

16. Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.

The proposed subdivision does not necessarily encourage pre-mature extension of public services or premature development based upon the location of surrounding development and the availability of public services, specifically road infrastructure, sanitary and storm sewers because this development North 98th Street to the west and North 98th Terrace to the east.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Development Plan or Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide color building elevations with exterior materials denoted on each sheet.

   Applicant Response: Color building elevations with exterior materials have been updated and provided. Please let us know if something further is required.

2. Amenities shall be constructed during the first phase of development.

Applicant Response: Amenities will be constructed during the first phase of development.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
    a. $32.00 per page payable to the Register of Deeds; and,
    b. $7.00 per lot payable to the Unified Treasurer.

Previous Conditions of Approval – COZ2025-016 and PLAT2025-019:

1. Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself.
2. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361).
3. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.
4. Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street.
5. Install a sidewalk on your property from the secondary ingress/egress gate towards North 98th Street.
6. Install crosswalks across the drive aisles connecting apartment buildings, on-site amenities and major intersections within the development.
7. Install bike racks at high trafficked nodes (clubhouse and site amenities).
8. All amenities shall be constructed and opened when a Temporary Certificate of Occupancy is issued for the first apartment building so residents have access to the clubhouse, pool and dog park.
9. Section 27-460(c)2.e. For parking and other paved areas: Not less than 25 feet from any street line and not less than six (6) feet from any other property line.
10. Side and rear elevations must mimic the front façade.
11. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
12. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.
13. The proposed garages shall match the exterior façade of the apartment complex. Stone veneer needs to be included on the front, sides and rear of the garages.
14. Section 27-460(c)(3) Lot area shall not be less than 1,500 square feet per dwelling unit; provided however, that an area equal to at least 40 percent of the site area is maintained as non-vehicular open space.
15. In addition to establishing greater pedestrian connectivity throughout the development, where there are major parking lot crossings, crosswalks and/or other traffic calming devices shall be painted in the drive aisles, so residents and guests are alert to look for pedestrians.

16. Section 27-460(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.
17. Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The site is 24.43 acres, which requires 236 trees, exclusive of the 36 street trees, 37 additional trees;
18. All landscaping shall be with an in-ground irrigation system.
    a. Landscaping around the amenities shall be irrigated.
19. Landscaping is required to screen all parking areas and service entries. This includes perimeter parking and the trash enclosure.
    a. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.
20. 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.
21. All electrical meter banks, typically on the side of the building shall be screened from public view.
22. 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.
23. Satellite dishes shall not be erected on the exterior of patios and decks. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.
24. 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.

25. 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.
26. 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).
27. 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.
28. 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.
29. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.
30. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
31. All existing and future driveways must feature curb cuts that are constructed to UG standards.
32. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.
33. 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.
34. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all

applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

35. Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Applicant Response: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016and PLAT2025-019.

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.
   2) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2025-032** and **PLAT2025-031 (Homefield Apartments Final Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
   a. **$32.00 per page payable to the Register of Deeds; and,**
   b. **$7.00 per lot payable to the Unified Treasurer;**
2. **Amenities shall be constructed during the first phase of development;**

3. **Safe rooms shall be determined with the Final Development Plan; however, all residents must have access to shelters whether in the clubhouse or within the building(s) itself;**
4. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
5. **For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;**
6. **Install a sidewalk on your property to connect to North 98th Terrace, which leads to State Avenue via North 98th Street;**
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    c. **Posts for gate door must be installed a minimum distance of 10 feet apart in the front.**
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29. **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;**
30. **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;**
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32. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
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Works during the Land Disturbance/Site Development application. The Land Disturbance Permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,

37. **Following the Final Development Plan and Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs
Letter from Menard, Inc.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	November 10, 2025	Not Required
Final Plat	November 10, 2025	TBD

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APPROVE** Petition **PR2025-032** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-032,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-031**, Homefield Apartments Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

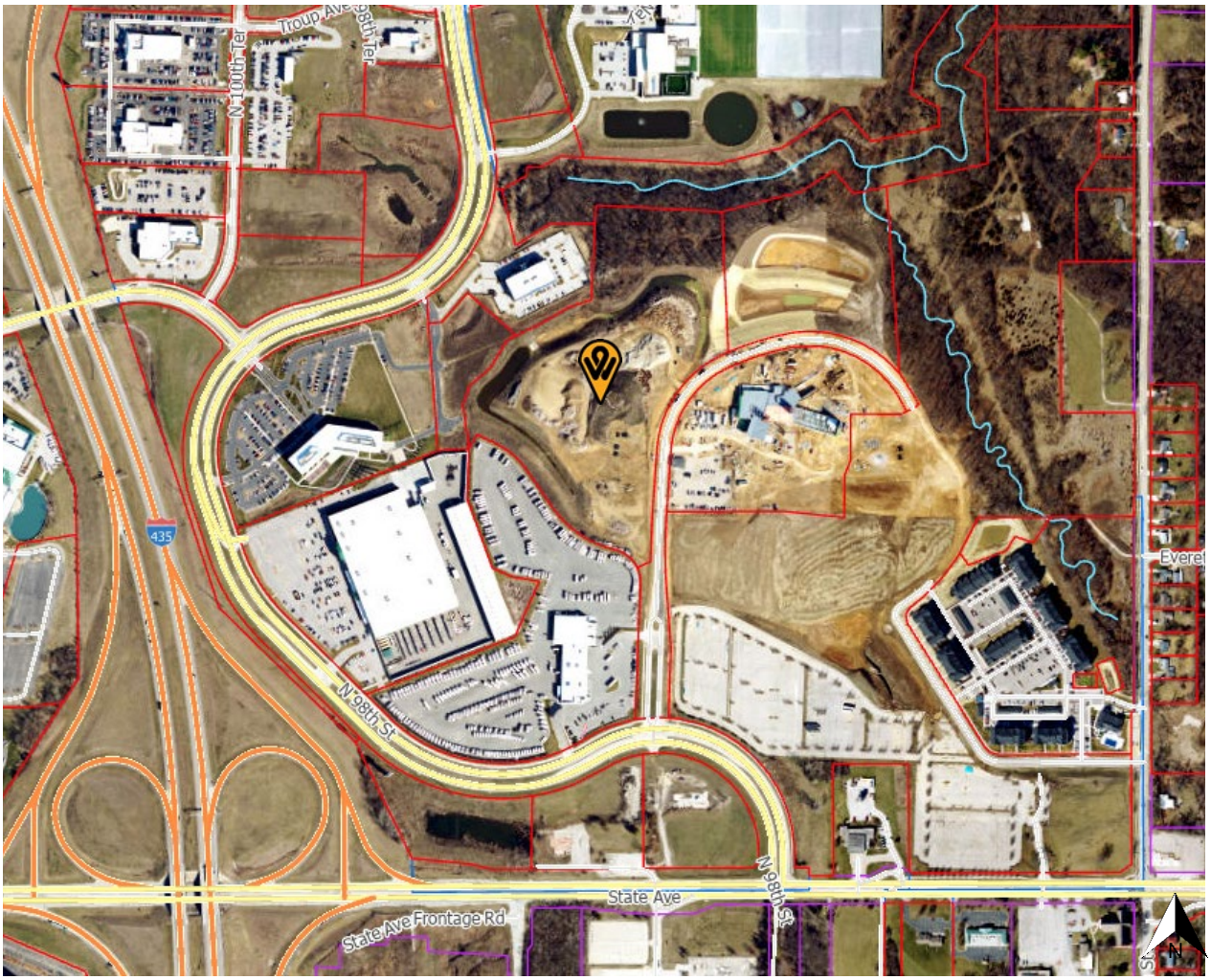
3. _____.

OR

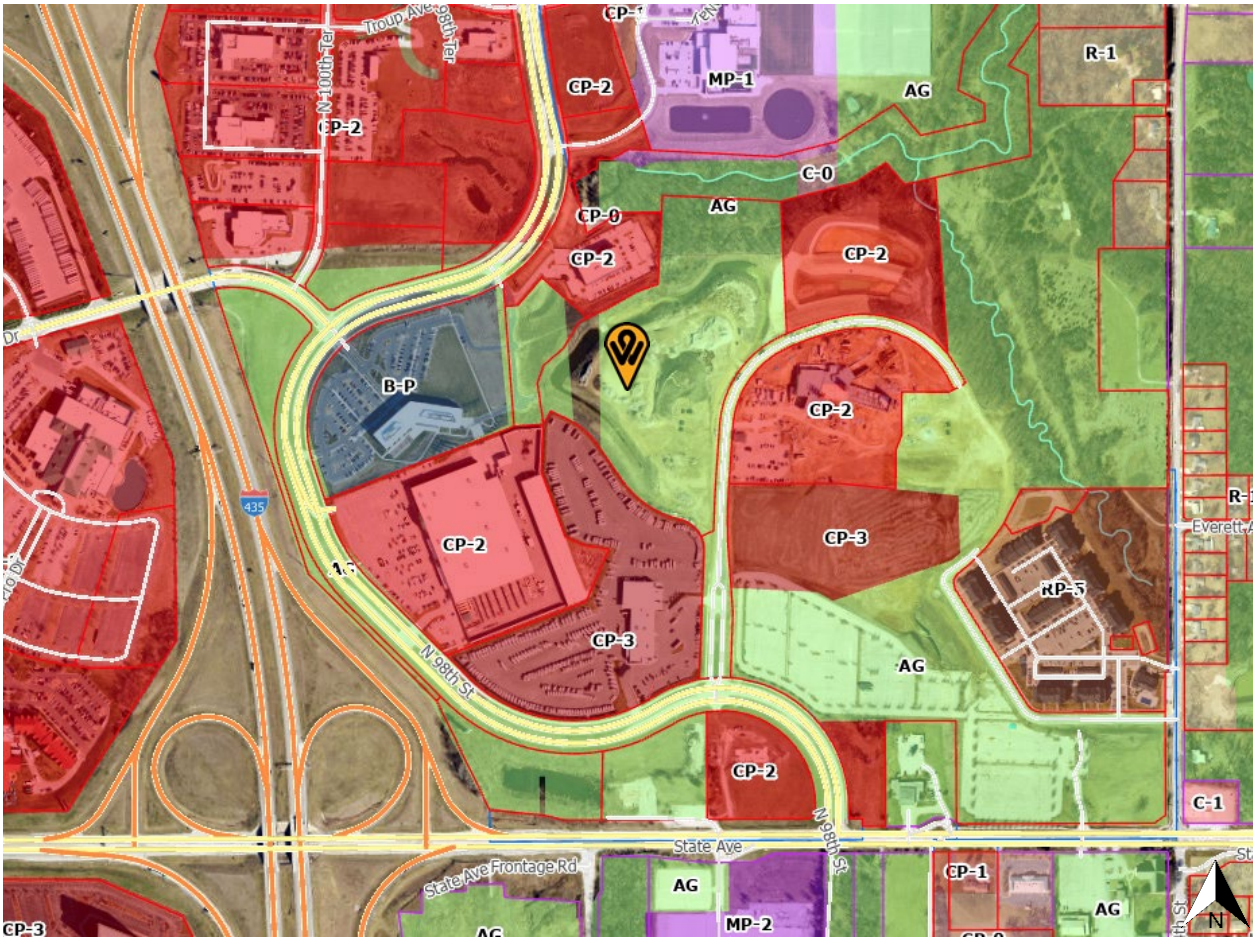
I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-031**, Homefield Apartments Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


CP-2
MP-1
AG
R-1
C-0
CP-0
CP-2
B-P
CP-2
CP-3
RP-3
CP-3
AG
CP-2
C-1
State Ave
State Ave Frontage Rd
AG
MP-2
CP-1
AG
N 98th St
N
435

LAND USE MAP

TROUP
98TH
PINNACLE
Planned Commercial District
NB I-435 HWY TO EB PARALLEL PKWY
HWY 101
FRANCE FAMILY
Planned Mixed Entertainment / Commercial District
I-435
I-435
SB I-435 HWY TO WB STATE AVE
WB STATE AVE TO NB I-435 HWY
NB I-435 HWY TO WB STATE AVE
WB STATE AVE TO SB I-435 HWY
SB I-435 HWY TO EB STATE AVE
EB STATE AVE TO NB I-435 HWY
98TH
STATE AVE
EB STATE AVE TO SB I-435 OR I-70
NB I-435 OR I-70 TO EB STATE AVE
STATE AVE FRONTAGE
STATE
98TH
STATE AVE
Planned Mixed Business Park / Office District
Planned Commercial District
Planned Office District
Public / Semi-Public
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: October 9, 2025
RE: **HOMEFIELD APARTMENTS**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Tanner Consulting, LLC

And we have determined the following:
Takes part of CIC-TAS Parcels:
413104 & 428200
Owners-of-Record:
HFS KCK, LLC
Jurat Signatures:
Scott, president – Case Ventures, Inc.

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Title
Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

2) Legal Description
In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eighth lines, "North 26°35'20" West" is shown as "S 26°25'33" E" on the drawing. The legal description lists a different surveyor than shown on the plat.

3) FIRM
Add the FIRM panel number.

4) Incidental Information
Remove incidental ownership labeling and address labeling from the drawing.

5) Lot Labeling
Change the lot labeling to “Lot 1.”

6) Dimension
Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

7) Labeling
“Homefield Tract A Drive” needs to be changed to “Tract A, Homefield Margaritaville, First Plat.”

8) Dedication
Add a plat dedication.

9) Ownership
The ownership of record is different than shown on plat.

10) Approvals
Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area “Homefield” needs to be corrected. In the Register of Deeds area, “Office” is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

AARON G. MARCH
amarch@rousepc.com
816.502.4701

October 27, 2025

VIA ELECTRONIC MAIL (EDR@WyCoKCK.org)

Unified Government of Wyandotte County/Kansas City, KS
Municipal Building, 7th Floor
701 N. 7th Street
Kansas City, KS 66101

Re: Homefield Apartments
Final Plan (PR2025-032) and Final Plat (PLAT2025-031)

To All Concerned:

Please consider this as Applicant's response to Staff's Comments and Conditions for the referenced project.

Planning and Urban Design Comments

1. Color building elevations with exterior materials haven been updated and provided. Please let us know if something further is required.

2. Amenities will be constructed during the first phase of development.

3. Previous Conditions: The Applicant acknowledges, has already addressed and/or otherwise agrees with all other comments and conditions – COZ2025-016 and Plat2025-019.

General Engineering Review No. 1

1. Provide construction details, cross sections, i.e., curb, pavement type and thickness of parking lot, asphalt overlay, of the drive aisle and parking area proposed to be used on site. Also illustrate and indicate types of proposed curb and gutter around the paved areas i.e. stand up, roll over, dry curb etc.

Response: Construction details have been added to Sheet DP16b.

2. Please coordinate with Byron Toy, (913-573-5757), for additional Urban Planning and Zoning requirements and comments.

Response: Acknowledged.

7. Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

Response: Acknowledged.

Final Plat Comments (Plat#2025-031)

1. Plat: Robert Ringel. Title: Add a subtitle of "Replat of a portion of Lot 1, Homefield Margaritaville, First Plat and a portion of Lot 5, Schlitterbahn Vacation Village, Second Plat."

Response: The requested subtitle has been added to plat header.

2. Plat: Robert Ringel. In the legal description, change all citation of "Homefield Margaritaville" to "Homefield Margaritaville, First Plat." On the sixth line, "118.13" is shown as "118.20" on the drawing. On the seventh and eight lines, North 26°35'20" West is shown as South 26°25'33" East on the drawing. The legal description lists a different surveyor than shown on the plat.

Response: All dimension and bearing calls on the plat face now match the property description.

3. Plat: Robert Ringel. Add the FEMA FIRM panel number.

Response: FEMA FIRM panel number added on Survey Note 1.

4. Plat: Robert Ringel. Remove incidental ownership labeling and address labeling from the drawing.

Response: Ownership names removed from plat.

5. Plat: Robert Ringel. Change the lot labeling to "Lot 1".

Response: Lot labeling changed to "Lot 1".

6. Plat: Robert Ringel. Change the chord distance of 317.23 and arc distance of 324.71 to 73.60 and 73.69 along the southwest line of the lot.

Response: All dimension and bearing calls on the plat face now match the property description.

7. Plat: Robert Ringel. "Homefield Tract A Drive" needs to be changed to "Tract A, Homefield Margaritaville, First Plat."

Response: Tract name revised as requested.

34164 \073695 \4925-7446-3092v.1

8. Plat: Robert Ringel. Add a plat dedication.

Response: Plat dedication added to plat.

9. Plat: Robert Ringel. The ownership of record is different than shown on plat.

Response: There is a pending sale on the subject property. The ownership shown on the plat reflects the owner of the property at the time the final plat will be signed and recorded. An updated title report will be provided post closing.

10. Plat: Robert Ringel. Under Planning Commission, remove Gunner Hand and Jennifer Pope and add Rodney Lucas, interim secretary. Also, in that area "Homefield" needs to be corrected. In the Register of Deeds area, "Office" is misspelled, also update Deputy Register of Deeds to Margaret A. Orendac.

Response: Approval block has been modified per this comment and comments from the county surveyor.

11. Plat: County Surveyor. Plat redlines from County Surveyor.

Response: All redlines returned to us by the county surveyor markup have been addressed.

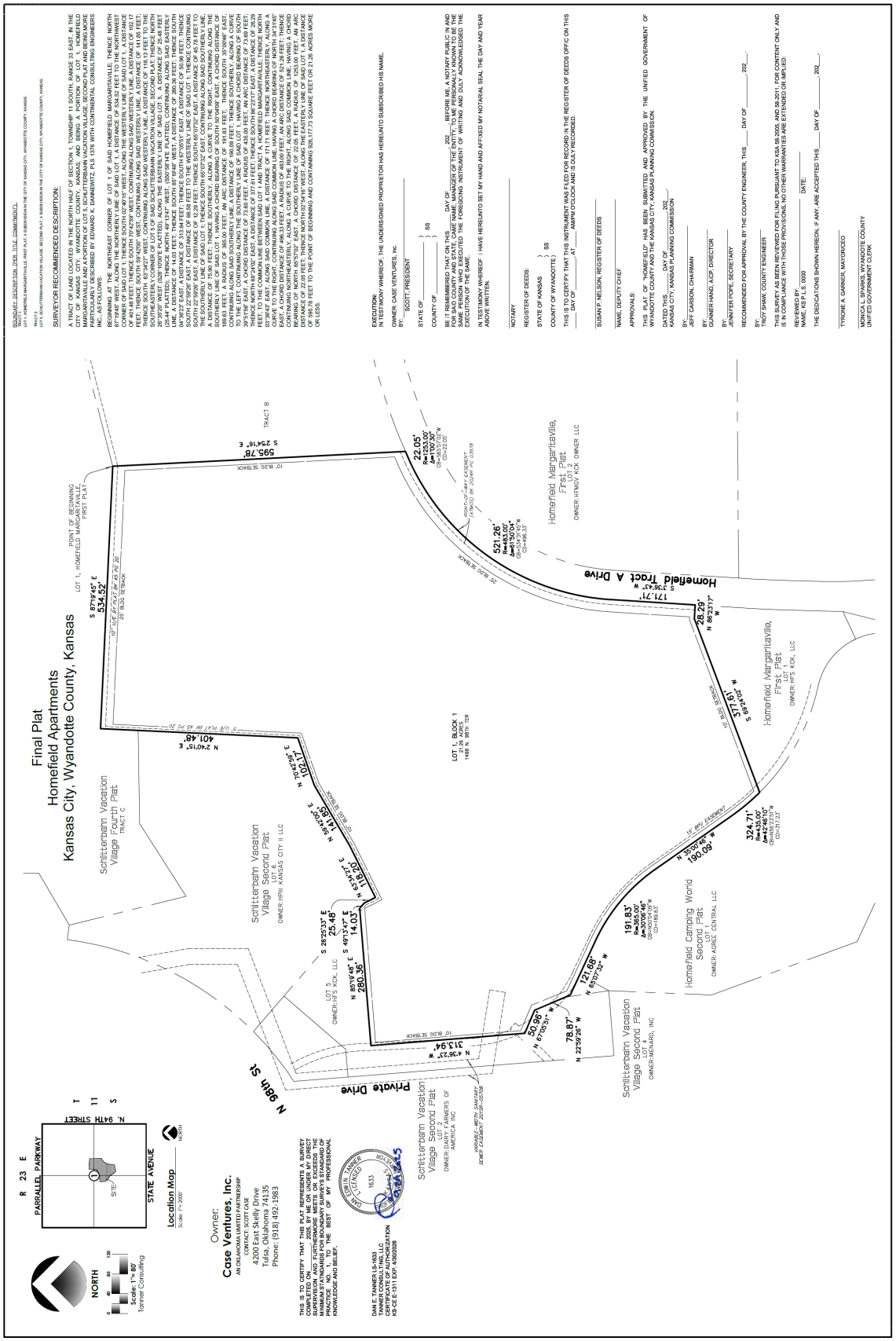
If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

Aaron G. March

AGM:jw
cc: Byron Toy (via email, btoy@wycokck.org)
Travis Trumble (via email, ttrumble@wycokck.org)
Justin Dixon (via email, jdixon@caseusa.com)
Kevin Norton (via email, knorton@tannerbaitshop.com)
Justin Dowd (via email, JDowd@tannerbaitshop.com)
Justin Hoppe (via email, jhoppe@tannerbaitshop.com)
Dan Tanner (via email, dan@tannerbaitshop.com)
Russell McDaris (via email, rmcdaris@apid.net)
Bryan Dillingham (via email, bdillingham@pdgtulsa.com)

34164 \073695 \4925-7446-3092v.1


Final Plat
Homefield Apartments
Kansas City, Wyandotte County, Kansas
Owner:
Case Ventures, Inc.
AN OKLAHOMA LIMITED PARTNERSHIP
CONTACT: SCOTT CASE
4200 East Skelly Drive
Tulsa, Oklahoma 74135
Phone: (918) 492-1983
Location Map
Scale: 1"= 2000'
R 23 E
PARRALLEL PARKWAY
T 11 S
N. 94TH STREET
STATE AVENUE
SITE
NORTH
Scale: 1"= 80'
Tanner Consulting
DAN E. TANNER LS-1633
TANNER CONSULTING, LLC
CERTIFICATE OF AUTHORIZATION
KS-CE E-1311 EXP. 4/30/2026
THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED ON _____, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND FURTHER THAT ALL REQUIREMENTS OF THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS STANDARD OF PRACTICE, AS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
DAN E. TANNER
1633
LICENSED
LAND SURVEYOR
STATE OF KANSAS
Schlitzenbahn Vacation
Village Fourth Plat
TRACT C
Schlitzenbahn Vacation
Village Second Plat
LOT 5
OWNER-HFHS KCK, LLC
Schlitzenbahn Vacation
Village Second Plat
LOT 2
OWNER-MENARD, INC
Homefield Camping World
Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Margaritaville,
First Plat
LOT 1
OWNER-HFHS KCK, OWNER LLC
LOT 1, BLOCK 1
18.26 ACRES
795,163 SQ. FEET
Homefield Tract A Drive
Private Drive
N 98th St
POINT OF BEGINNING
LOT 1, HOMEFIELD MARGARITAVILLE
FIRST PLAT
TRACT B
S 87°19'45" E
534.52'
S 2°24'16" E
595.78'
N 2°40'15" E
401.48'
N 85°19'45" E
280.36'
S 26°25'33" E
25.48'
S 49°13'47" E
14.03'
N 4°36'27" W
313.94'
N 67°39'31" W
50.98'
N 22°39'26" W
78.87'
N 68°07'32" W
121.68'
N 38°00'45" W
190.09'
N 89°23'17" W
28.29'
S 37°04'43" W
171.71'
S 0°40'15" W
401.48'
N 89°19'45" W
534.52'
N 0°40'15" W
401.48'
22.05'
R=15.00'
Δ=84°13'00"
CB=S83°53'02"W
CH=19.92'
521.26'
R=463.00'
Δ=64°30'04"
CB=S34°01'45"W
CH=494.33'
324.71'
R=435.00'
Δ=42°46'40"
CB=N36°23'03"W
CH=317.23'
191.83'
R=365.00'
Δ=30°06'46"
CB=N53°03'09"W
CH=189.63'
10' BLDG SETBACK
25' BLDG SETBACK
15' UTILITY EASEMENT
RIGHT-OF-WAY EASEMENT
(TAKING) BK 202040 PG 03978
WARNER-MYERS SANITARY
SEWER EASEMENT 2019R-05708
BOUNDARY DESCRIPTION (PER TITLE COMMITMENT):
LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
AND
TRACT B
LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
SURVEYOR RECOMMENDED DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AND, BEING A PORTION OF LOT 1, HOMEFIELD MARGARITAVILLE, FIRST PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, AND ALL OF LOT 5, SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT, A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED BY EDWARD A. DANNEWITZ, PLS 1378 WITH CONTINENTAL CONSULTING ENGINEERS INC., AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID HOMEFIELD MARGARITAVILLE; THENCE NORTH 87°19'45" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 534.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°40'15" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 401.48 FEET; THENCE SOUTH 19°42'59" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 182.17 FEET; THENCE SOUTH 02°24'16" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 595.78 FEET; THENCE SOUTH 63°34'27" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 118.13 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID SCHLITZENBAHN VACATION VILLAGE, SECOND PLAT; THENCE NORTH 85°19'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 280.36 FEET; THENCE SOUTH 26°25'33" EAST, A DISTANCE OF 25.48 FEET; THENCE SOUTH 49°13'47" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 49°34'34" WEST, (S50°59'14"E PLATTED), CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 181.20 FEET; THENCE NORTH 63°34'27" EAST, A DISTANCE OF 14.03 FEET; THENCE NORTH 26°25'33" WEST, A DISTANCE OF 25.48 FEET; THENCE NORTH 85°19'45" WEST, A DISTANCE OF 280.36 FEET; THENCE SOUTH 4°36'27" EAST, A DISTANCE OF 313.94 FEET; THENCE SOUTH 22°39'26" EAST, A DISTANCE OF 66.58 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTH 22°39'26" EAST, A DISTANCE OF 78.87 FEET; THENCE SOUTH 67°39'31" EAST, A DISTANCE OF 50.98 FEET; THENCE SOUTH 68°07'32" EAST, A DISTANCE OF 121.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 65°07'32" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 190.09 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 324.71 FEET; THENCE SOUTH 38°00'45" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.83 FEET; THENCE SOUTH 37°04'43" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 171.71 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 28.29 FEET; THENCE NORTH 89°23'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 521.26 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE RIGHT, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 22.05 FEET; THENCE NORTH 0°40'15" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 401.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 926,177.79 SQUARE FEET OR 21.26 ACRES MORE OR LESS.
EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.
OWNER: CASE VENTURES, Inc.
BY: _____
SCOTT, PRESIDENT
STATE OF _____ } SS
COUNTY OF _____ }
BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 202__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME NAME, MANAGER OF THE ENTITY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR ABOVE WRITTEN.
NOTARY _____
REGISTER OF DEEDS:
STATE OF KANSAS } SS
COUNTY OF WYANDOTTE }
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFIC ON THIS ____ DAY OF _____, AT ____ AM/PM O'CLOCK AND IS DULY RECORDED.
SUSAN P. NELSON, REGISTER OF DEEDS
NAME, DEPUTY CHIEF
APPROVALS:
THIS PLAT, OF "HOMEFIELD" HAS BEEN SUBMITTED AND APPROVED BY THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND THE KANSAS CITY, KANSAS PLANNING COMMISSION.
DATED THIS ____ DAY OF _____, 202__.
KANSAS CITY, KANSAS PLANNING COMMISSION
BY: _____
JEFF CARSON, CHAIRMAN
BY: _____
GUINNER HAND, AICP, DIRECTOR
BY: _____
JENNIFER POPE, SECRETARY
RECOMMENDED FOR APPROVAL BY THE COUNTY ENGINEER, THIS ____ DAY OF _____, 202__.
BY: _____
TROY SHAW, COUNTY ENGINEER
THIS SURVEY AS BEEN RESUBMED FOR FILING PURSUANT TO KSA 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
REVIEWED BY: _____ DATE: _____
NAME, KS P.L.S. 0000
THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY OF _____, 202__.
TYRONE A. GARNER, MAYOR/CEO
MONICA L. SPARKS, WYANDOTTE COUNTY
UNIFIED GOVERNMENT CLERK

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
Private Drive
N 98th St
POOL
595.78'
S 2°54'16" E
N 98th Ter
Homefield Rogerdale First Plat
Solstinden Venture Village Second Plat
Homefield Canning World Second Plat
LOT 1
OWNER-HFS KCK, LLC
LOT 2
OWNER-HFS GV KCK OWNER LLC
LOT 6
OWNER-HPB KANSAS CITY II LLC
LOT 5
OWNER-HFS KCK, LLC
LOT 4
OWNER-NEWARD, INC
LOT 3
OWNER-AGREE CENTRAL LLC
INSTALL AREA INLET
OVERLAND DISCHARGE
NO ELECTRONIC CAD FILES OR PDF'S ARE AUTHORIZED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Homefield
1498 N 98th Ter
Kansas City, Kansas
CO2025-016
PR: 2025-032
Plat: 2025-031
Site Plan
DP02
Legend
Site Data:
Parking Data:
Parking Note:
Phasing Note:
THE PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
Private Drive
N 98th St
N 98th Ter
Schlitterbahn Vacation Village Second Plat
Homefield Village First Plat
Homefield Camping World Second Plat
POOL
CLUB
MAINTENANCE BUILDING
ENCLOSED DUMPSTER
ONSITE DETENTION
MARGARITAVILLE DETENTION BASINS
PROPOSED DRIVEWAY
PROPOSED PRIVATE DRIVE
PROPOSED SIDEWALK
EXISTING STORM SEWER
EXISTING PAVING
PROPOSED PAVING AND CONCRETE
PROPOSED BUILDING

Tanner Consulting
Homefield
1498 N 98th Ter
Kansas City, Kansas
CO72025-016
PR: 2025-032
Plat: 2025-031
Grading Plan
DP05
NORTH
Scale: 1" = 50'
Legend
ADA ACCESSIBILITY NOTES
N 98th Ter
Homefield Margaritaville First Plat
Homefield Camping World Second Plat
POOL
CLUB

Homefield
1498 N 98th Ter
Kansas City, Kansas
DP17
Utility Plan
CO2025-016
PR: 2025-032
Plat: 2025-031
Tanner Consulting
NORTH
Scale: 1"= 50'
Homefield Margaritaville, First Plat
LOT 2
OWNER: HFMGK KCK, OWNER, LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER: HFMI KANSAS CITY II, LLC
Homefield Camping World Second Plat
LOT 1
OWNER: AGREE CENTRAL, LLC
Schlitterbahn Vacation Village Second Plat
LOT 4
OWNER: MENARD, INC
LOT 5
OWNER: HFS KCK, LLC
ON-SITE DETENTION
POOL
CLUB
CONNECT TO EXISTING WATERLINE
CONNECT TO EXISTING STORM SEWER
PROPOSED SEWER SERVICE TYP.
PROPOSED WATER SERVICE TYP.
PROPOSED 8" PRIVATE STORM SEWER
PROPOSED 8" PRIVATE SANITARY SEWER
PROPOSED 8" PRIVATE WATER LINE
SEWER CONNECTION
FIRE HYDRANT
PRIVATE DRIVE
EXISTING STORM SEWER
Note
ALL PROPOSED INTERIOR WATER LINES, HYDRANTS, AND SANITARY SEWER LINES ARE PRIVATE.

PDG
PLANNING DESIGN GROUP
LEGEND
SHADE TREE
ORNAMENTAL TREE
PINE TREE
EVERGREEN FULL TO GROUND FOR SCREENING
SHRUB PLANTING
SOLID SLAB FESCUE SOD ON ENTIRE PROJECT SITE
LANDSCAPE DATA TABLE
PRELIMINARY PLANT MATERIAL LIST
Homefield Apartments
Kansas City, Wyandotte County, KS
PROJECT INFORMATION
PROJECT ADDRESS:
1498 NORTH 89TH TERRACE
KANSAS CITY, KS
ISSUE/REVISIONS
PDP MAY 29, 2025
FDP SEPT 24, 2025
OWNER
CASE & ASSOCIATES
4200 East SKELLY DR.
Suite 1000
Tulsa, OK 74105
OFFICE (918) 492-1983
FAX (918) 492-9423
LSSP-1
LANDSCAPE SITE PLAN
UNDISTURBED AREA: 4.02 ACRES
EDGE OF DISTURBANCE
DISTURBED AREA 17.24 ACRES
EXISTING TREE MASS TO REMAIN
DOG PARK
POOL
CLUB
Private Drive
Homefield Tract A Drive
Homefield Margaritaville, First Plat
OWNER-HFH MARGARITAVILLE LOT LOCK OWNER LLC
Schlitterbahn Vacation Village Second Plat
LOT 6
OWNER-HFH KANSAS CITY LLC
LOT 5
OWNER-HFH SECK LLC
LOT 4
OWNER-MENKHO, INC
LOT 1
OWNER-AGREE CENTRAL LLC
Homefield Camping World Second Plat
LOT 1
OWNER-AGREE CENTRAL LLC
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
190.09'
N 89°40'01" W
313.23'
N 0°36'23" W
78.87'
N 22°59'28" W
50.98'
N 89°40'01" W
121.66'
N 89°40'01" W
191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W
595.76'
S 2°56'16" E
1540.00'
N 2°56'16" W
1171.71'
S 3°36'43" W
377.10'
S 89°40'01" W
324.71'
R=435.00'
N 2°56'16" W
190.09'
N 89°40'01" W
313.23'
N 0°36'23" W
78.87'
N 22°59'28" W
50.98'
N 89°40'01" W
121.66'
N 89°40'01" W
191.83'
R=265.00'
N 14°03'59" W
280.38'
N 0°36'23" W
N 89°40'01" W
15,406 N
28.29'
N 89°23'17" W
521.26'
R=450.00'
N 89°40'01" W
22.05'
R=1200.00'
N 89°40'01" W

REVISIONS
MPW
SHANE HEMBREE
The Homefield
Apartment Homes
PROJECT:
LOCATION: Kansas City, Kansas
CLIENT: Code Development Services
SEAL:
NOTICE OF COPYRIGHT
NO CAD FILES SHALL BE PROVIDED TO OTHERS UNDER ANY CIRCUMSTANCES.
Architects Collective
4709 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
PROJECT NUMBER: 0448
DATE: 09/05/2025
SHEET TITLE: ELECTRICAL
Electrical Site Plan
SHEET NUMBER:
E100
Schedule
Symbol
Label
Image
Quantity
Manufacturer
Catalog Number
Description
Number Lamps
Lumens Per Lamp
Light Loss Factor
Wattage
Plot
A
152
Lithonia Lighting
WDGS LED P3 70CRI RFT 40K
WDGS LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC
1
10145
1
71.6952
Max: 489cd
Statistics
Description
Symbol
Avg
Max
Min
Max/Min
Avg/Min
Property Line
0.0 fc
0.3 fc
0.0 fc
N/A
N/A
Site
1.4 fc
7.9 fc
0.0 fc
N/A
N/A
POOL
CLUB
1 SITE PHOTOMETRIC PLAN

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C100
KEYED NOTES:
B CLUB SIDE ELEVATION
A CLUB FRONT ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

The Homefield
Apartment Homes
Kansas City, Kansas
Case Development Services
Architects Collective
CLUBHOUSE ELEVATIONS
C200
KEYED NOTES
B CLUB SIDE ELEVATION
A CLUB REAR ELEVATION
TRIM
SW7514 FOOTHILLS
SIDING/ DOORS/ ACCENTS
SW6186 SHADE GROWN
METAL ROOF
CITYSCAPE
STONE
BUCKS COUNTY
BRICK
BROWNSMILL

MENARD, INC.

June 10, 2024

Sent Via Email

City of Kansas City, Kansas
City Planning Commission
701 North 7th Street
Kansas City, KS 66101

RE: Petitions PR2025-032 and PLAT2025-031
1498 North 98th Terrace and 1501 North 98th Street

Dear Commissioners,

Menard, Inc. ("Menards") is in receipt of a public notice regarding the proposed residential development of certain lands located next to our North 98th Street property.

Menards currently operates a retail store and lumberyard on the adjacent parcel. While Menards shares in the desire for growth, prosperity, and continued development of the City of Kansas City, Kansas, the operation of the Menards store, like that of similar large retail establishments, generates certain levels of noise, traffic, and light. Menards requests that the proposals before the Commission be considered with these pre-existing conditions in mind, and that that any approvals be conditioned on the acknowledgement by all parties of the foreseeable issues that may result by being in close proximity to an existing retail store and lumberyard.

Please include this letter as part of the official public hearing transcripts of the upcoming City of Kansas City, Kansas Planning Commission meeting. Thank you for your time and consideration.

Respectfully,

Menard, Inc.

Timothy Enyeart
Corporate Counsel
Menard, Inc. - Properties Division
5101 Menard Drive, Eau Claire, WI 54703
tenyeart@menard-inc.com
[P] 715-876-2368

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

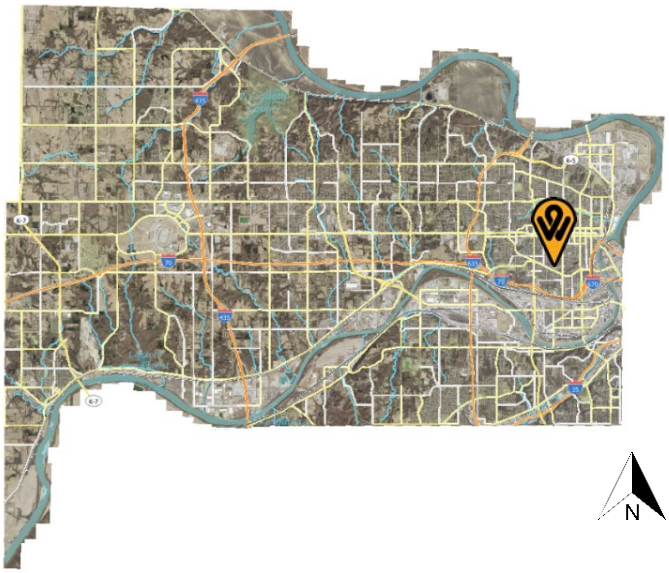
Date: November 10, 2025

Re: **Preliminary Plan Petition PR2025-033 and Central Middle School Preliminary Plat (PLAT2025-032)**

GENERAL INFORMATION

Applicant Information:
USD 500 Kansas City, Kansas Public Schools
Representative
Brian Hochstein with MKEC Engineering
11827 West 112th Street, Suite 200
Overland Park, Kansas 66210

Subject Property:
51, 52. 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue, Kansas City, Kansas 66102



Requested Action and Purpose:
Approval of a Preliminary Development Plan and Preliminary Plat to plat one (1) lot and build an 80,035 square foot Central Middle School.

Commission Districts:
Commissioner At-Large, District #2: Tom Burroughs
District #2 Commissioner: William (Bill) Burns

Existing Zoning District(s): RP-3 Planned Townhouse and R-1(B) Single Family Districts

Plan Area: Central Area Plan

	Adjacent Zoning	Adjacent Uses
North	**R-1(B) Single Family and R-2(B) Two Family Districts**	**Single-family homes and duplexes**
South	**CP-0 Planned Nonretail Business District**	**Office building**
East	**R-1(B) Single Family District**	**Single-family homes**
West	**R-1(B) Single Family District**	**Single-family homes**

Total Tract Size: 10.35 Acres

Comprehensive Plan Designation: The Central Area Plan designates this property as Medium Density Residential and Urban Density, which allows single-family homes, garden apartments, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 12th Street as a Minor Collector.

Parking Requirement: Section 27-668(b) Any use not included in the parking requirements found in this article shall be assigned a parking requirement by the Planning Commission. 126 spaces are provided.

Landscaping Requirement: Section 27-458(f) A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one (1) per 4,500 square feet of site area.

Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one (1) evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-

	family or two-family zoned property. Buffer plantings will be in addition to required trees. 100 trees are provided.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – October 17, 2025
Public Hearing:	November 10, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Doug Clements with USD 500 Kansas City Kansas Public Schools, is requesting a Preliminary Development Plan and Preliminary Plat to create one (1) lot and to build an 85,030 square foot building, Central Middle School at 51, 52. 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue, Kansas City, Kansas 66102.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. Between 2008 – 2024, there have been numerous abatement, code administrative citations, and stop work orders for trash, weeds, vacant lot, and graffiti on the subject property.

Outstanding or Related Permit and Cases:

1. Between 2000 – 2016, there have been numerous electrical, commercial, mechanical, plumbing, DRC, demolition, elevator certificate and fire suppression permits at the subject property.

Previous Planning Actions:

1. 2008 – PR-2008-11 – Final Development Plan for Village of Fountains (reduction in masonry) amending PR-2007-16.
2. 2007 – PR-2007-16 – Final Development Plan for 24 lots (101 units) – Approved.
3. 2007 – Village of Fountains Final Plat for 24 lots (101 units) – Approved.
4. 2007 – SP-2007-18 – Special Use Permit for 59-unit assisted living facility – Approved.
5. 2007 – Village of Fountains Preliminary Plat – Approved.
6. 2007 – COZ 2909 – Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District for 24 single-family homes, 8 duplexes and 20 fourplexes – Approved.
7. 2006 – COZ 2889 – Change of Zone for Bethany Neighborhood Downzoning – Approved.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 10.35 acres, which affords enough space for the proposed development to be capable of accommodating the building, adequate parking areas for buses, staff parking and car drop off/pick-up, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Central Avenue via North 11th and North 12th Streets. As part of this development, North 12th Street and Riverview Avenue are being vacated.

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 with numerous drive aisles, ample maneuvering area, and parking spaces.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

The architectural designs are consistent with Unified Government policies and regulations. While there are schools immediate vicinity, this institutional use is compatible with the neighborhood.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Central Area Plan Medium Density and Urban Density land use designations, which allows single-family homes, garden apartments, and attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

   Additionally, the proposed use conforms to the Subdivision Code goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 11th Street, Reynolds Avenue, and Riverview Avenue.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 11th and 12th Streets, and Riverview Avenue. Portions of North 12th Street and Riverview Avenue are proposed to be vacated, which will force vehicles north/south on North 11th Street to access the front entrance of the building and the car drop off/pick up loop, North 12th Street to access the rear of the building (staff and service entries), and Riverview Avenue from the west for the bus loop.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning and nonplanned zoning districts. The school district will be providing sidewalks around the perimeter of subject property to connect to the external Riverview neighborhood.

8. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

   This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

9. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

   a. ***Electric and Water Service***

Electrical and Water Service is provided by BPU.

b. Sanitary Sewer Service

Sanitary sewer service is being provided by the UG.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by East Patrol, District #116.

e. Fire

Fire service is provided by Station #9, located at North 11th Street and Central Avenue, which is 600 feet from the subject property.

f. Transit

Kansas City ATA provides transit service along Central Avenue, Route #102.

g. Schools

Public Education is provided by M E Pearson Elementary School, Central Middle School, and Wyandotte High School, under Kansas City Kansas USD 500.

h. Streets

The subject property is accessed off South 12th Street, a Minor Collector, and Riverview Avenue, a Local Street.

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

11. 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 is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks

and pedestrian connectivity through the site and to the external neighborhoods. There are no variances needed for setbacks, parking or landscaping.

12. ***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.***

    Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise, or other adversity as there is access through the development for EMS. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

13. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed preliminary plat will create one (1), 10.35-acre lot for the development of Central Middle School. Staff does not believe this development will create adverse impacts, as long as development is designed with due regard to topography and the natural features of the land.

14. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    With the development of a new commercial, large, middle school there will inherently be some increase in maintenance, particularly for electric service, city sewer and stormwater, as well as any additional traffic. Due to the size of this development and considering the existing surrounding context, however, there is not expected to be an undue burden.

15. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Central Area and is infill development north of Bethany Park. As part of the development, existing sanitary and storm sewers will need to be relocated.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 925 Ivandale Street (Central Middle School) on October 21, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscaping and Screening
Traffic
Pedestrian Circulation
Vacation of Existing Streets
Lighting
Trash/Litter

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

   Applicant Response: Comment acknowledged. Crosswalks will be added with the final development plans.

2. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

   Applicant Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surrounding neighborhoods.

3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.

   Applicant Response: Comment acknowledged.

Building Architecture:

1. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured or perforated panels does not meet this standard.

   Applicant Response: Comment acknowledged.

2. Downspouts shall be internalized.
   Applicant Response: Comment acknowledged. The design team would like to have further discussions with the jurisdiction on the downspout strategy at the storm shelter. Storm shelter structural and safety requirements will not allow for a standard internal roof drain, so other strategies for screening, etc. will need to be explored.

Landscaping and Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

   Applicant Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.

   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

   Applicant Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVAL** Petitions **PR2025-033** and **PLAT2025-032 (Central Middle School Preliminary Plat)** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **For the Final Development Plan drawings, add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes;**
2. **For the Final Plat: Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school;**
3. **For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer;**
4. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured or perforated panels does not meet this standard;**
5. **Gutters and downspouts shall be internalized except within the storm shelter. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized;**
6. **Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
7. **Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply;**
8. **Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
9. **Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times;**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.**
    a. **Pole and pylon signs are prohibited in the Sign Ordinance;**
11. **All landscaping shall be irrigated;**

12. **All deciduous and shade trees shall be at least two (2) inch caliper when planted;**
13. **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);**
14. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
15. **Regarding BPU transformer screening, the following applies:**
    - **Gate doors are required for all types of screening that are placed in front of the transformers.**
    - **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    - **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    - **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    - **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    - **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
16. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
17. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
18. **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;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to**

confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;

21. **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;**
22. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; and,**
23. **Following the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Lighting Plan
Landscape Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	November 10, 2025	December 4, 2025
Preliminary Plat	November 10, 2025	Not Required

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2025-033** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2025-033,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2025-032**, Central Middle School Preliminary Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2025-032**, Central Middle School Preliminary Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

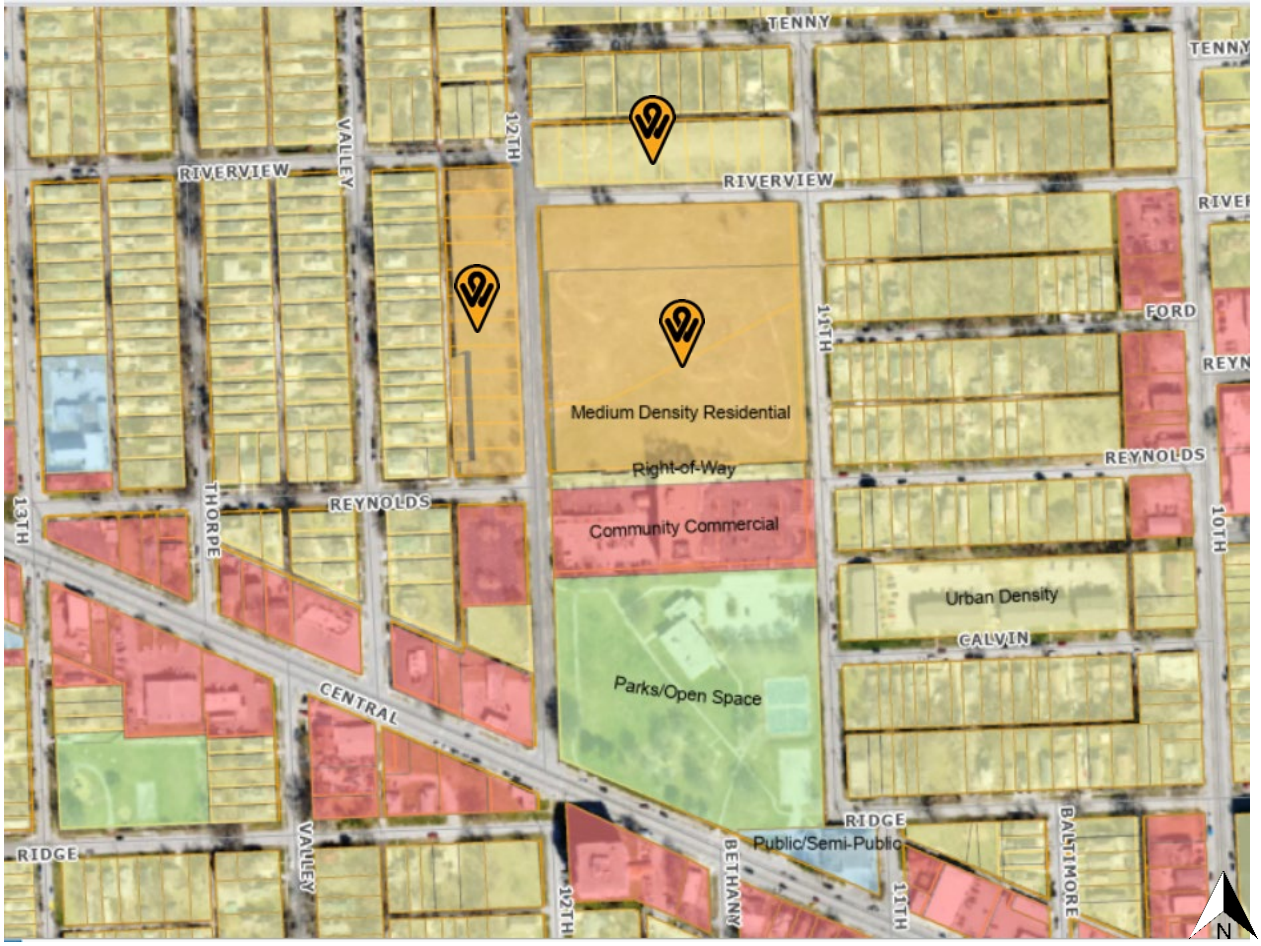
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

R-1(B)
R-2(B)
RP-5
RP-6
CP-0
CP-1
C-1
C-3
MP-1
R-2
Ohio Ave
Splitlog Ave
Tenny Ave
Riverview Ave
Ford Ave
Reynolds Ave
Central Ave
Ridge Ave
Sumner Ave
Lowell Ave
Bunker Ave
Calvin St
Lyon Ave
Northrup Ave
Flatiron Park
Prescott Park
Bethany Park
Lally Park
N 10th St
N 11th St
N 12th St
N 13th St
N Thorpe St
N Valley St
N Mill St
N 9th St
S 15th St
S 14th St
S 13th St
S Valley St
S 12th St
S Bethany St
S 11th St
S Baltimore St
N Baltimore St
N Boeke St
S Boeke St
N Fernee St
Wilson Blvd
Grand

LAND USE MAP


TENNY
RIVERVIEW
VALLEY
12TH
11TH
FORD
REYNOLDS
13TH
THORPE
10TH
Medium Density Residential
Right-of-Way
Community Commercial
Urban Density
CALVIN
Parks/Open Space
CENTRAL
RIDGE
Public/Semi-Public
BETHANY
BALTIMORE
N

ADDITIONAL ATTACHMENTS

MKEC ENGINEERING SUCCESS

October 27, 2025

Unified Government of Wyandotte County
Department of Planning + Urban Design
City of Kansas City
701 N 7th Street
Kansas City, KS 66101

REFERENCE: Preliminary Plan Petition PR2025-033 & Central Middle School Preliminary Plat
PLAT2025-032
Responses to October 20, 2025 Review Comments

Dear Mr. Byron Toy,

The following are our responses to the City of Kansas City Kansas comments provided October 20, 2025.

Planning & Urban Design:

1. Add crosswalks throughout the parking lot where there are sidewalk connections between drive aisles and lanes.

Response: Comment acknowledged. Crosswalks will be added with the final development plans.

2. Install a four (4) foot sidewalk along the perimeter of the property in order to comply with the subdivision code, but additionally, encourages walkability to and from the neighborhood school.

Response: Sidewalk has been added along 11th Street and at each drive connection to the property to provide walking connections to all surround neighborhoods.

3. For the Final Plat: When the mylars are submitted to Staff to be recorded, submit the following fees:
   a. $32.00 per page payable to the Register of Deeds; and,
   b. $7.00 per lot payable to the Unified Treasurer.

Response: Comment acknowledged.

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Building Architecture:

1. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured or perforated panels does not meet this standard.

Response: Comment acknowledged.

2. Downspouts shall be internalized.

Response: Comment acknowledged. The design team would like to have further discussion with the jurisdiction on the downspout strategy at the storm shelter. Storm shelter structural and safety requirements will not allow for a standard internal roof drain, so other strategies for screening, etc will need to be explored.

Landscaping & Screening:

1. Section 27-699(a)(6) Nonindustrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one (1) shade tree for each twenty (20) parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

2. Section 27-699(b)(7) Where a parking lot serves other than single-family or two-family dwellings and is adjacent to or across an alley from property zoned for single-family or two-family use, such parking lot shall be provided with an architectural screen at least four (4) feet in height above the paving surface. Buffer plantings or landscape screening may be substituted if protection from headlines is not determined to be necessary. Where more stringent requirements exist, they shall apply.
   The single-family homes that are on the west side of the school, and north side of the bus and car loops need to be screened from the overall development.

Response: Comment acknowledged. It is the intent of the development to leave existing trees in place where possible. Additionally, grade change protects adjacent properties from headlights. Should any area described above not prevent headlight spillage, parking lot screening shall be added.

Standard Conditions:

1. Gutters and downspouts shall be internalized. Scuppers shall be recessed in the corners. Overflow drains (lamb's tongues, etc.) shall also be internalized.

Response: Comment acknowledged. Refer Building Architecture comment #2 response.

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2. Section 27-699(a)(6) states that non-industrial and non-structural parking lots that have a double-loaded aisle and more than 20,000 square feet in area shall provide at least one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Response: Comment acknowledged.

3. Section 27-575(g)(3) All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six (6) feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Response: Comment acknowledged.

4. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
    a. Pole and pylon signs are prohibited in the Sign Ordinance.

Response: Comment acknowledged.

5. All landscaping shall be irrigated.

Response: Comment acknowledged.

6. 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).

Response: Trees shall be of approved size. Native grasses and plants are not planned.

7. 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.

Response: Comment acknowledged.

8. Regarding BPU transformer screening, the following applies:
    a. Gate doors are required for all types of screening that are placed in front of the transformers.
    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Comment acknowledged.

9. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only.

Response: Comment acknowledged.

10. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780or businesslicense@wycokck.org.

Response: Comment acknowledged.

11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Comment acknowledged.

12. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Comment acknowledged.

13. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

15. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Comment acknowledged.

16. Following the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Comment acknowledged.

Planning & Engineering:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
    a. None

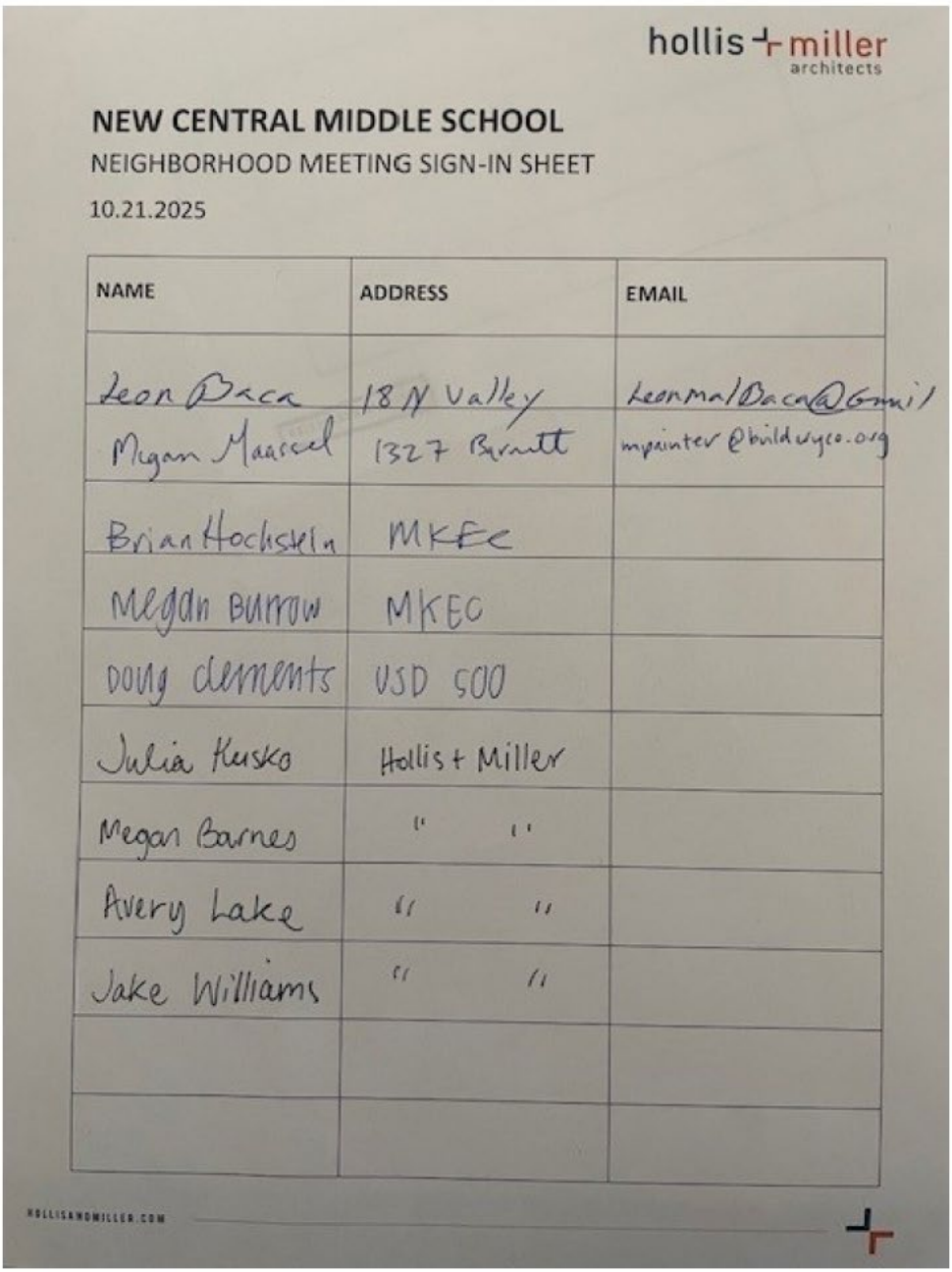
Response: Comment acknowledged.

2. Items that are conditions of approval:
    a. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: Comment acknowledged.

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    a. None

Response: Comment acknowledged.



hollis + miller architects

NEW CENTRAL MIDDLE SCHOOL

NEIGHBORHOOD MEETING SIGN-IN SHEET

10.21.2025

NAME	ADDRESS	EMAIL
Leon Baca	18 N Valley	LeonMalBaca@Gmail
Megan Maassel	1327 Barnett	mpainter@buildwyco.org
Brian Hochstein	MKEC	
Megan Burrow	MKEC	
Doug Clements	USD 500	
Julia Kusko	Hollis + Miller	
Megan Barnes	" "	
Avery Lake	" "	
Jake Williams	" "	

HOLLISANDMILLER.COM

hollis + miller architects

KCK CENTRAL MIDDLE SCHOOL
NEIGHBORHOOD MEETING MINUTES

Application Number: PR2025-033 and PLAT2025-032 - 55 North 12th Street
Date and Location: October 21st, 2025 – Existing Central Middle School

Meeting called to order at: 6:00 pm

Names of people in attendance:

Megan Barnes – Hollis and Miller
Julia Kusko – Hollis and Miller
Avery Lake – Hollis and Miller
Jake Williams – Hollis and Miller
Megan Burrow – MKEC
Brian Hochstein – MKEC
Doug Clements – Kansas City Kansas School District
Leon Baca – neighbor
Megan Maasel - neighbor

Introductions:

Doug Clements representing Kansas City Kansas School District introduced the design team of MKEC engineering and Hollis and Miller Architects. He gave an overview of the timeline for design and construction with construction expected to start Spring/Summer of 2026; Construction Manager handling construction is McCown Gordon.

Julia Kusko, architect with Hollis and Miller gave an overview of the site and building layout, noting locations of entry points, parking, car drop-off, and bus drop-off lanes.

Questions and answers:

- Q: Is the track/field big enough for events? – Megan Maasel
  - MKEC indicated that the plan is for a walking path and small grass field, walking path is currently planned at 1/8 of a mile
- Q: How will you handle 80' of slope across site? – Megan Maasel
  - Megan Burrow noted that it is about 50' and we are handling it with a lot of earthwork and slope on SE corner of site
- Q: How much parking? – Megan Maasel
  - MKEC noted there are about 120 parking spaces
- Q: How are you handling traffic? – Leon Baca

- MKEC noted the various traffic patterns for bus vs. parent drop offs

- Q: Are any street improvements planned around the site? – Leon Baca
  - Design team mentioned that there will be new sidewalks on site, but not necessarily any known planned street improvements by UG outside the proposed new KCKPS property

- Q: Can there be a pedestrian walking path on west side of building for neighbors? – Megan Maasel
  - MKEC noted this will be challenging with grade and trying to keep as much natural / grass area

- Q: How will the new building affect adjacent property taxes of neighbors? – Leon Baca
  - Design team noted that this project is funded from the 2024 KCK bond issue that was a no mill increase
  - District noted that taxes related to property values are difficult to quantify, but historically, new buildings/schools make an area more attractive

- Q: What is the expected construction date?
  - Design team noted that project is currently in design, with construction ideally starting Spring 2026 and lasting for 20-24 months

- Q: Are energy efficient system alternatives like geothermal being considered? – Megan Maasel
  - KCKPS/Doug C noted that we are currently exploring traditional hvac methods at this time.
  - Design team noted that building will follow 2018 energy code requirements

- Q: Is there space outside for middle school kids to hang out? Is there potential for basketball courts, etc. for community use? – Megan Maasel
  - KCKPS/Doug C noted that this is something we can look at, and that the walking path and the grass field will be open/available for community use

- Q: How does the team feel about city approval? – Leon Baca
  - Design Team noted we have had positive conversations and pre-app meeting with UG and have received minimal comments to date on the PDP and look forward to collaborating with city further to bring this project to reality.

- Q: Has there been a traffic study? What did traffic study say (specifically about SE side of site)? – Megan Maasel
  - MKEC noted that there was a traffic study completed, part of the analysis included the surrounding area and no major concerns were noted at this time.

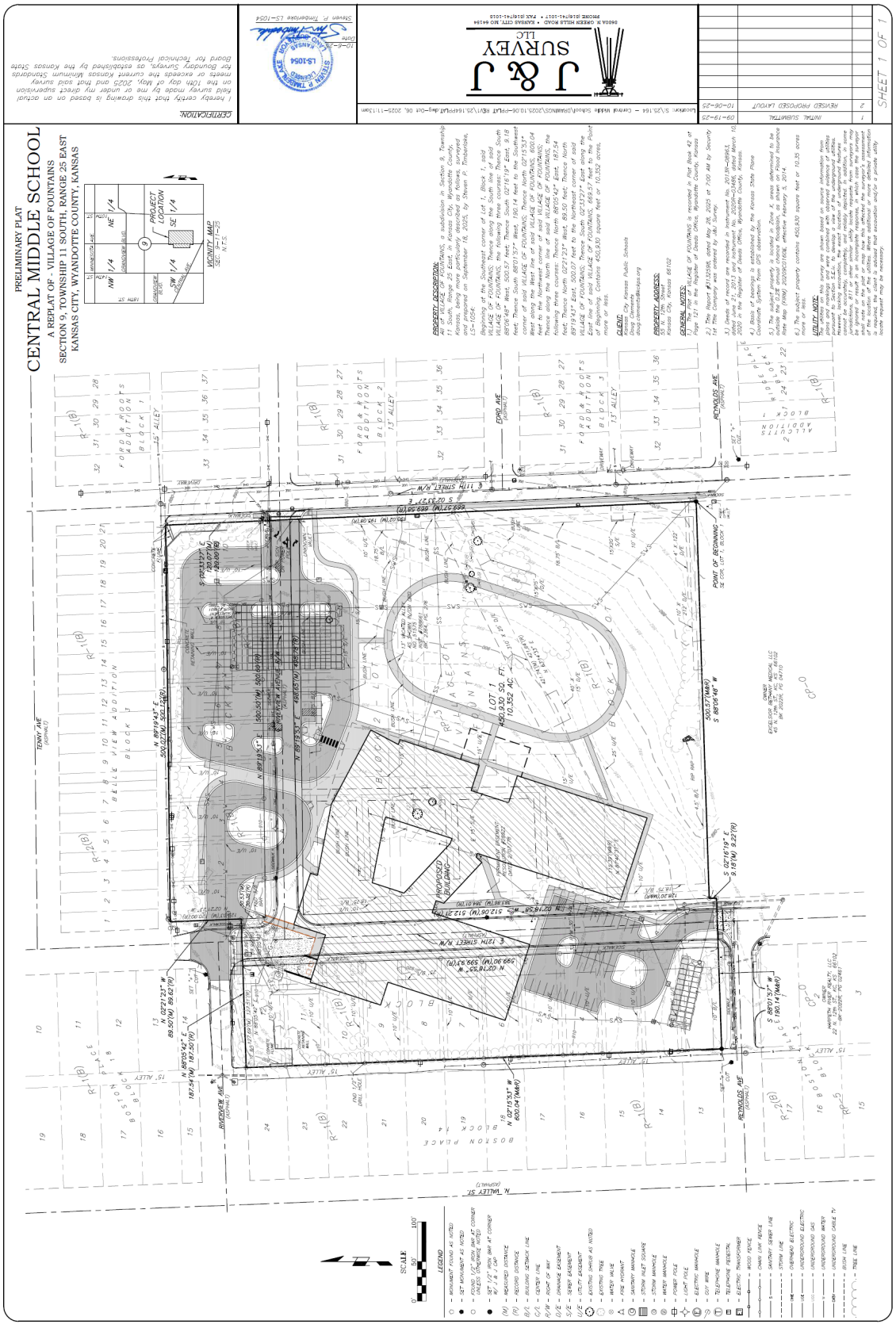
- Q: What is the walking experience like along 11th Street? – Megan Maasel
  - KCKPS noted we are showing standard sidewalks and street trees
- Q: Has there been feedback from the fire department about access? – Megan Maasel
  - MKEC noted that this is in progress and working to meet all necessary requirements
- Q: Is there room if school population increases or boundaries change? – Megan Maasel
  - Design Team noted that there are locations for expansion to the new building if enrollment needs grow
- Neighbors noted they liked the look of building and were excited to see the project happen.

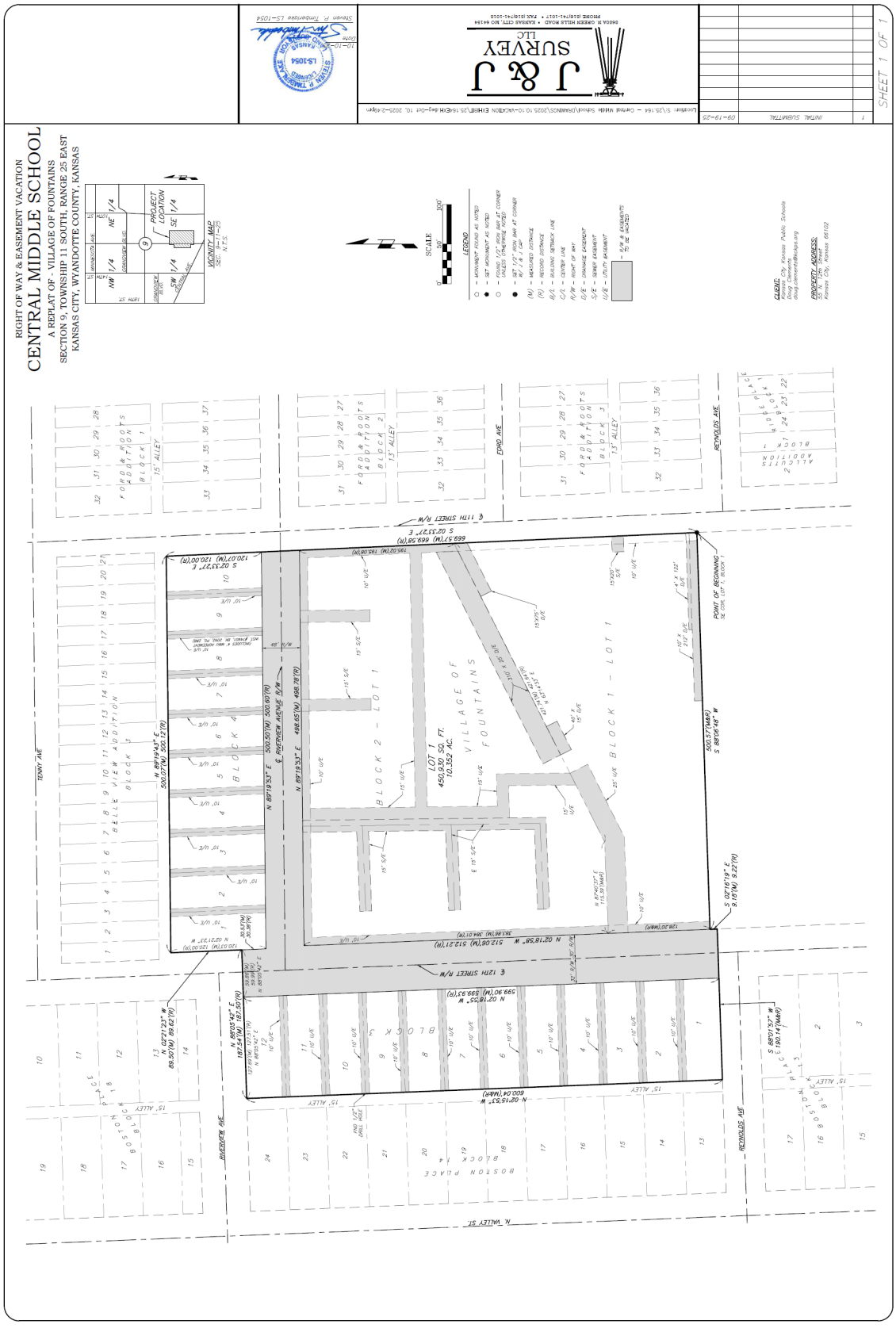
Meeting adjourned at: 6:40pm

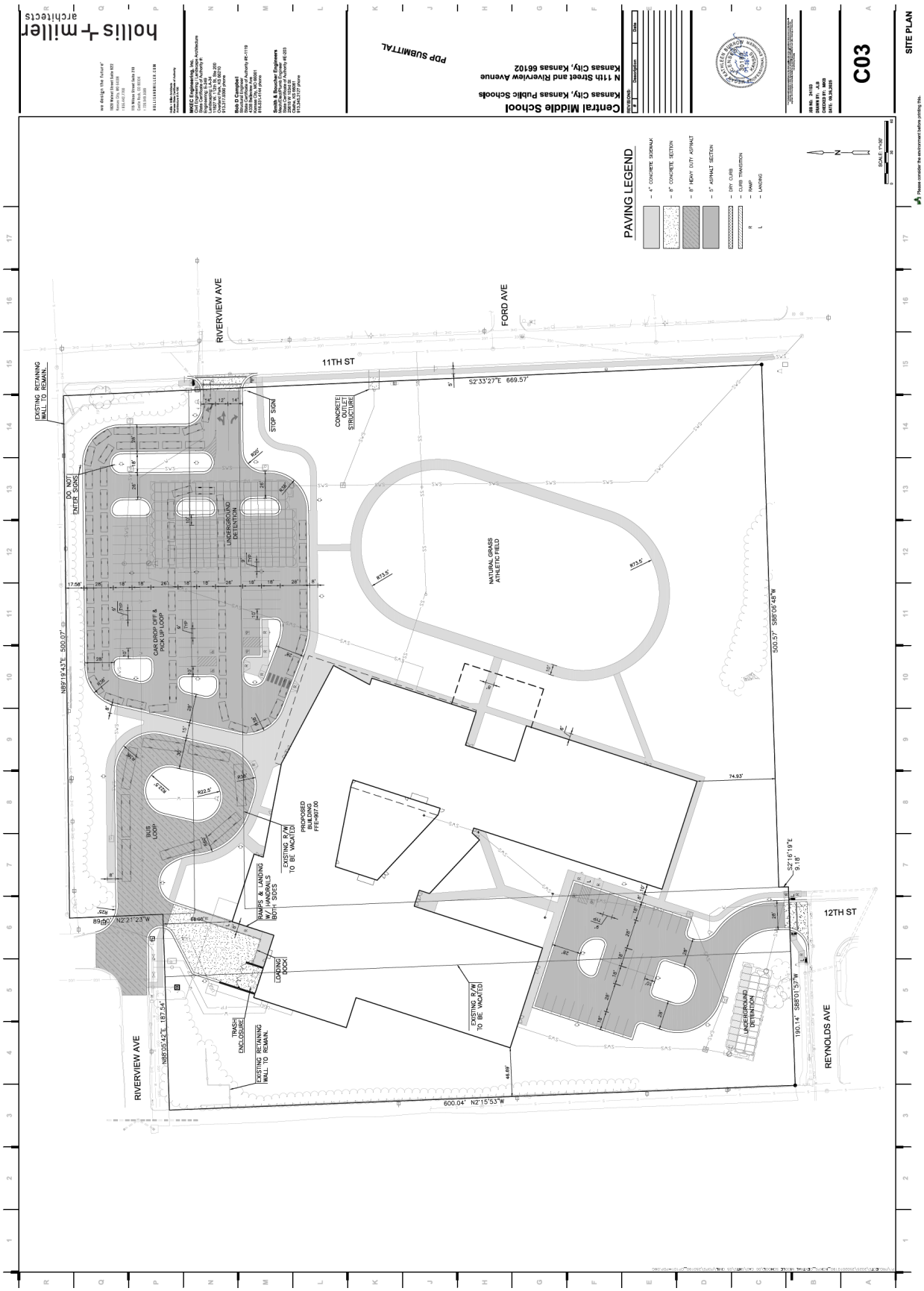
Minutes taken by: Megan Barnes, Avery Lake, Julia Kusko (Hollis and Miller)

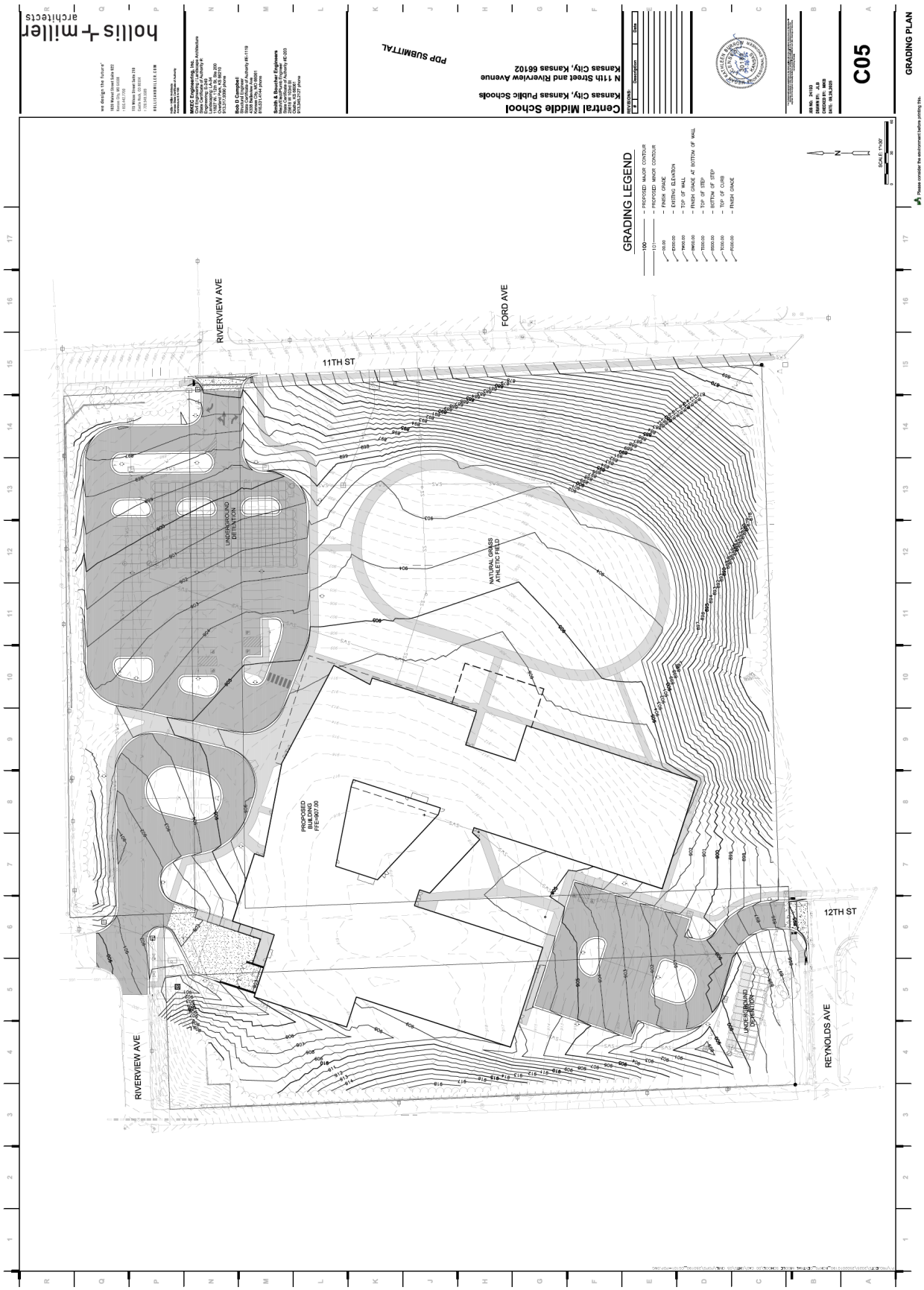
Additional comments received by email or phone:

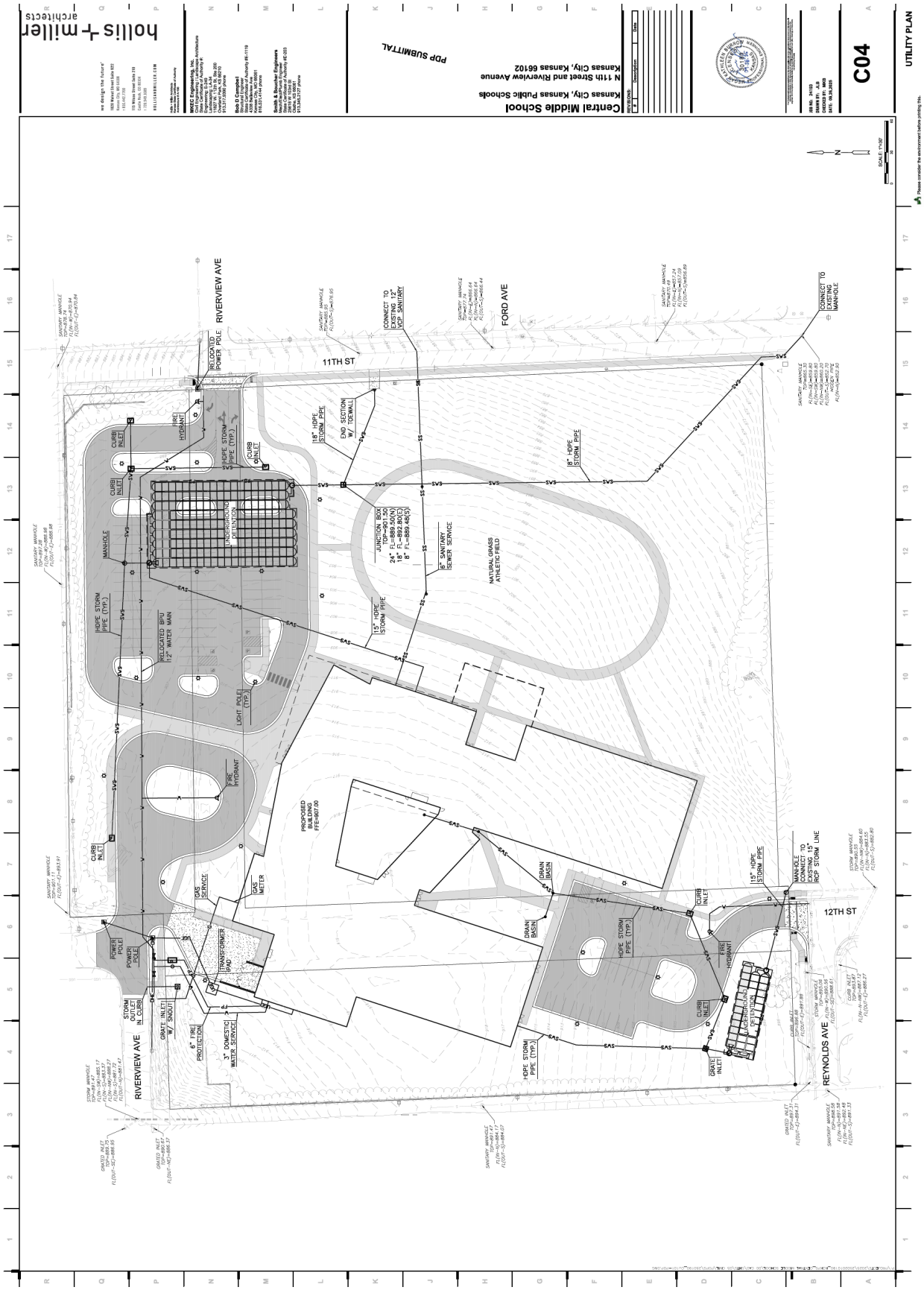
- Rudolfo Gurrola – email and response attached
- Chris Elsigara – phone call on behalf of his parents who live at 1200 Riverview Ave
  - Q: Is the district interested in or need to purchase this property for the proposed new middle school building?
    - A: No, at this time the district does not need to purchase any other properties for the planned building and site design.
  - Q: Will the construction process be open bid?
    - A: The school district is working with McCown Gordon construction as construction manager. McCown will have an open bid process to bid out to sub-contractors.

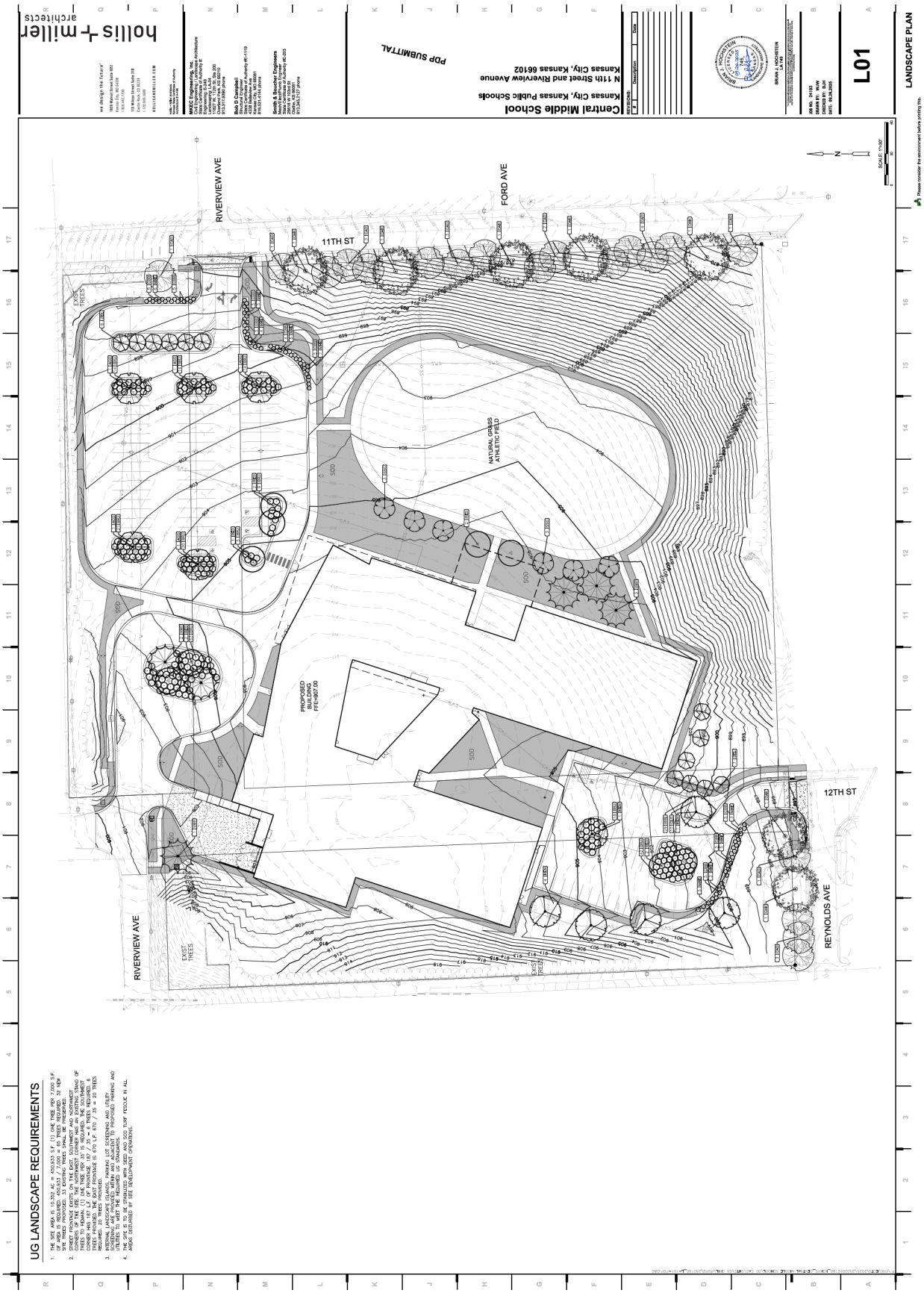

PRELIMINARY PLAT
CENTRAL MIDDLE SCHOOL
A REPLAT OF - VILLAGE OF FOUNTAINS
SECTION 9, TOWNSHIP 11 SOUTH, RANGE 25 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
VICINITY MAP
PROJECT LOCATION
CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 10th day of May, 2025 and that said survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.
Steven P. Timberlake LS-1054
J & J SURVEY LLC
06604 W. QUEEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE 816/941-1017 • FAX 816/941-1018
INITIAL SUBMITTAL 09-19-25
REVISED PROPOSED LAYOUT 10-06-25
SHEET 1 OF 1
PROPERTY DESCRIPTION:
PROPERTY ADDRESS:
GENERAL NOTES:
UTILITY NOTE:
LEGEND
SCALE
POINT OF BEGINNING
PROPOSED BUILDING
LOT 1
430,930 SQ. FT.
10.352 AC.
E 12TH STREET R/W
RENSLOW AVE
RENOLDS AVE
TENNY AVE
N. VALLEY ST.
15' ALLEY
7.5' ALLEY


RIGHT OF WAY & EASEMENT VACATION
CENTRAL MIDDLE SCHOOL
A REPLAT OF - VILLAGE OF FOUNTAINS
SECTION 9, TOWNSHIP 11 SOUTH, RANGE 25 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
J & J SURVEY LLC
SHEET 1 OF 1
INITIAL SUBMITTAL
09-19-25
LEGEND
SCALE
CLIENT:
PROPERTY ADDRESS:
VILLAGE OF FOUNTAINS
BLOCK 1 - LOT 1
BLOCK 2 - LOT 1
LOT 1
450,920 SQ. FT.
10.352 AC.
POINT OF BEGINNING
E 11TH STREET R/W
E 12TH STREET R/W
TENNY AVE
BELLE VIEW ADDITION
BROADVIEW AVE
BOSTON PLACE
N. VALLEY ST
REYNOLDS AVE
EMMA AVE
FARO & HOTS ADDITION
ALICE'S ADDITION
15' ALLEY
7.5' ALLEY
13' ALLEY

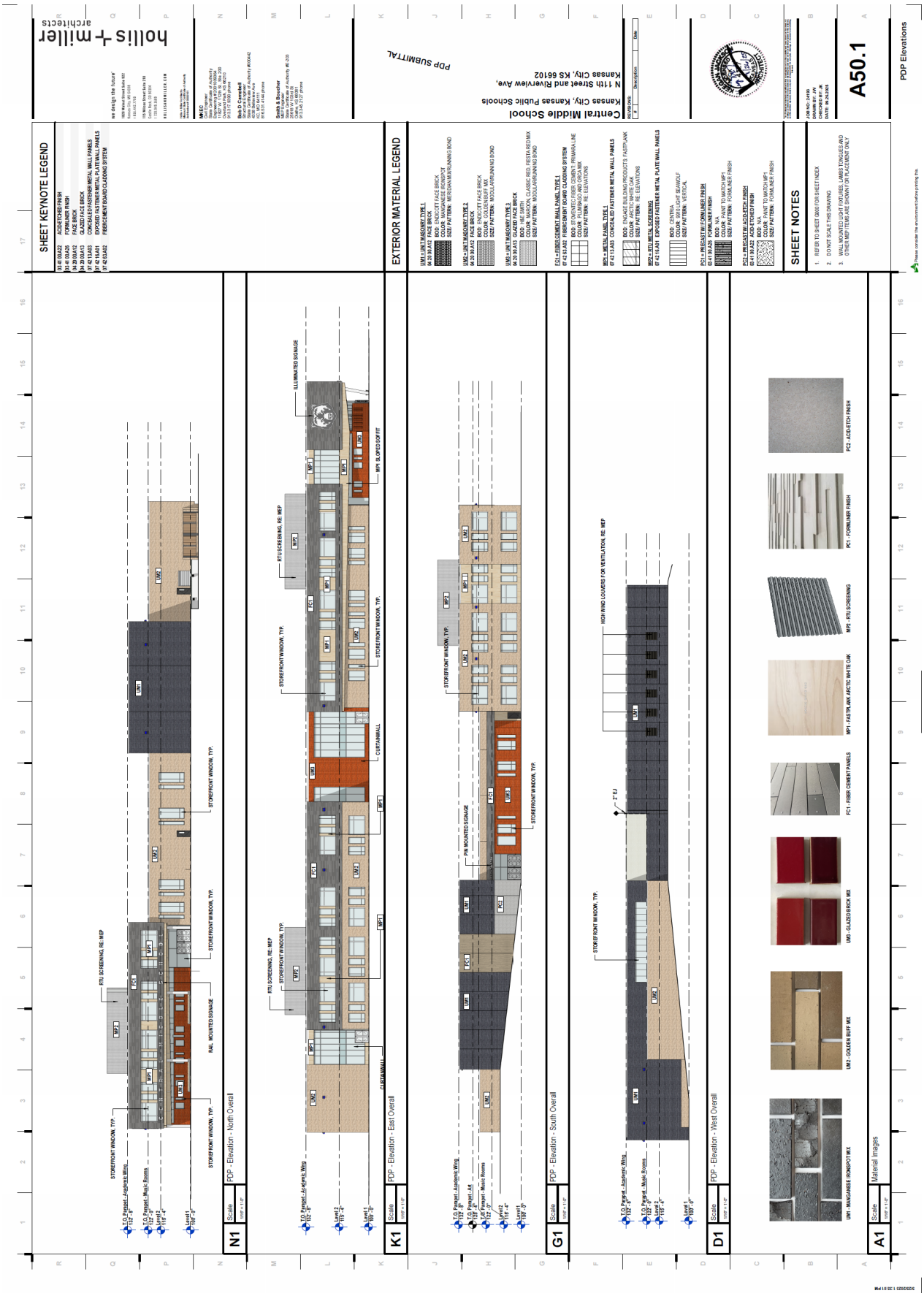

Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
C03
SITE PLAN
PAVING LEGEND
4" CONCRETE SIDEWALK
8" CONCRETE SECTION
8" HEAVY DUTY ASPHALT
5" ASPHALT SECTION
DRY CURB
CURB TRANSITION
RAMP
LANDING
RIVERVIEW AVE
FORD AVE
11TH ST
12TH ST
REYNOLDS AVE
EXISTING RETAINING WALL TO REMAIN.
STOP SIGN
CONCRETE ADA ACCESS STRUCTURE
DO NOT ENTER SIGNS
UNDERGROUND DETENTION
CAR DROP OFF & PICK UP LOOP
BUS LOOP
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=867.00
EXISTING R/W TO BE VACATED
RAMPS & LANDING W/ HANDRAILS BOTH SIDES
LOADING DOCK
TRASH ENCLOSURE
EXISTING RETAINING WALL TO REMAIN.
S2°33'27"E 669.57'
N89°19'43"E 500.07'
S88°06'48"W 500.57'
S2°16'19"E 9.18'
N2°21'23"W 69.66'
N85°05'42"E 187.54'
S88°01'37"W 190.14'
600.04' N2°15'53"W
74.93'
46.69'
17.58'
873.5'
822.5'
SCALE: 1"=30'
holis + miller
architects


GRADING PLAN
C05
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
GRADING LEGEND
RIVERVIEW AVE
FORD AVE
11TH ST
12TH ST
REYNOLDS AVE
UNDERGROUND DETENTION
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
SCALE: 1"=30'
N


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
C04
UTILITY PLAN
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=867.00
UNDERGROUND DETENTION
JUNCTION BOX TOP=890.50
24" FL=889.50(N)
18" FL=892.80(E)
8" FL=888.44(S)
CONNECT TO EXISTING 12" RCP SANITARY
CONNECT TO EXISTING MANHOLE
MANHOLE CONNECT TO EXISTING 15" RCP STORM LINE
RELOCATED POWER POLE
RELOCATED BPU 12" WATER MAIN
8" SANITARY SEWER SERVICE
3" DOMESTIC WATER SERVICE
6" FIRE PROTECTION
GAS SERVICE
GAS METER
TRANSFORMER PAD
STORM OUTLET IN CURB
GRATE INLET W/ SNOUT
END SECTION W/ TOEWALL
18" HDPE STORM PIPE
15" HDPE STORM PIPE
8" HDPE STORM PIPE
HDPE STORM PIPE (TYP.)
CURB INLET
DRAIN BASIN
FIRE HYDRANT
LIGHT POLE (TYP.)
MANHOLE
SCALE: 1"=30'
Please consider the environment before printing this.


UG LANDSCAPE REQUIREMENTS
1. THE SITE AREA IS 10,352 AC = 450,933 S.F. (1) ONE TREE PER 7,000 S.F. OF AREA IS REQUIRED: 450,933 / 7,000 = 65 TREES REQUIRED. 32 NEW TREES PROVIDED. 33 EXISTING TREES TO BE PRESERVED.
2. STREET FRONTAGE EXISTS ON THE EAST, SOUTHWEST AND NORTHWEST CORNERS OF THE SITE. THE NORTHWEST CORNER HAS AN EXISTING STAND OF TREES THAT WILL BE PRESERVED. 11TH ST FRONTAGE: 187 LF OF FRONTAGE CORNER HAS 187 LF OF FRONTAGE: 187 / 35 = 6 TREES REQUIRED. 6 TREES PROVIDED. THE EAST FRONTAGE IS 407 LF OF FRONTAGE: 407 / 35 = 12 TREES REQUIRED. 20 TREES PROVIDED.
3. PARKING LOT LANDSCAPING: 4,000 SF OF LANDSCAPING AND 4 TREES ARE PROVIDED WITHIN AND ADJACENT TO PROPOSED PARKING AND DRIVES TO MEET THE REQUIRED 10 STANDARDS.
4. 45,093 SF OF SOD IS PROVIDED IN ALL AREAS DISTURBED BY SITE DEVELOPMENT OPERATIONS. SOD TURF FESCUE IN ALL
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
PROPOSED BUILDING FFE=907.00
NATURAL GRASS ATHLETIC FIELD
SOD
EXIST TREES
Central Middle School
Kanas City, Kanas Public Schools
N 11th Street and Riverview Avenue
Kanas City, Kanas 66102
PDP SUBMITTAL
L01
LANDSCAPE PLAN
holis + miller
architects

SITE PHOTOMETRIC PLAN
SCALE: 1"=40'-0"
LIGHT FIXTURE SCHEDULE - SITE
CALCULATION SUMMARY
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
holl is + miller
architects
smith & boucher
E01
SITE PHOTOMETRIC PLAN
McGraw-Edison
GALN Galleon II
Area / Site Luminaire
Product Features
Product Certifications
Interactive Menu
Quick Facts
Connected Systems
Dimensional Details
Ordering Information


SHEET KEYNOTE LEGEND
EXTERIOR MATERIAL LEGEND
SHEET NOTES
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Ave,
Kansas City, KS 66102
PDP SUBMITTAL
holis + miller
architects
A50.1
PDP Elevations
PDP - Elevation - North Overall
PDP - Elevation - East Overall
PDP - Elevation - South Overall
PDP - Elevation - West Overall
Material Images
STOREFRONT WINDOW, TYP.
RTU SCREENING, RE: MEP
RAIL MOUNTED SIGNAGE
CURTAINWALL
PIN MOUNTED SIGNAGE
ILLUMINATED SIGNAGE
HIGH WIND LOUVERS FOR VENTILATION, RE: MEP
MP3 SLOPED SOFFIT
UM1 - MANGANESE IRONSPOT MIX
UM2 - GOLDEN BUFF MIX
UM3 - GLAZED BRICK MIX
FC1 - FIBER CEMENT PANELS
MP1 - FASTPLANK ARCTIC WHITE OAK
MP2 - RTU SCREENING
PC1 - FORMLINER FINISH
PC2 - ACID-ETCH FINISH

TO: Planning Commission

FROM: Alan Howze, Assistant County Administrator

Michael Farley, Legal Counsel

RE: Options for increasing housing by reducing regulatory constraints

DATE: November 10, 2025 Planning Commission

At the October 2, Full Commission Meeting, during a discussion on homelessness, Mayor Garner requested that staff bring options to the Planning Commission and subsequently to Full Commission to make it easier to build housing at the bottom of the market.

One example cited in the discussion was Eden Village, which is often referenced as an example of how new housing types can help address the challenge of rising homelessness in KCK. Eden Village successfully set up their first development and are working towards their second. In each case, they have encountered limitations with the zoning code that forced them to seek variances and overall made the project more difficult and expensive.

The options presented in this memo predominantly focus on the original sections of the city, i.e. east of I-635. However, some of the zoning categories are represented outside of the original city limits. These options presented focus on expanding housing options. In many cases they serve to legalize the city that already exists – such as reflecting lot sizes and uses that are common in many older neighborhoods in KCK.

As Planning Commission is aware, the zoning code rewrite getting underway for 2026/27. The options below are not intended to supersede the larger zoning code rewrite but are actions that, if taken now, would more quickly provide new options for developers to build housing. If adopted, these options could then be rolled into the zoning code rewrite.

Staff will provide a presentation at the Planning Commission meeting that goes into more detail on each of the options below.

A growing body of research demonstrates that housing cost burdens and limited supply are key structural drivers of homelessness for individuals and families. When new housing supply is restricted and costs increased through parking regulations and restrictive zoning, rents rise faster than incomes and the rates of homelessness in a community go up.

Below are references to recent research that make the connection between homelessness and housing supply and cost. It is not an exhaustive list but provides additional context.

Research citations linking housing supply and costs to rates of homelessness

Homelessness Is a Housing Problem: How Structural Factors Explain U.S. Patterns.
Finding:
Using data from metropolitan areas across the United States, the authors demonstrate that housing market conditions—particularly high costs, low vacancy rates, and limited supply—are the strongest predictors of homelessness.

Summary:
Colburn and Aldern find that while individual factors (such as mental health or substance use) may shape personal experiences of homelessness, the scale of homelessness in a community is determined by its housing affordability and availability. They conclude that homelessness is fundamentally an economic and policy problem rooted in housing markets rather than individual pathology.

Source: Colburn, G., & Aldern, C. P. (2022). *Homelessness Is a Housing Problem: How Structural Factors Explain U.S. Patterns*. University of California Press. https://www.ucpress.edu/book/9780520383784/homelessness-is-a-housing-problem

How Housing Costs Drive Levels of Homelessness.
Finding: "Research has found that increases in rents cause increases in homelessness."
Summary: Pew highlights the clear correlation between housing costs—driven in part by supply constraints—and homelessness rates.
Source: Pew Charitable Trusts. (2023, August 22). *How Housing Costs Drive Levels of Homelessness*.

Record Homelessness Amid Ongoing Affordability Crisis.
Finding: "The U.S. is facing record homelessness tied to an affordability crisis caused by a persistent shortage of housing supply, especially deeply affordable units."
Source: Harvard Joint Center for Housing Studies. (2023). *Record Homelessness Amid Ongoing Affordability Crisis*.

Housing Markets First: Housing Supply and Affordability Are Key to Reducing Homelessness.
Finding:
The paper argues that abundant, low-cost housing is a major asset for reducing homelessness, citing the example of Houston, Texas—where an elastic housing supply and lower cost of housing helped reduce chronic homelessness significantly. Cato Institute

"Houston's comparative success in reducing homelessness is partly attributable to the low cost of housing and elastic housing supply in that city." Cato Institute
Source: Calder, V.B. (2022). *Housing Markets First: Housing Supply and Affordability Are Key to Reducing Homelessness.* Cato Institute Briefing Paper.

Housing Supply and the Drivers of Homelessness.
Finding: "Research by Zillow shows homelessness increases at a faster rate in places where people spend 32 percent or more of their income on housing."
Source: Bipartisan Policy Center. (2022). *Housing Supply and the Drivers of Homelessness*.

Housing Supply Constraints Can Impact Adult Homelessness.
Summary: assesses the relationship between housing supply constraints, especially land use regulations, and rates of homelessness among adults. Dawkins argues that the reformation of land use policies that constrain housing supply could complement other efforts to address homelessness. He also calls for more coordination between homeless services providers and land use planners.
Source: National Low Income Housing Coalition. (2023). ***Housing Supply Constraints Can Impact Adult Homelessness*.**

Housing Markets First: Housing Supply and Affordability Are Key to Reducing Homelessness.
Finding: "Abundant, low-cost housing is an asset for governments working to reduce homelessness. Houston's success in reducing homelessness is partly attributable to the low cost of housing and elastic housing supply."
Source: Cato Institute. (2021). *Housing Markets First: Housing Supply and Affordability Are Key to Reducing Homelessness*.

The 2020 Annual Homeless Assessment Report (AHAR) to Congress.
Finding: "Communities with higher housing costs and lower vacancy rates tend to have higher rates of homelessness."
Source: U.S. Department of Housing and Urban Development. (2020). *Annual Homeless Assessment Report to Congress*.

Options for Code Updates

1. **Backyard Cottage / Accessory Dwelling Units**

   The current zoning code only allows backyard cottages, also known as Accessory Dwelling Units (ADUs), on new built homes that use narrow lot design guidelines – and then only above a detached garage.

   ADUs offer a flexible and cost-effective way to expand housing options without altering neighborhood character. By adding small, independent units on existing lots—such as backyard cottages, basement apartments, or garage conversions—ADUs create affordable homes for seniors, young adults, and small households while helping homeowners generate supplemental income. They make efficient use of existing infrastructure, support intergenerational living, and increase housing supply incrementally, which helps ease overall market pressure and moderate housing costs.

   a. Allow backyard cottages / ADU's by-right – apply garage standards – can replace or be independent of garage.
      i. Garage (current)- 30% of required RY/1000 sq ft, whichever is less
      ii. ADU - No more than 20% of entire lot or 1,000sqft or 50% of habitable space of the primary residential structure, whichever is less
      iii. Cannot be taller than main house
   b. Junior ADU's – must be located with the footprint of the primary structure. Minimum size of 150 sq feet. Must have egress to interior of primary house and exterior egress. Requires internal connection to primary structure. Junior ADU's are only for owner occupied structures and not available for short-term rentals.

2. **Residential Allowed In Selected Commercial Areas**

   The current code does not allow residential uses in commercial districts. Allowing residential multifamily development in existing commercial zoning areas promotes more vibrant, mixed-use neighborhoods and makes use of underutilized land. It helps revitalize aging commercial corridors by bringing residents closer to shops, services, and transit, increasing foot traffic and economic activity. This approach also expands housing options without requiring new infrastructure and strengthens local business districts.

   a. Allow multifamily (R-3, R-4, R-5) in selected commercial areas.
      i. C0 allows R3
      ii. C1 allows R4
      iii. C2 allows R5
      iv. C3 allows R5
   b. If parcel in question abuts Industrial or Business Park land use then prohibited from converting into residential use.

3. **Reducing Parking Minimums**

   The current code has high parking requirements for residential development. These requirements limit the ability of developers to match parking needs with their project. This in turn drives up costs and can make projects not financially viable. Reducing parking requirements for residential development lowers construction costs, making new housing more affordable and financially viable—especially on smaller or infill sites. It allows developers to build more homes and makes more efficient use of existing infrastructure.

   Recent updates to the code lifted parking minimums for mixed use up to six units. Language in the sections below aligns to the six-unit exemption. The changes do not eliminate parking requirements for housing; they exempt the first six units in a development and reduce required parking minimums to one unit per dwelling unit.

4. **Apartments RP-5**

The current zoning code has restrictive setbacks and other requirements that dimmish how much housing can be placed on an R-5 zoned parcel.

Reducing zoning requirements for apartments—such as minimum lot sizes, setbacks, and parking mandates—makes it easier and more affordable to build new housing. Streamlined standards lower development costs, encourage smaller and more diverse projects, and allow builders to respond to actual housing demand. By removing unnecessary barriers, cities can increase the supply of rental units, promote infill development on underused sites, and expand affordability across income levels.

a. Min lot size: reduce from 1,500/DU to 1,200/DU
b. Open (Non-Vehicular) Space Requirement: currently 40% - reduce to 30% and each building in a complex can reduce by 2% if open space is clustered – down to 20% - density bonus if within 1/8 mile of park without having to cross a major arterial reduced by 10% and minimum lot size to 1,000 sq feet per DU
c. Min Square footage: reduce from 380 to 200
d. Height: change from 4 stories to 5 stories
e. Setbacks
    i. Side: reduce from 10 to 0 feet from property line
    ii. Front: reduce from 25’ from public street to 10’ from public street
    iii. Corner: reduce from 25 to 10 feet from public street
    iv. Rear: reduce from 25 to 10 feet from property line
f. Parking: one parking space/DU after the first six units; if provided has to meet standard requirements
g. Landscaping: 1 tree/4,500sqft; 1 tree if less than 4,500sqft

[continued]

5. **Garden Apartments RP-4**

Reducing zoning requirements for R-4 Garden Apartments allows for more efficient use of medium-density residential land and encourages the development of attractive, smaller-scale multifamily housing. Lowering minimum lot sizes, setbacks, and open space requirements makes it feasible to build modest apartment buildings that fit comfortably within existing neighborhoods. These adjustments help fill the gap between single-family homes and large apartment buildings, expanding housing choices for working families, seniors, and first-time renters while making use of existing infrastructure.

Garden apartments R-4 was the preferred designation for Eden Village, however requirements in the zoning code pushed them into the mobile home zoning category. The changes below would make it simpler for projects like Eden Village.

a. Min lot size: reducing from 3,000 per dwelling unit to 2,000 / DU – if total lot size is under 1 acre then 1,500 per dwelling unit
b. Open (Non-Vehicular) Space Requirement: currently 40% - reduce to 30% and each building in a complex can reduce by 2% if open space is clustered – down to 20%
c. Min Square footage: reduce from 380 to 200
d. Height: change from 2 ½ stories or 35 feet to 50 feet (4 stories)
e. Setbacks
    i. Side: reduce from 10’ from property line to 0’ from property line
    ii. Front: reduce from 25’ from public street to 5’ from public street
    iii. Corner: reduce from 25’ from public street to 5’ from public street
    iv. Rear: reduce from 25 to 10 feet from property line
f. Parking: one parking space/DU after the first six units; if provided has to meet standard requirements
g. Landscaping: 1 tree/4,500sqft; 1 tree if less than 4,500sqft

[continued]

6. **Townhomes R-3**

   The existing zoning code has large minimum lot size and setback requirements. Reducing zoning requirements for townhomes would make it easier to build compact, ownership-oriented housing that fits within existing neighborhoods. Lowering lot size, width, and setback standards can enable more affordable, space-efficient homes that appeal to first-time buyers, downsizing households, and moderate-income families. Looser restrictions also encourage infill development on smaller or irregular lots, making better use of existing infrastructure while preserving neighborhood character.

   a. Min lot size: reduce from 1 acre and 4,000 sq ft per dwelling unit to 1,400 per dwelling unit
   b. Min sq footage: reduce from 750 to 500
   c. Height: change from 2 ½ stories to 35 feet average finished grade (equivalent height)
   d. Setbacks
      i. Side: reduce from 10’ to 0’
      ii. Front: reduce from 25’ to 5’ feet from public street
      iii. Corner: reduce from 25’ from street to 5’ from street
      iv. Rear: reduce from 25’ to 10’ feet from property line
   e. Parking: no off-street parking required for first 6 units, then 1/DU for units 7-12; if provided has to meet standard requirements
   f. Landscaping: 1 tree/4,500sqft; 1 tree if less than 4,500sqft

[continued]

7. **Duplex R-2(B)**

   Reducing zoning restrictions for duplexes allows more flexible and affordable housing options within established neighborhoods. Lowering minimum lot sizes, setbacks, and parking mandates, makes it easier to add gentle density. Duplexes provide attainable, family-friendly housing and support intergenerational living, and make efficient use of existing infrastructure.

   The options for changes below envision more duplexes that are top/bottom units that look like single family homes vs the side by side duplexes on wider lots.

   a. Min lot size: reducing from 2,500 per dwelling unit to 700 per dwelling unit
   b. Min Lot Width: reduce from 50' to 25' - side-by-side duplex requires 50' – up/down or front/back can be 25'
   c. Min Square footage: reduce from 600 down to 400
   d. Height: change from 2 ½ stories to 35 feet average finished grade (equivalent height)
   e. Setbacks
      i. Side: reduce from 5 feet to zero - fire setbacks govern requirements
      ii. Front: reduce from 25' to 10'
      iii. Corner: reduce from 20 to 5
      iv. Rear: reduce from 25 to 10
   f. Parking: no off-street parking required; if provided has to meet standard parking requirements

[continued]

8. **Duplex R-2**
    a. Min lot size: reducing from 3,575 per dwelling unit to 700 per dwelling unit
    b. Min Lot Width: reduce from 75’ to 30’ – side-by-side duplex requires 50’ – up/down or front / back can be 30’
    c. Min Square footage: reduce from 750 down to 500
    d. Height: change from 2 ½ stories to 35 feet average finished grade (equivalent height)
    e. Setbacks
        i. Side: reduce from 8’ to 0’ - fire setbacks govern requirements
        ii. Front: reduce from 25’ to 10’
        iii. Corner: reduce from 25 to 10
        iv. Rear: reduce from 30 to 15
    f. Parking: no off-street parking required; if provided has to meet standard parking requirements

[continued]

9. **Single Family R-1(B)**

   The current zoning code for traditional R-1(B) neighborhoods is out of alignment with the original development pattern and lots. Builders have provided feedback that the existing code makes it more difficult and expensive, or impossible, to add housing on many lots in the city. Given the number of land bank parcels owned by the UG, reducing the zoning requirements can unlock and accelerate the development of these land bank parcels while utilizing existing infrastructure. The options presented below would preserve the historic development pattern while making infill housing more financially feasible.

   a. Min lot size: reducing from 5,000 to 1,400sq ft per building unit
   b. Min Lot Width: reduce from 50' to 25'
   c. Min sq footage: reducing from 750 down to 500
   d. Narrow lot design guidelines optional however requires 50-year siding to protect neighborhood integrity
   e. Height: change from 2 ½ stories to 35 feet average finished grade (equivalent height)
   f. Setbacks
      i. Side: go from 10% or 3 feet down to zero – allow the fire code setbacks to govern side setback requirements
      ii. Front: reduce from 25' to 10'
      iii. Corner: reduce from 25 to 10
      iv. Rear: reduce from 25 to 15
   g. Parking: no off-street parking required; if provided has to meet standard parking requirements

[end]

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending residential zoning district regulations, amending commercial district regulations, and adding accessory dwelling unit regulations by amending **Section 27-340** of Division 1, amending **Sections 27-455 to 27-460, and 27-463, -464, -466, -467** of Division 4, and amending **Sections 27-609 and 27-623** and wholly adding **Section 27-624** of Division 7, all of Article VIII of Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, at the October 2, 2025, Board of Commissioners meeting, during a discussion on homelessness, Mayor Garner requested that staff bring options to the City Planning Commission and subsequently to the Board of Commissioners to make it easier to build housing at the bottom of the market;

WHEREAS, a multi-year review of the Unified Government Zoning Code began in October 2025, and with it comes the potential for significant amendments to the zoning district regulations, uses, and building typologies, including residential zoning districts, buildings, and uses;

WHEREAS, there is a directive to make incremental changes to the residential zoning districts, in an effort to both address the lack of housing resources in Wyandotte County and to provide feedback for the greater Zoning Code review and rewriting process;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMEN OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Generally, 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.

....

Accessory dwelling unit (ADU) means a dwelling unit that is located ~~over a garage~~ on the same lot or parcel as the primary residential building. Such unit ~~can be attached or~~ must be detached

from the primary residential building. Such units are located towards the rear of the parcel or lot~~,~~ but regardless shall not be located within the front yard. All accessory dwelling units shall have a maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements but shall have a habitable floor area no greater than 1,000 square feet. ~~Accessory units must maintain existing parking requirements.~~

Accessory dwelling unit, junior (JADU) means an accessory dwelling unit that is attached to the located on the same lot or parcel as the primary residential building, and which has both interior access to the primary dwelling unit and an exterior door. Such units may be located at the front of the primary residential building, but the exterior entrance to the JADU shall not be located on the front facade of the primary residential building. Junior accessory dwelling units shall not be used as short-term rental units, except for under administrative review.

....

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-455. - R-1(B) Single-Family District.

(a) Generally. The purpose of the R-1(B) single-family district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. This district is generally considered too intensive for single-family detached homes in developing sections of the city. This section applies to the R-1(B) single-family district.

(b) Permitted uses. In the R-1(B) single-family district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses: Any use permitted in the R-1 single-family district with uses other than single-family dwellings conforming to the standards and requirements of the R-1 single-family district.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than ~~2½ stories or~~ 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than ~~25~~10 feet.

b. Side yard, interior: None. ~~Not less than ten percent of the width of the zoning lot, but no less than three feet.~~

c. Side yard, corner: Not less than ~~25~~10 feet.

d. Rear yard: Not less than ~~25~~15 feet.

(3) Lot width and area shall be as follows:

a. Lot width: Not less than ~~50~~25 feet measured at the building line; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635 that is less than ~~50~~25 feet wide and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 can build at any width; given that the building is in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.

b. Lot area: Not less than ~~5,000~~1,400 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than ~~5,000~~1,400 square feet and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.

c. The Narrow Lot Design Guidelines dated February 18, 2008, are modified as follows:

1. A residence built on a narrow lot may match elevations of adjacent residences within that street without a raised porch, except as may be required by the building code.
2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of urban planning.
3. The raised front entry height is reduced from 30 inches to 14 inches.
4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
5. Alley and garage standards.
   a. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of urban planning to the alley entrance requirements.
   b. Garages in the rear yard shall be located to allow a sufficient turning radius to enter and exit the garage from the alley.

   Existing garage placement requirements should be utilized as guidelines.
6. Siding standards.
   a. Any siding with a 50-year warranty will be allowed. This specifically replaces the cement board siding requirement.

(4) Minimum floor area shall be ~~750~~500 square feet of habitable floor area for each residence.

For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~Two~~No off-street parking spaces shall be ~~provided~~required on the premises for each single-family dwelling. If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family dwellings shall be permitted one wall sign and one detached sign.~~ For ~~additional~~ standards and information, see division 11 of this article.

Section 3. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-456. - R-2 Two-Family District.

(a) Generally. The purpose of the R-2 two-family district is to accommodate the bulk of two-family dwellings or duplexes, particularly in newly developing areas and areas where similar density of development now exists. Duplex development may also be used as a suitable transition between single-family development and other land uses of a more harsh nature. This section applies to the R-2 two-family district.

(b) Permitted uses. In the R-2 two-family district, no building, structure or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the R-1 single-family district, under the standards and requirements of that district.
  (2) Two-family dwellings, commonly referred to as duplexes.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than ~~25~~10 feet (see exceptions in subsection (d) of this section).
    b. Side yard, interior: None. ~~Not less than eight feet.~~
    c. Side yard, corner: Not less than ~~25~~10 feet.
    d. Rear yard: Not less than ~~30~~15 feet.
  (3) Lot width and area shall be as follows:
    a. Lot width: Not less than ~~75~~30 feet measured at the building line. However, a side-by-side duplex must have a minimum lot width of no less than 50 feet.
    b. Lot area: Not less than ~~3,575~~700 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
  (4) Minimum floor area shall be ~~750~~500 square feet of habitable floor area per dwelling unit.

  For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~Two~~No off-street parking spaces shall be ~~provided~~required on the premises for each dwelling unit.~~, at least one of which shall be in a garage or carport. When no more than two off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall~~

be not less than 36 feet, and space shall be provided in the drive for the parking of two passenger cars for each dwelling unit. If off-street parking is provided, or forFor additional standards and information, see division 9 of this article.

(e) Signs. Uses other than single-family or two-family dwellings shall be permitted one wall sign and one detached sign. For additional standards and information, see division 11 of this article.

Section 4. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-457. - R-2(B) Two-Family District.

(a) Generally. This section applies to the R-2(B) two-family district. The purpose of the R-2(B) district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of existing buildings and vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. Conversion of residential buildings constructed as single-family dwellings shall be permitted only when parking, land, floor area and life safety requirements are fully met.

(b) Permitted uses. In the R-2(B) two-family district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the R-1(B) single-family district, under the standards and requirements of that district.
  (2) Two-family dwellings, commonly referred to as duplexes.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than 2½ stories or 35 feet.
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than 2510 feet.
    b. Side yard, interior: None. Not less than five feet.
    c. Side yard, corner: Not less than 205 feet.
    d. Rear yard: Not less than 2510 feet.
  (3) Lot width and area shall be as follows:
    a. Lot width: Not less than 5025 feet measured at the building line. However, a side-by-side duplex must have a minimum lot width of no less than 50 feet.
    b. Lot area: Not less than 2,500700 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
  (4) Minimum floor area shall be 600400 square feet of habitable floor area per dwelling unit.

  For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~One~~ No parking spaces for each dwelling unit shall be ~~provided~~required on the premises. If off-street parking is provided, for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one detached sign. For additional~~ standards and information, see division 11 of this article.

Section 5. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-458. - R-3 Townhouse District.

(a) Generally. The purpose of the R-3 district is to accommodate single-family attached residences at densities and with designs that bridge the gap between rental apartment units and single-family homes. The term "townhouse" includes duplexes, side by side units separated by a party wall, or units stacked one above the other. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited. This section applies to the R-3 townhouse district.

(b) Permitted uses. In the R-3 townhouse district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:

(1) Any use permitted in the R-~~1~~2(B) ~~single~~two-family district, under the standards and requirements of that district.

(2) Residential buildings containing two to 12 dwelling units.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than ~~2½ stories or~~ 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than ~~25~~10 feet from any public street pavement (see exceptions under subsection (c)(2)e of this section).

b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~

c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.

d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.

e. For parking and other paved areas: Not less than six feet from any property line; provided, however, no setback is required for parking in driveways on the premises of a dwelling unit.

(3) Lot ~~size and~~ area shall be no less than 1,400 square feet per dwelling unit.~~as follows:~~

~~a. Lot size: no R-3 townhouse district project shall be constructed on a lot less than one acre.~~

~~b. Lot area: not less than 4,000 square feet per dwelling unit.~~

(4) Minimum floor area: Not less than ~~750~~500 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.

(b) Parking standards. ~~Two~~ One off-street parking spaces shall be ~~provided~~required for each dwelling unit over six dwelling units.~~, at least one of which shall be in a garage or carport. When parking spaces are provided on the premises of each dwelling unit, when no more than two off-street parking spaces are provided for each dwelling unit on the premises, when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front line to the garage door shall not be less than 36 feet and space shall be provided in the drive for parking two passenger cars for each dwelling unit.~~ If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(c) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(d) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. If a site is less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(e) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-3 townhouse district requires a planned change of zone. The planned zoning equivalent to this district in RP-3 and the procedures are set out in section 27-212.

Section 6. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-459. - R-4 Garden Apartment District.

(a) Generally. The purpose of the R-4 garden apartment district is to accommodate low-rise multiple-family development at moderate densities. This is the most appropriate district

for apartment development in the suburban areas of the city. It is anticipated that garden apartment buildings will be in clusters on sites large enough to allow several buildings. Sites should be carefully planned with maximum privacy and safety and adequate landscaping over the entire site. Such projects are most appropriate on arterial or collector streets or as transitions between business and single-family neighborhoods. This section applies to the R-4 garden apartment district.

(b) Permitted uses. In the R-3 townhouse district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:

(1) Any use permitted in the ~~R-1(B) single-family~~ R-3 townhouse district, under the standards and requirements of that district.

(2) Garden apartment buildings or townhouses.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than ~~2½ stories or 35~~50 feet~~., except that buildings designed for senior and/or retired persons my be up to three stories.~~

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than ~~25~~10 feet from any public street pavement.

b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~

c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.

d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.

e. For parking and other paved areas: Not less than ~~25 feet from any street line and not less than~~ six feet from any property line.

(3) Lot area shall be not less than ~~3,000~~2,000 square feet per dwelling unit, unless the total lot area is less than 1 acre, in which case the lot area shall be no less than 1,500 square feet per dwelling unit.

(4) Minimum floor area shall be ~~380~~200 square feet of habitable floor area for each dwelling unit.

For additional standards and information, see division 8 of this article.

(d) Parking standards. One ~~and one-half~~ parking space~~s~~ shall be ~~provided~~required for each dwelling unit over six dwelling units.~~that has one bedroom or less. Two parking spaces shall be provided for each dwelling unit that has two bedrooms or more.~~ For additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(f) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. Trees are required at not less than one per 4,500 square feet of site area. If a site is

less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(g) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-4 garden apartment district requires a planned change of zone. The planned zoning equivalent to this district in RP-4 and the procedures are set out in section 27-212.

Section 7. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-460. - R-5 Apartment District.

(a) Generally. The purpose of the R-5 apartment district is to accommodate medium-density apartment buildings of more than two stories. At its higher range of permitted densities, this district is appropriate for infill or redevelopment sites and for areas of existing similar density near major business or employment centers, but not for suburban areas of the city. Conversions of residential buildings shall be permitted only when parking, land and floor area, and life safety requirements are fully met. This section applies to the R-5 apartment district.

(b) Permitted uses. In the R-5 apartment district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the ~~R-2 two-family~~ R-4 garden apartment district, under the requirements of that district.
  (2) Apartment buildings.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than ~~four~~five stories.
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than ~~25~~10 feet from any public street pavement.
    b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~
    c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.

d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.
e. For parking and other paved areas: Not less than ~~25 feet from any street line and not less than~~ six feet from any ~~other~~ property line.

(3) Lot area shall be not less than ~~1,500~~1,400 square feet per dwelling unit; provided, however, that an area equal to at least ~~40~~30 percent of the site area is maintained as nonvehicular open space. The nonvehicular open space minimum may be reduced by either or both of the following:
a. Each garden apartment building within a lot or parcel can reduce the nonvehicular open space minimum by an additional two percent points if the arrangement of the buildings and open space are clustered in a manner that the planning department finds satisfactory.
b. If the front door of a garden apartment building is within one-eight of a mile of a public park, and no road designated as a Class C thoroughfare or higher is located between the building and the park, then the nonvehicular open space minimum is reduced by 10 percentage points, and the minimum lot size is reduced to 1,000 square feet per dwelling unit.

(4) Minimum floor area: Not less than ~~380~~200 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.

(d) Parking standards. One ~~and one-half~~ parking space~~s~~ shall be ~~provided~~required for each dwelling unit over six dwelling units.~~that has one bedroom or less. Two parking spaces shall be provided for each dwelling unit that has two bedrooms or more.~~ If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(f) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. If a site is less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(g) *Planned zoning.* All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and on the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned zoning change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The

department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-5 apartment district requires a planned change of zone. The planned zoning equivalent in this district is RP-5 and the procedures are set out in section 27-212.

Section 8. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-463. - C-0 Nonretail Business District.

(a) Generally. The purpose of the C-0 nonretail district is to accommodate services of an administrative, professional and governmental nature. It is intended that no products be handled on the premises other than documents involved in business transactions or items for display or training purposes. The size and bulk of buildings may vary, signs are modest in size and prominence, and the occupancy of the buildings is generally assumed to be in the 8:00 a.m. to 5:00 p.m. range, five days per week. Little noise or commotion is produced, and quality of architecture, screening and landscaping is emphasized to assure compatibility with nearby residential neighbors. Location should be on major streets, in or adjacent to the central business district, or as transition between retail uses and residential property. This section applies to the C-0 nonretail business district, except as stated otherwise.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumeratedion of uses that are permitted. The following list is not all-inclusive but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the RP-4 garden apartment RP-3 planned townhouse district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-3 district:single-family and two-family dwellings are not permitted in this district.

a. Compliance with the R-3 district setbacks, under section 27-458(c)(2);

b. Compliance with the R-3 district minimum floor area, under section 27-458(c)(4); and,

c. Compliance with the R-3 parking standards, under section 27-458(d).

(2) Offices for the administrative functions of businesses, corporations, governmental agencies, utilities, social and philanthropic organizations.

(3) Offices for the sale of insurance, real estate, securities, and travel services, as well as equipment, products and materials that are located off the premises.

(4) Photographic studios, radio and television studios, hospitals and clinics for treatment of humans, dental laboratories, mortuaries, day care centers, beauty salons.

(5) Offices for professions such as medicine, law, engineering, architecture, osteopathy, chiropractic and counseling.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All functions and activities shall be conducted within a fully enclosed building.

(2) No stock in trade may be kept on the premises except that which is used in training, display or demonstration, all of which shall be kept inside a building.

(3) No use is permitted that involves the parking, storage, or continued presence of vehicles of over 18,000 pounds GVWR.

(4) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than three stories or 40 feet, except that in the CP-0 planned nonretail business district, buildings and structures shall not exceed 12 stories.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than 25 feet.

b. Side yard, interior: Not less than ten feet plus one foot for each story over three.

c. Side yard, corner: Not less than 25 feet.

d. Rear yard: Not less than 25 feet.

e. For parking and other paved areas: Not less than six feet from any property line or less than 25 feet from any street line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. Uses in this district, except those situated in the area herein described as the central business 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. Buildings in the central business district, within the area bounded by Third Street and Eleventh Street, Ann Avenue and Washington Boulevard, need not provide off-street parking on the premises, if the planning commission determines that adequate alternative parking is available within a practical walking distance in order to protect the public safety and convenience. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one monument sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. Screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two-family zoned property. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of

these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-0, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for use as an office or other business purpose unless the following conditions are met:

(1) Setbacks comply with those required in this district.

(2) All off-street parking required by this article or by the proposed use of the premises can be accommodated in the side or rear yard of the premises, and said premises has access and dimensions to permit the full and safe use thereof.

(3) The building is made to comply with all building and other code requirements of a commercial building.

(4) The premises is screened from any abutting property zoned or used for residential purposes.

(5) A site plan and an architectural plan depicting the requirements of subsection (i) of this section, plus any changes to the exterior of the building, shall be prepared by a registered architect and submitted for review and approval by the planning commission prior to issuance of building permits or occupancy of the building.

Section 9. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-464. - C-1 Limited Business District.

(a) Generally. The purpose of the C-1 limited business district is to accommodate retail and service establishments that serve, for the most part, a limited, definable trade area and may have close relationships with the residential areas they serve. The size of buildings, the peak hour flow of traffic, the size and prominence of signs and the amount of noise and commotion created are assumed to be moderate to low in scale compared to regional shopping centers and highway-oriented businesses. Clusters or centers on major intersections are preferable to strip patterns. This section applies to the C-1 limited business district.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumeratedion of uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Buildings to accommodate the sale of items such as and similar to:

a. Antiques, jewelry, glassware, artwork, hobby supplies, gifts, flowers, novelties.

b. Auto accessories.
c. Books, paper products, office supplies, cameras.
d. Sporting goods, music supplies and instruments, bicycles, pets.
e. Foods and beverages, including consumption on the premises.
f. Department store merchandise.
g. Hardware, paint, toys, electronic devices, household appliances and furnishings.
h. Clothing, shoes, pharmaceuticals and eyeglasses.

(2) ~~Services such as all~~All uses permitted in the C-0 district under the requirements and performance standards of that district, including offices for administrative functions, medicine, dentistry, law, philanthropic organizations, counseling, insurance, real estate, securities, and preschools and day care centers.

(3) Additional uses such as:

a. Barbershops and beauty shops, churches, commercial parking lots.
b. Dry cleaning shops, self-service laundry and pick-up stations.
c. ~~Dwellings, single-family under the R-1 requirements and two-family under the R-2 requirements.~~ Any use permitted in the RP-4 planned garden apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-4 district:
    1. Compliance with the R-4 district setbacks, under section 27-459(c);
    2. Compliance with the R-4 district minimum floor area, under section 27-459(c)(4); and,
    3. Compliance with the R-4 parking standards, under section 27-459(d).
d. Financial institutions, health studios and centers.
e. Locksmiths, shoe repair shops.
f. Places of assembly for no more than 50 people to be rented out for a period of a week or less.
g. Printing, arts and handicrafts, tailoring and dressmaking.
h. Schools of a nonacademic nature, including vocational and trade schools, and training centers.
i. Servicing of household appliances and small household equipment normally utilized within the home.
j. Small animal hospitals and clinics.
k. Theatres and commercial recreation, except those uses listed in less restrictive districts or in section 27-579.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All sales, services and storage shall be conducted within a fully enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory storage and sale of landscaping and gardening supplies may occur outside during the spring planting season, and Christmas trees may be left outside during the period of sale if they do not reduce the capacity of a parking lot below that required by ordinance.

(2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood. No public address, paging or music system shall be used which can be heard outside the building.

(3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.

(4) No drive-in or drive-through service directly to persons in automobiles is permitted where food and beverages are served.

(5) A maximum of three vehicle fuel pumps may be provided where convenience food products are sold in a building having at least 1,000 square feet devoted to such convenience sales.

(6) Sale of auto accessories shall be limited to those that do not require and do not normally involve installation in or on the vehicle on the premises. Tire and battery sales, transmission repair, body work and similar products and services are not allowed in this district.

(7) Sales of products shall generally be directly to the ultimate consumer. Wholesale sales or the handling in bulk form of the products or merchandise specified herein is not intended.

(8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks of over 18,000 pounds GVWR, semitrailer rigs, contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 a.m. and 1:00 a.m. of the following day.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than two stories or 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than 15 feet.

b. Side yard, interior: None, except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.

c. Side yard, corner: Not less than 15 feet.

d. Rear yard: None, except when abutting property is used for or zoned for residential use a rear yard of no less than 15 feet shall be provided.

e. For parking and other paved areas: Not less than six feet from any property line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. Uses in this district require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~Two wall signs and one detached sign are permitted each building.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. Six-foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-1, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use, except that a residential building may be converted for office use under the conditions set out in section 27-463(i).

Section 10. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-466. - C-2 Nonretail Business District.

(a) Generally. The purpose of the C-2 general business district is to accommodate a broad range of retail, wholesale and service establishments that serve a wide range of markets. While concentration of these uses into clusters and groups is highly desirable, it is anticipated that strips and small clusters along major streets will accommodate a large portion of this type of business. Size and type of buildings and accompanying land areas will vary widely, and traffic and commotion will, in some cases, produce noise levels which may be adverse to nearby residential property. The intensity of the use of land is expected to be moderate to low, except in those occasional cases where high-rise buildings or regional shopping centers are placed. Prominence of establishments in this district will call for a higher level of visual

quality, greater setbacks, more landscaping and screening than in previous business districts. This section applies to the C-2 general business district except as otherwise stated.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by one of more enumeratedion of uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the C-1 limited business district. Any use permitted in the RP-5 planned apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-5 district:

a. Compliance with the R-5 district setbacks, height, and lot area, under section 27-460(c);

b. Compliance with the R-5 district minimum floor area, under section 27-460(c)(4); and,

c. Compliance with the R-5 parking standards, under section 27-459(d).

(2) Shops and stores for the sale of department store merchandise, new and used automobiles and small and medium trucks, automobile supplies, motorcycles, motor fuels.

(3) Sales of such items as lawn and garden supplies and equipment, building supplies and materials.

(4) Services such as:

a. Automobile washing facilities.

b. Clubs and membership organizations other than class A and class B private clubs.

c. Dry cleaning and laundries.

d. Appliance and household equipment repair.

e. Maintenance and delivery services, exterminators.

f. Limited automobile repair.

g. Places of assembly.

h. Printing and publishing, custom furniture reupholstery and repair.

i. Hotels and motels.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All sales, services and storage shall be conducted within a totally enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory sale and storage of landscaping and gardening supplies, Christmas trees, and vehicles for sale may be kept outside.

(2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

(3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.

(4) Drive-in and drive-through facilities are permitted except for the sale of cereal malt beverages and alcoholic beverages, but only after vehicular approach and stacking space

are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets. In the case of disagreement, the unified government board of commissioners shall make the final determination.

(5) Servicing of motor vehicles in this district is limited to that which produces no noise, fumes or odor which is perceptible from off the premises and which involves no outside storage or outside keeping of parts.

a. Permitted services. Except as accessory use to a new car dealership or department stores, activities, which involve machining, painting, removal, repair or rebuilding of major body, or chassis components, welding or sheet metal cutting are not permitted. Body and framework are not permitted. Servicing and repair is limited to vehicles of less than 12,000 pounds GVWR. Such operations as generator and starter repair, tire and battery installation, tune-ups and diagnosis, electrical and fuel injection servicing, CV joint and clutch and timing belt maintenance and replacement, glass and upholstery replacement, brake installation, rust proofing, air conditioner repair, lubrication, and any scheduled maintenance are typical permitted services in this district. Engine replacement may be done only on an occasional basis and shall not be an advertised service.

b. Parking. All auto servicing businesses established after the date of this section shall provide no less than four off-street parking spaces for each 1,000 square feet of building floor area. Such auto servicing businesses shall be required to do the following prior to opening for businesses:

1. A dimensioned sketch showing a proposed parking layout that includes parking space stripping, location of drive aisles, pavement and a screened trash enclosure being submitted and approved by the development review committee.
2. Completion of the improvements necessary to implement the plan.3.The approved sketch shall represent a firm commitment on the improvement and maintenance of the site and repeated deviations from that layout in the field will be considered a violation of the provisions of this article and enforced accordingly.

(6) No inoperable motor vehicles shall be kept for a period longer than 48 hours and no more than two such vehicles may be kept at one time unless within a totally enclosed building. Screened outside storage for vehicles including additional inoperable vehicles may be allowed adjacent to the main building in a rear or side yard subject to the requirements set out in subsection (c)(5)b of this section and subject to the area of the storage being the lesser of the area of the building or 2,000 square feet.

(7) Sales of products shall generally be directly to the ultimate consumer. The handling in bulk form of the products or merchandise specified herein is not intended.

(8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks over 30,000 pounds GVWR rating, semitrailer rigs or portions thereof or outside storage of contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

(9) Automobile washing facilities shall provide reservoir parking spaces between the lot entrance and the car wash equal to five times the capacity of the car wash facility.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than three stories, except that a mixed-use residential-commercial building shall not exceed five stories, and except that in the CP-2 planned general business district, buildings and structures shall not exceed 12 stories.

a. Front yard: Not less than 25 feet.

b. Side yard, interior: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.

c. Side yard, corner. Not less than 25 feet.

d. Rear yard: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then a setback of ten feet shall be provided on that property in this district.

e. Parking and other paved areas: Not less than six feet from any property line and not less than ten feet from any street right-of-way line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. 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. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one detached sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. 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. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-2, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use in this district.

Section 11. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-467. - C-3 Commercial District.

(a) Generally. This section applies to the C-3 commercial district. The purpose of the C-3 district is to accommodate those businesses that are typically more offensive by reason of noise, commotion, appearance, hours of operation or general image as perceived by the public. The size, bulk and architectural quality of buildings will vary, exterior storage and display of merchandise and equipment will occur and varying degrees of adverse impacts will be experienced by nearby properties. Buildings will tend to be one and two stories in height and site locations will tend to be on major thoroughfares and peripheral to industrial districts or major business centers.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by enumeration of uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the C-2 general business district. Any use permitted in the RP-5 planned apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-5 district:

a. Compliance with the R-5 district setbacks, height, and lot area, under section 27-460(c);

b. Compliance with the R-5 district minimum floor area, under section 27-460(c)(4); and,

c. Compliance with the R-5 parking standards, under section 27-459(d).

(2) Buildings and yards for the sale or rental at retail or wholesale of items such as and similar to automotive equipment, cars, trucks, trailers, boats, mobile homes, camping accessories, farm equipment and supplies, manufactured homes, building supplies, lawn accessories, nursery stock, plumbing, heating and air-conditioning equipment and supplies.

(3) Services such as:

a. Auto and small- and medium-size truck repair and washing, farm machinery repair, adult motion picture theater, adult bookstore or adult video store, entertainment and recreation, except those listed in section 27-579.

b. General repair and fix-it shop.

c. Lawn, tree and garden services.

d. Making or assembly of products to be sold at retail on the premises.

e. Miniature golf courses and golf driving ranges.

f. Self-storage buildings.

g. General and special trades contractors.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) Drive-in and drive-through facilities are permitted, except for cereal malt beverages and alcoholic beverages, but only after vehicular approach and stacking space are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets. In the case of disagreement, the unified government board of commissioners shall make the final determination.

(2) Any making or assembly of products to be sold, including raw materials, and any servicing or repair activities shall be totally within an enclosed building.

(3) No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or otherwise injurious to humans or property shall be produced.

(4) No operation shall produce noise that exceeds 60dB(A) at repeated intervals for a sustained length of time measured at any point on the property line. No use shall cause the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.

(5) Merchandise for sale or rent on the premises may be displayed or stored outside a building as appropriate only if it is kept off public sidewalks and streets and if it does not reduce the capacity of a parking lot below that required by this section. Such merchandise display need not be screened from view from the street, but shall not include auto parts, inoperable vehicles, junk or salvage. Such merchandise shall be a part of the main business of the property or clearly accessory to the activities and sales conducted within the enclosed building or be on a developed site of at least three acres which has had a business selling merchandise outside prior to January 2, 1999.

(6) Any outside storage or keeping of parts, equipment, inoperable vehicles or residual materials which is necessary, normally related and accessory to the principal use of the premises shall be screened from view from off the premises. Such outside storage shall be limited to areas directly adjacent to the main building, not including more than 20 percent of the area of the main building and not in a required yard.

(7) No use is permitted that involves the parking, keeping, storage or continual presence of trucks of over 30,000 pounds GVWR rating or semitrailer rigs or portions thereof, or heavy construction equipment. This does not apply to vehicles making normal deliveries or trips to serve the property.

(8) Automobile washing shall provide reservoir parking spaces between the lot entrance and the car wash equal to five times the capacity of the car wash facility.

(9) No adult motion picture theaters, adult bookstores or adult video stores shall be established within 500 feet of any church, schools (those permitted in residential districts), or any residentially zoned area.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be no more than three stories, except that in the CP-3 planned commercial district, buildings and structures shall not exceed 12 stories.

(2) Setbacks from property lines shall be as follows:

a. Front yard: Not less than 25 feet.

b. Side yard, interior: No setback is required except that where a lot in this district abuts a zoning district wherein a setback is required then that same setback shall be provided on that property in this district.

c. Side yard, corner: Not less than 25 feet.

d. Rear yard: No setback is required except where a lot in this district abuts a zoning district wherein a setback is required then that same setback shall be provided on that property in this district.

e. Parking and other paved areas: Not less than six feet from any property line and not less than ten feet from any street right-of-way line.

For additional standards and information, see division 9 of this article.

(e) Parking standards. 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. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one detached sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. 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. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-3, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use in this district.

Section 12. 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. Home occupations may be allowed upon confirmation of compliance with the subsection herewithin by the planning department. 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. 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.

b. Only 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, will be stored overnight on the premises, but may be brought to the premises for loading and unloading only.

e. 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.

(2) Accessory buildings (garages, carports, tool sheds, etc.). For any dwelling unit there may be permitted ~~a~~one detached accessory building to be used for non-habitable space. 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 match the corner yard setback of the residential zoning district~~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 13. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-623. - Short-term rentals.

(a) Short-term rentals are allowed as an accessory use subject, subject to any zoning, typology, and deed restrictions, and performance standards contained herein.
(1) Short-term rentals are allowed as an accessory use within the following zoning districts and areas:

a. Any residentially zoned area, as defined by this article;
b. Any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district, so long as all accessory uses related to short-term rentals apply to the district standards under which the primary use is allowed or operates; or,
c. Any area in which a residential unit exists as a legally non-conforming primary or accessory use.

(2) Short-term rentals are allowed within any of the following building typologies, so long as the short-term rental either meets all requirements of said district or maintains legal non-conforming status. An accessory dwelling unit or a junior accessory unit, as an accessory to any of the list typologies, may also be used as a short-term rental instead of or in addition to an allowed primary residence.
a. Single-family.
b. Duplex.
c. Multi-family.
d. Mixed-use commercial/residential.

(3) A short-term rental shall not be permitted within any parcel in which said use is prohibited by deed or plat.

(4) Performance standards. A short-term rental, in conjunction with operation under a valid administrative review or special use permit, must maintain the following standards. Failure to comply with such standards may result in the withdrawal of administrative approval, subject to the discretion of the director of planning and/or their designees, or the revocation of the special use permit, subject to the procedures of section 27-209.
a. Sufficient on-site, off-street parking must be provided, as determined by the director of planning or their designee(s).
b. Maintenance of a current occupation tax receipt issued by the business licensing division.
c. Maintenance of the neighborhood character, including, but not limited to:
1. Density or concentration of short-term rentals as a percentage of the overall neighborhood housing pool,
2. On- and off-site parking constraints, and,
3. The subject property's violation history.
d. Responsiveness to neighbor complaints. The degree of responsiveness by the applicant shall be determined by the following metrics:
1. Number and frequency of visits to the property by the Kansas City, Kansas police department regarding disturbances of the peace by short-term tenants of the property;
2. Number of complaints regarding parties at the property, including calls or complaints made to Kansas City, Kansas police department, any unified government department, and/or online third parties in contract with the unified government; and,
3. The number of filed property maintenance compliance complaints and the length of time violation cases on the property remain open.

e. Compliance with all other applicable codes and ordinances.

(b) Short-term rentals subject to administrative review.

(1) An actively owner-occupied property may be subject to administrative review if the following requirements are met throughout the duration of the tenants' stay:

a. The property owner is present on-site for the entire duration of the short-term rental; and,

b. The property owner is reasonably accessible by tenants, neighbors, and city employees.

(2) Administrative review densities.

a. On-site densities. An actively owner-occupied property may follow the administrative review process, if the following standards are met and continuously maintained:

1. Single-family residences. A one-unit residence may be used as a short-term rental under one of the following sets of rental options:

i. Option 1: Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial dwelling unit; ~~and~~

B. ~~Full accessory dwelling unit.~~Full junior accessory dwelling unit; and

C. Full accessory dwelling unit.

ii. Option 2: A full primary residence of an actively owner-occupied residence may be used as a short-term rental if the property owner is either permanently residing in ~~the~~ an accessory dwelling unit or a junior accessory dwelling unit, or temporarily occupying the ~~accessory dwelling unit~~ADU or JADU for the duration of the short-term rental lease.

2. Duplexes. A two-unit residence may be used as a short-term rental, subject to the following requirements:

i. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; the other dwelling unit is the secondary dwelling unit.

A. Any junior accessory dwelling unit or detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an actively owner-occupied accessory dwelling unit or junior accessory dwelling unit shall be the primary ~~accessory~~ dwelling unit and the two units within the duplex residential building shall be the secondary units.

B. Any secondary unit or ~~accessory dwelling unit~~ADU/JADU that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

ii. A two-unit residence may be used as a short-term rental in one or more of the following distinct areas. Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial primary dwelling unit;

B. Full secondary dwelling unit;

C. Full accessory dwelling unit, if the property owner actively occupies the primary dwelling unit or a junior accessory dwelling unit within the

duplex; and/or full second secondary dwelling unit, if the property owner actively occupies the accessory dwelling unit or junior accessory dwelling unit.

iii. Multi-family residences and mixed-use buildings.

A. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; all other dwelling units within the primary residential building are secondary dwelling units.

1. Any detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an actively owner-occupied accessory dwelling unit shall be the primary accessory dwelling unit and all the units within the primary multi-family residential building shall be the secondary units.
2. Any secondary unit or accessory dwelling unit that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

B. A multi-family residence with three to 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

1. Option 1: Up to three primary, secondary, and (junior) accessory dwelling units in any combination, plus 25 percent of all remaining dwelling units after the initial three units, if:
   a. The primary dwelling unit is only a partial dwelling unit, and,
   b. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.
2. Option 2: Up to 25 percent of all total dwelling units on site; except that no fewer than two units may be used as short-term rentals.

C. A multi-family residence with over 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

1. Option 1: Up to six primary, secondary, and (junior) accessory dwelling units, plus 25 percent of all remaining dwelling units after the initial six units, if:
   a. The primary dwelling unit is only a partial dwelling unit, and,
   b. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.
2. Option 2: Up to 25 percent of all total dwelling units on site.
3. Failure to meet all applicable requirements will result in the property's loss of eligibility for administrative review, and will require said property to be granted a special use permit for a short-term rental, if eligible under this section.

b. Street block density. There shall be no maximum density of short-term rentals subject to administrative review within a street block.

(3) Short-term rental use is subject to approval of a completed administrative review form and in compliance with all identified performance standards contained herein.

a. The short-term rental of any portion of an actively owner-occupied residential building shall be required to obtain administrative review. One administrative review application shall apply to an entire parcel of land.

b. The applicant for administrative review of a short-term rental must be the property owner. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

c. Administrative review submission requirements. The following requirements must be met as part of the submission materials for administrative review of a short-term rental:

1. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.
2. Proof of an active lodging establishment license, if required by state statute.
3. Proof of homeowners' insurance.
4. Provide a management plan for the property.
5. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.
   i. The list of rules must include a prohibition on parties.
   ii. Contact information for the property owner or their designee.
   iii. This manual must inform guests that the unified government enforces this policy and must include the contact information to report any violations.
6. The property owner or applicant must post within the primary residence, and make readily available upon request, the following items:
   i. A copy of the administrative review approval letter granting permission to the subject parcel to operate the short-term rental;
   ii. The expiration date of the current special use permit;
   iii. A copy of the occupational tax receipt for the current calendar year; and,
   iv. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.
7. An accurate and to-scale floor plan, including all exits for fire safety purposes.
8. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).
9. Reports from any other inspection, as determined by unified government staff.
10. Report from a full safety home inspection.
    i. For a new administrative review only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
    ii. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).

iii. While a full safety home inspection shall not be required upon every renewal of an administrative review, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

d. Approval of administrative review is for one year, and must be renewed annually.

1. The date for which a time period begins to run shall be the date of approval of the administrative review by the director and/or their designee(s).

2. Except as provided herewithin, a new administrative review shall be required upon a change in ownership of the property to which the existing administrative review applies, or any portion thereof.

i. The administrative approval shall not be transferred to another applicant or to another parcel owned by the same property owner or applicant.

ii. A change in applicant or property ownership shall require approval of a new and distinct administrative review and approval. Operation of the short-term rental under the new administrative review shall not commence until administrative approval has been granted.

iii. A new administrative review shall not be required if the property is transferred to a transferee entity of the current property owner, provided that the controlling person or controlling entity of such transferee entity is also the controlling person or controlling entity of the current property owner.

3. An applicant seeking renewal of an administrative review approval must submit a revised application to the department of planning and urban design 30 days before the expiration of the existing administrative review approval.

(c) Short-term rentals subject to special use permits.

(1) Special use permit densities.

a. On-site densities. Short-term rentals allowed only under a special use permit are limited to the following on-site density maximums:

1. For primary buildings, the maximum number of allowed short-term rentals per parcel are as follows:

i. For a building with one dwelling unit, no more than one short-term rental unit is allowed.

ii. For a building with two to 11 dwelling units, no more than two short-term rental units are allowed.

iii. For a building with 12 dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units.

2. A parcel with an accessory dwelling unit may operate the accessory dwelling unit as a short-term rental in addition to the unit maximums allowed in subsection (c)(1)a.1.

b. Street block density.

1. Within a street block, no more than one parcel shall be granted a special use permit for a short-term rental. No parcel operating a short-term rental under an administrative review shall be included in the count of short-term rentals that require a special use permit.

2. Any densities applied at the street block level do not prohibit special use permits for short-term rentals granted before April 27, 2023. All special use permits for short-term rentals issued before said date have legal non-conforming status and may continue to reapply for subsequent terms of the special use permit, subject to compliance with all other portions of this section and other applicable regulations.

c. It shall be prohibited for a property to exceed the short-term rental densities provided within this subsection (c)(1).

(2) Short-term rental use is subject to approval of a complete special use permit application, and in compliance with all identified performance standards contained herein.

a. The short-term rental of any portion of a residential building shall be required to obtain a special use permit. One short-term rental special use permit shall apply to an entire parcel of land.

b. Prohibitions

1. A parcel sharing a driveway with an adjacent parcel owned by a separate property owner is prohibited from obtaining a special use permit for a short-term rental.

c. Special use permit process.

1. The applicant of a special use permit for a short-term rental must be either the property owner or the property owner's designee.

i. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

ii. An applicant who is not the property owner nor within the property owner party shall be presumed to be the property owner's designee.

2. Submission requirements.

i. A special use permit process for a short-term rental shall follow all applicable requirements and procedures identified in article VI of this chapter.

ii. In addition, the following requirements must be met as part of the submission materials for a short-term rental special use permit:

A. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.

B. Proof of an active lodging establishment license, if required by state statute.

C. Proof of at least $1,000,000 insurance liability policy covering the entire subject property.

D. Provide a management plan for the property.

E. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.

1. The list of rules must include a prohibition on parties.

2. Contact information for the property owner or their designee.

3. This manual must inform guests that the unified government enforces this policy and must include the contact information to report any violations.

F. The property owner or applicant must post the following within the primary residence and must make readily available upon request:
1. A copy of the special use permit ordinance granting permission to the subject parcel to operate the short-term rental;
2. The expiration date of the current special use permit;
3. A copy of the occupational tax receipt for the current calendar year; and,
4. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.

G. An accurate and to-scale floor plan, including all exits for fire safety purposes.

H. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).

I. Reports from any other inspection, as determined by unified government staff.

J. Report from a full safety home inspection.
1. For a new short-term special use permit application only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
2. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).
3. While a full safety home inspection shall not be required upon every renewal application of an existing special use permit, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

iii. A special use permit application for a short-term rental shall be presumed incomplete if the presumed approval of said application would cause the street block on which the subject parcel is located to violate subsection 27-623(a)(1), b., unless the application is a renewal of an existing special use permit. An application that is required due to a change in ownership of the subject parcel or lot, or the transference of the special use permit to a separate parcel or lot, shall be considered a new application and therefore not eligible for legal non-conformity within this section.

3. Length of approval of a special use permit for a short-term rental.

i. Operating under a special use permit is generally limited to a set time period, by the end of which the special use permit must be reapplied for, subject to a new (de novo), full review, and granted approval by the board of commissioners.

ii. If the short-term rental property is owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:

A. First approval - no more than 24 months.

B. Second approval - no more than 60 months.

C. Third approval and beyond - no more than 120 months.

iii. If the short-term rental property is not owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:
A. First approval — no more than 12 months.
B. Second approval — no more than 24 months.
C. Third approval — no more than 60 months.
D. Fourth approval and beyond — no more than 120 months.

iv. The date for which a time period begins to run shall be the date of approval of the special use permit by the board of commissioners. The first date of effective use of the short-term rental shall be the date of completion of all post-approval procedural requirements, including, but not limited to, publication in the newspaper, the payment of all outstanding administrative fees, and proof of completion of the conditions of approval, but not including conditions of approval which specifically may be fulfilled while the short-term rental is in use. This subsection is intended to supersede section 27-214(f)(7) only as applied to special use permits for short-term rentals.

v. The applicant to whom the short-term rental special use permit has been issued must submit a revised application to the department of planning and urban design no less than three months prior to the expiration date of the current special use permit's term. Failure to meet the three-month requirement will result in the subsequent application having the status of a new application.

(d) Taxation of short-term rental units.

(1) The property owner shall be responsible for the collection of all lodging/hotel taxes duly owed under state and local law.

Section 14. 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. 27-624. - Accessory Dwelling Units.

(a) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are allowed as accessory uses to a primary residential unit, subject to the governing zoning district regulations and any standards contained herein. As it is the intention of this section to allow for accessory dwelling units and junior accessory dwelling units to operate as uses accessory and secondary to the primary use of a residential property, the following legal restrictions shall apply to all properties containing an accessory dwelling unit or junior accessory dwelling unit.

a. No separate conveyance. An accessory dwelling unit or junior accessory dwelling unit may be rented, subject to applicable short- and long-term rental regulations, but no accessory dwelling unit or junior accessory dwelling unit may be sold or otherwise conveyed separately from the primary dwelling unit, nor shall the lot containing the ADU or JADU be subdivided. For additional short-term rental regulations, see section 27-623.

b. Deed restriction. A deed restriction shall be recorded against the lot containing the accessory dwelling unit or junior accessory dwelling unit with the county register of deeds office prior to issuance of any certificate of occupancy for the ADU or JADU. The deed restriction shall run with the land and may be enforced against future property owners. Among other requirements, the deed restriction shall state that the accessory dwelling unit or junior accessory dwelling unit may not be transferred or sold separately from the primary dwelling.

(b) Number of units allowed.

(1) Single-family dwellings. On a residentially zoned lot as described in sections 27-452 to 27-455, in which an existing or simultaneously proposed single-family dwelling is located, one accessory dwelling unit and one junior accessory dwelling unit shall be allowed.

(2) Multifamily dwellings. On a residentially zoned lot as described in sections 27-456 to 27-461 or on a commercially zoned lot in which a residential use is both existing or simultaneously proposed and operating under the standards of any district described in sections 27-456 to 27-461 and 27-471, in which an existing or simultaneously proposed multifamily dwelling(s) is located, the following shall be allowed:

a. Up to one accessory dwelling unit, and

b. Non-habitable portions of the existing main structure may be converted to a junior accessory dwelling unit(s), provided that no more than one JADU shall be located on each story of a building in which at least one other primary dwelling unit is located. Each junior accessory dwelling unit shall comply with the unified government building code (chapter 8).

(3) One accessory dwelling unit is allowed in addition to any and all other accessory structures allowed on the property by other sections of this article. An accessory dwelling unit over a detached garage meets this allowance.

(4) Accessory dwelling units and junior accessory dwelling units shall not be included in any calculation of lot area per dwelling unit for the purposes of meeting zoning district regulations, but shall be included in calculating the number of short-term rental units that a multifamily or mixed-used building subject to administrative review may have, under section 27-623.

(c) Height and area standards. All accessory dwelling units and junior accessory dwelling units shall conform to the following minimum standards:

(1) Height maximum, as an accessory to the following building typology and use:

a. Single-family dwelling:

1. Accessory dwelling units: No more than 16 feet, unless located above a garage, in which case the height may not exceed 22 feet. In no circumstances, however, shall the peak height of the ADU exceed the roof peak of the primary residential building.

2. Junior accessory dwelling unit: The space in which the JADU is located shall not exceed the governing district height maximum.

b. Multifamily dwelling: no more than the height of the primary residential building or 16 feet, whichever is less.

(2) Setback from the property lines shall be as follows:

a. Front yard: No closer than the front façade of the primary residential building.

b. Side yard, interior: Not less than the governing district side yard, interior setback.

c. Side yard, corner: Not less than the governing district side yard, corner setback.

d. Rear yard: No less than three feet, except no less than two feet if adjacent to an alley.

e. If an accessory dwelling unit or junior accessory dwelling unit would be constructed in the same location and to the same dimensions as all or a portion of an existing structure, the ADU/JADU may maintain the same setbacks as the existing structure, so long as the setbacks are legally non-conforming.

(3) Minimum lot area: Any lot or parcel that conforms to the zoning district area regulations, or has a legally non-conforming area, may have an accessory dwelling unit or junior accessory dwelling unit, subject to all other applicable regulations.

(4) Minimum floor area.

a. Accessory dwelling unit.

1. Minimum: 220 square feet.

2. Maximum:

i. From the following, the smallest calculated area:

A. 50 percent of the habitable floor area of the entirety of the primary residential building; or,

B. 30 percent of the required rear yard; or,

C. 1,000 square feet.

Except that such restrictions shall not preclude the development of an ADU up to 500 square feet.

ii. An addition of up to 150 square feet to accommodate ingress and egress for an accessory dwelling unit created from the conversion of an existing non-residential accessory structure shall be exempt from the maximum floor area.

b. Junior accessory dwelling unit.

1. Minimum: 150 square feet.

2. Maximum: Less than the habitable floor area of the primary residential unit.

3. The construction of a JADU shall not cause the habitable floor area of the primary residential unit to be less than the minimum habitable floor area required by district regulations.

(d) Parking standards. No additional parking spaces shall be required for an accessory dwelling unit or a junior accessory dwelling unit. If off-street parking is provided, or for additional standards and information, see division 9 of this article.

(e) Design and building standards.

(1) Colors and materials. The exterior of an accessory dwelling unit shall have only the colors, patterns, materials, and textures which visually appear to match the exterior walls and materials of the primary residential building.

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.

(2) Fire sprinkler requirements. Accessory dwelling units and junior accessory dwelling units shall not be required to include fire sprinklers if they are not required for the primary residence.

(3) Existing non-conforming conditions. An accessory dwelling unit or junior accessory dwelling unit shall not be required to correct a zoning non-conformance. This does not prevent the unified government from enforcing compliance with all applicable building standards.

(4) Additional ADU building and design requirements.

a. When a garage is converted to an accessory dwelling unit, the garage door shall be removed and replaced with either windows or a door. Windows and doors shall be of the same size, proportion, and spacing as the primary dwelling unit.

b. If an accessory dwelling unit is located within five feet of a rear property line adjacent to the same zoning district, or a zoning district of lower intensity, or is located within three feet of a side property line adjacent to the same, then a solid fence six feet in height, or equivalent architectural or vegetative screening, shall be located or constructed along said side and/or rear property line(s).

Section 15. That said original Sections 27-340, 27-455 to 27-460, 27-463, 27-464, 27-466, 27-467, 27-609, and 27-623 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 16. That said newly created Section 27-624 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby incorporated into said Code.

Section 17. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2025.

APPROVED:

_____
Tyrone A. Garner, Mayor/CEO

ATTESTED:

_____
Unified Government Clerk

APRROVED AS TO FORM:

_____
Acting Chief Counsel

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending residential zoning district regulations, amending commercial district regulations, and adding accessory dwelling unit regulations by amending **Section 27-340** of Division 1, amending **Sections 27-455 to 27-460, and 27-463, -464, -466, -467** of Division 4, and amending **Sections 27-609 and 27-623** and wholly adding **Section 27-624** of Division 7, all of Article VIII of Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, at the October 2, 2025, Board of Commissioners meeting, during a discussion on homelessness, Mayor Garner requested that staff bring options to the City Planning Commission and subsequently to the Board of Commissioners to make it easier to build housing at the bottom of the market;

WHEREAS, a multi-year review of the Unified Government Zoning Code began in October 2025, and with it comes the potential for significant amendments to the zoning district regulations, uses, and building typologies, including residential zoning districts, buildings, and uses;

WHEREAS, there is a directive to make incremental changes to the residential zoning districts, in an effort to both address the lack of housing resources in Wyandotte County and to provide feedback for the greater Zoning Code review and rewriting process;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMEN OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Generally, 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.

....

Accessory dwelling unit (ADU) means a dwelling unit that is located ~~over a garage~~ on the same lot or parcel as the primary residential building. Such unit ~~can be attached or~~ must be detached

from the primary residential building. Such units are located towards the rear of the parcel or lot~~,~~ but regardless shall not be located within the front yard. All accessory dwelling units shall have a maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements but shall have a habitable floor area no greater than 1,000 square feet. ~~Accessory units must maintain existing parking requirements.~~

Accessory dwelling unit, junior (JADU) means an accessory dwelling unit that is attached to the located on the same lot or parcel as the primary residential building, and which has both interior access to the primary dwelling unit and an exterior door. Such units may be located at the front of the primary residential building, but the exterior entrance to the JADU shall not be located on the front facade of the primary residential building. Junior accessory dwelling units shall not be used as short-term rental units, except for under administrative review.

....

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-455. - R-1(B) Single-Family District.

(a) Generally. The purpose of the R-1(B) single-family district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. This district is generally considered too intensive for single-family detached homes in developing sections of the city. This section applies to the R-1(B) single-family district.

(b) Permitted uses. In the R-1(B) single-family district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses: Any use permitted in the R-1 single-family district with uses other than single-family dwellings conforming to the standards and requirements of the R-1 single-family district.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than ~~2½ stories or~~ 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than ~~25~~10 feet.

b. Side yard, interior: None. ~~Not less than ten percent of the width of the zoning lot, but no less than three feet.~~

c. Side yard, corner: Not less than ~~25~~10 feet.

d. Rear yard: Not less than ~~25~~15 feet.

(3) Lot width and area shall be as follows:

a. Lot width: Not less than ~~50~~25 feet measured at the building line; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635 that is less than ~~50~~25 feet wide and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 can build at any width; given that the building is in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.

b. Lot area: Not less than ~~5,000~~1,400 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than ~~5,000~~1,400 square feet and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.

c. The Narrow Lot Design Guidelines dated February 18, 2008, are modified as follows:

1. A residence built on a narrow lot may match elevations of adjacent residences within that street without a raised porch, except as may be required by the building code.
2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of urban planning.
3. The raised front entry height is reduced from 30 inches to 14 inches.
4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
5. Alley and garage standards.
   a. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of urban planning to the alley entrance requirements.
   b. Garages in the rear yard shall be located to allow a sufficient turning radius to enter and exit the garage from the alley.

   Existing garage placement requirements should be utilized as guidelines.
6. Siding standards.
   a. Any siding with a 50-year warranty will be allowed. This specifically replaces the cement board siding requirement.

(4) Minimum floor area shall be ~~750~~500 square feet of habitable floor area for each residence.

For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~Two~~No off-street parking spaces shall be ~~provided~~required on the premises for each single-family dwelling. If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family dwellings shall be permitted one wall sign and one detached sign.~~ For ~~additional~~ standards and information, see division 11 of this article.

Section 3. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-456. - R-2 Two-Family District.

(a) Generally. The purpose of the R-2 two-family district is to accommodate the bulk of two-family dwellings or duplexes, particularly in newly developing areas and areas where similar density of development now exists. Duplex development may also be used as a suitable transition between single-family development and other land uses of a more harsh nature. This section applies to the R-2 two-family district.

(b) Permitted uses. In the R-2 two-family district, no building, structure or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
   (1) Any use permitted in the R-1 single-family district, under the standards and requirements of that district.
   (2) Two-family dwellings, commonly referred to as duplexes.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
   (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
   (2) Setback from property lines shall be as follows:
      a. Front yard: Not less than ~~25~~10 feet (see exceptions in subsection (d) of this section).
      b. Side yard, interior: None. ~~Not less than eight feet.~~
      c. Side yard, corner: Not less than ~~25~~10 feet.
      d. Rear yard: Not less than ~~30~~15 feet.
   (3) Lot width and area shall be as follows:
      a. Lot width: Not less than ~~75~~30 feet measured at the building line. However, a side-by-side duplex must have a minimum lot width of no less than 50 feet.
      b. Lot area: Not less than ~~3,575~~700 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
   (4) Minimum floor area shall be ~~750~~500 square feet of habitable floor area per dwelling unit.

   For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~Two~~No off-street parking spaces shall be ~~provided~~required on the premises for each dwelling unit. ~~, at least one of which shall be in a garage or carport. When no more than two off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall~~

~~be not less than 36 feet, and space shall be provided in the drive for the parking of two passenger cars for each dwelling unit.~~ If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall sign and one detached sign.~~ For ~~additional~~ standards and information, see division 11 of this article.

Section 4. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-457. - R-2(B) Two-Family District.

(a) Generally. This section applies to the R-2(B) two-family district. The purpose of the R-2(B) district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of existing buildings and vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. Conversion of residential buildings constructed as single-family dwellings shall be permitted only when parking, land, floor area and life safety requirements are fully met.

(b) Permitted uses. In the R-2(B) two-family district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the R-1(B) single-family district, under the standards and requirements of that district.
  (2) Two-family dwellings, commonly referred to as duplexes.

(c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than ~~25~~10 feet.
    b. Side yard, interior: None. ~~Not less than five feet.~~
    c. Side yard, corner: Not less than ~~20~~5 feet.
    d. Rear yard: Not less than ~~25~~10 feet.
  (3) Lot width and area shall be as follows:
    a. Lot width: Not less than ~~50~~25 feet measured at the building line. However, a side-by-side duplex must have a minimum lot width of no less than 50 feet.
    b. Lot area: Not less than ~~2,500~~700 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
  (4) Minimum floor area shall be ~~600~~400 square feet of habitable floor area per dwelling unit.

  For additional standards and information, see division 8 of this article.

(d) Parking standards. ~~One~~ No parking spaces for each dwelling unit shall be ~~provided~~required on the premises. If off-street parking is provided, for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one detached sign.~~ For ~~additional~~ standards and information, see division 11 of this article.

Section 5. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-458. - R-3 Townhouse District.

(a) Generally. The purpose of the R-3 district is to accommodate single-family attached residences at densities and with designs that bridge the gap between rental apartment units and single-family homes. The term "townhouse" includes duplexes, side by side units separated by a party wall, or units stacked one above the other. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited. This section applies to the R-3 townhouse district.

(b) Permitted uses. In the R-3 townhouse district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:

(1) Any use permitted in the R-~~1~~2(B) ~~single~~two-family district, under the standards and requirements of that district.

(2) Residential buildings containing two to 12 dwelling units.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than ~~2½ stories or~~ 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than ~~25~~10 feet from any public street pavement (see exceptions under subsection (c)(2)e of this section).

b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~

c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.

d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.

e. For parking and other paved areas: Not less than six feet from any property line; provided, however, no setback is required for parking in driveways on the premises of a dwelling unit.

(3) Lot ~~size and~~ area shall be no less than 1,400 square feet per dwelling unit.~~as follows:~~

~~a. Lot size: no R-3 townhouse district project shall be constructed on a lot less than one acre.~~

~~b. Lot area: not less than 4,000 square feet per dwelling unit.~~

(4) Minimum floor area: Not less than ~~750~~500 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.

(b) Parking standards. ~~Two~~ One off-street parking spaces shall be ~~provided~~required for each dwelling unit over six dwelling units.~~, at least one of which shall be in a garage or carport. When parking spaces are provided on the premises of each dwelling unit, when no more than two off-street parking spaces are provided for each dwelling unit on the premises, when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front line to the garage door shall not be less than 36 feet and space shall be provided in the drive for parking two passenger cars for each dwelling unit.~~ If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(c) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(d) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. If a site is less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(e) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-3 townhouse district requires a planned change of zone. The planned zoning equivalent to this district in RP-3 and the procedures are set out in section 27-212.

Section 6. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-459. - R-4 Garden Apartment District.

(a) Generally. The purpose of the R-4 garden apartment district is to accommodate low-rise multiple-family development at moderate densities. This is the most appropriate district

for apartment development in the suburban areas of the city. It is anticipated that garden apartment buildings will be in clusters on sites large enough to allow several buildings. Sites should be carefully planned with maximum privacy and safety and adequate landscaping over the entire site. Such projects are most appropriate on arterial or collector streets or as transitions between business and single-family neighborhoods. This section applies to the R-4 garden apartment district.

(b) Permitted uses. In the R-3 townhouse district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the ~~R-1(B) single-family~~ R-3 townhouse district, under the standards and requirements of that district.
  (2) Garden apartment buildings or townhouses.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than ~~2½ stories or 35~~50 feet.~~, except that buildings designed for senior and/or retired persons my be up to three stories.~~
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than ~~25~~10 feet from any public street pavement.
    b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~
    c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.
    d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.
    e. For parking and other paved areas: Not less than ~~25 feet from any street line and not less than~~ six feet from any property line.
  (3) Lot area shall be not less than ~~3,000~~2,000 square feet per dwelling unit, unless the total lot area is less than 1 acre, in which case the lot area shall be no less than 1,500 square feet per dwelling unit.
  (4) Minimum floor area shall be ~~380~~200 square feet of habitable floor area for each dwelling unit.

  For additional standards and information, see division 8 of this article.

(d) Parking standards. One ~~and one-half~~ parking space~~s~~ shall be ~~provided~~required for each dwelling unit over six dwelling units.~~that has one bedroom or less. Two parking spaces shall be provided for each dwelling unit that has two bedrooms or more.~~ For additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(f) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. Trees are required at not less than one per 4,500 square feet of site area. If a site is

less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(g) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-4 garden apartment district requires a planned change of zone. The planned zoning equivalent to this district in RP-4 and the procedures are set out in section 27-212.

Section 7. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-460. - R-5 Apartment District.

(a) Generally. The purpose of the R-5 apartment district is to accommodate medium-density apartment buildings of more than two stories. At its higher range of permitted densities, this district is appropriate for infill or redevelopment sites and for areas of existing similar density near major business or employment centers, but not for suburban areas of the city. Conversions of residential buildings shall be permitted only when parking, land and floor area, and life safety requirements are fully met. This section applies to the R-5 apartment district.

(b) Permitted uses. In the R-5 apartment district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
  (1) Any use permitted in the ~~R-2 two-family~~ R-4 garden apartment district, under the requirements of that district.
  (2) Apartment buildings.

(c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
  (1) Height shall be not more than ~~four~~five stories.
  (2) Setback from property lines shall be as follows:
    a. Front yard: Not less than ~~25~~10 feet from any public street pavement.
    b. Side yard, interior: None. ~~Not less than ten feet between any building and any property line.~~
    c. Side yard, corner: Not less than ~~25~~10 feet from any public street pavement.

d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.
e. For parking and other paved areas: Not less than ~~25 feet from any street line and not less than~~ six feet from any ~~other~~ property line.

(3) Lot area shall be not less than ~~1,500~~1,400 square feet per dwelling unit; provided, however, that an area equal to at least ~~40~~30 percent of the site area is maintained as nonvehicular open space. The nonvehicular open space minimum may be reduced by either or both of the following:
a. Each garden apartment building within a lot or parcel can reduce the nonvehicular open space minimum by an additional two percent points if the arrangement of the buildings and open space are clustered in a manner that the planning department finds satisfactory.
b. If the front door of a garden apartment building is within one-eight of a mile of a public park, and no road designated as a Class C thoroughfare or higher is located between the building and the park, then the nonvehicular open space minimum is reduced by 10 percentage points, and the minimum lot size is reduced to 1,000 square feet per dwelling unit.

(4) Minimum floor area: Not less than ~~380~~200 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.

(d) Parking standards. One ~~and one-half~~ parking space~~s~~ shall be ~~provided~~required for each dwelling unit over six dwelling units.~~that has one bedroom or less. Two parking spaces shall be provided for each dwelling unit that has two bedrooms or more.~~ If off-street parking is provided, or for~~For~~ additional standards and information, see division 9 of this article.

(e) Signs. ~~Uses other than single-family or two-family dwellings shall be permitted one wall and one monument sign.~~ For ~~additional~~ standards and information, see division 11 of this article

(f) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. If a site is less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.

(g) *Planned zoning.* All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and on the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned zoning change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The

department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-5 apartment district requires a planned change of zone. The planned zoning equivalent in this district is RP-5 and the procedures are set out in section 27-212.

Section 8. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-463. - C-0 Nonretail Business District.

(a) Generally. The purpose of the C-0 nonretail district is to accommodate services of an administrative, professional and governmental nature. It is intended that no products be handled on the premises other than documents involved in business transactions or items for display or training purposes. The size and bulk of buildings may vary, signs are modest in size and prominence, and the occupancy of the buildings is generally assumed to be in the 8:00 a.m. to 5:00 p.m. range, five days per week. Little noise or commotion is produced, and quality of architecture, screening and landscaping is emphasized to assure compatibility with nearby residential neighbors. Location should be on major streets, in or adjacent to the central business district, or as transition between retail uses and residential property. This section applies to the C-0 nonretail business district, except as stated otherwise.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumerated~~ion of~~ uses that are permitted. The following list is not all-inclusive but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the ~~RP-4 garden apartment~~ RP-3 planned townhouse district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-3 district:~~single-family and two-family dwellings are not permitted in this district.~~

a. Compliance with the R-3 district setbacks, under section 27-458(c)(2);

b. Compliance with the R-3 district minimum floor area, under section 27-458(c)(4); and,

c. Compliance with the R-3 parking standards, under section 27-458(d).

(2) Offices for the administrative functions of businesses, corporations, governmental agencies, utilities, social and philanthropic organizations.

(3) Offices for the sale of insurance, real estate, securities, and travel services, as well as equipment, products and materials that are located off the premises.

(4) Photographic studios, radio and television studios, hospitals and clinics for treatment of humans, dental laboratories, mortuaries, day care centers, beauty salons.

(5) Offices for professions such as medicine, law, engineering, architecture, osteopathy, chiropractic and counseling.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All functions and activities shall be conducted within a fully enclosed building.

(2) No stock in trade may be kept on the premises except that which is used in training, display or demonstration, all of which shall be kept inside a building.
(3) No use is permitted that involves the parking, storage, or continued presence of vehicles of over 18,000 pounds GVWR.
(4) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:
(1) Height shall be not more than three stories or 40 feet, except that in the CP-0 planned nonretail business district, buildings and structures shall not exceed 12 stories.
(2) Setback from property lines shall be as follows:
a. Front yard: Not less than 25 feet.
b. Side yard, interior: Not less than ten feet plus one foot for each story over three.
c. Side yard, corner: Not less than 25 feet.
d. Rear yard: Not less than 25 feet.
e. For parking and other paved areas: Not less than six feet from any property line or less than 25 feet from any street line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. Uses in this district, except those situated in the area herein described as the central business 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. Buildings in the central business district, within the area bounded by Third Street and Eleventh Street, Ann Avenue and Washington Boulevard, need not provide off-street parking on the premises, if the planning commission determines that adequate alternative parking is available within a practical walking distance in order to protect the public safety and convenience. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one monument sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. <u>If a site is less than 7,000 square feet, then one tree is required.</u> Screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two-family zoned property. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and <u>the benefits up</u>on the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of

these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-0, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for use as an office or other business purpose unless the following conditions are met:

(1) Setbacks comply with those required in this district.

(2) All off-street parking required by this article or by the proposed use of the premises can be accommodated in the side or rear yard of the premises, and said premises has access and dimensions to permit the full and safe use thereof.

(3) The building is made to comply with all building and other code requirements of a commercial building.

(4) The premises is screened from any abutting property zoned or used for residential purposes.

(5) A site plan and an architectural plan depicting the requirements of subsection (i) of this section, plus any changes to the exterior of the building, shall be prepared by a registered architect and submitted for review and approval by the planning commission prior to issuance of building permits or occupancy of the building.

Section 9. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-464. - C-1 Limited Business District.

(a) Generally. The purpose of the C-1 limited business district is to accommodate retail and service establishments that serve, for the most part, a limited, definable trade area and may have close relationships with the residential areas they serve. The size of buildings, the peak hour flow of traffic, the size and prominence of signs and the amount of noise and commotion created are assumed to be moderate to low in scale compared to regional shopping centers and highway-oriented businesses. Clusters or centers on major intersections are preferable to strip patterns. This section applies to the C-1 limited business district.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumerated~~ion of~~ uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Buildings to accommodate the sale of items such as and similar to:

a. Antiques, jewelry, glassware, artwork, hobby supplies, gifts, flowers, novelties.

b. Auto accessories.
c. Books, paper products, office supplies, cameras.
d. Sporting goods, music supplies and instruments, bicycles, pets.
e. Foods and beverages, including consumption on the premises.
f. Department store merchandise.
g. Hardware, paint, toys, electronic devices, household appliances and furnishings.
h. Clothing, shoes, pharmaceuticals and eyeglasses.

(2) ~~Services such as all~~All uses permitted in the C-0 district under the requirements and performance standards of that district, including offices for administrative functions, medicine, dentistry, law, philanthropic organizations, counseling, insurance, real estate, securities, and preschools and day care centers.

(3) Additional uses such as:

a. Barbershops and beauty shops, churches, commercial parking lots.
b. Dry cleaning shops, self-service laundry and pick-up stations.
c. ~~Dwellings, single-family under the R-1 requirements and two-family under the R-2 requirements.~~ Any use permitted in the RP-4 planned garden apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-4 district:
    1. Compliance with the R-4 district setbacks, under section 27-459(c);
    2. Compliance with the R-4 district minimum floor area, under section 27-459(c)(4); and,
    3. Compliance with the R-4 parking standards, under section 27-459(d).
d. Financial institutions, health studios and centers.
e. Locksmiths, shoe repair shops.
f. Places of assembly for no more than 50 people to be rented out for a period of a week or less.
g. Printing, arts and handicrafts, tailoring and dressmaking.
h. Schools of a nonacademic nature, including vocational and trade schools, and training centers.
i. Servicing of household appliances and small household equipment normally utilized within the home.
j. Small animal hospitals and clinics.
k. Theatres and commercial recreation, except those uses listed in less restrictive districts or in section 27-579.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All sales, services and storage shall be conducted within a fully enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory storage and sale of landscaping and gardening supplies may occur outside during the spring planting season, and Christmas trees may be left outside during the period of sale if they do not reduce the capacity of a parking lot below that required by ordinance.

(2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood. No public address, paging or music system shall be used which can be heard outside the building.

(3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.

(4) No drive-in or drive-through service directly to persons in automobiles is permitted where food and beverages are served.

(5) A maximum of three vehicle fuel pumps may be provided where convenience food products are sold in a building having at least 1,000 square feet devoted to such convenience sales.

(6) Sale of auto accessories shall be limited to those that do not require and do not normally involve installation in or on the vehicle on the premises. Tire and battery sales, transmission repair, body work and similar products and services are not allowed in this district.

(7) Sales of products shall generally be directly to the ultimate consumer. Wholesale sales or the handling in bulk form of the products or merchandise specified herein is not intended.

(8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks of over 18,000 pounds GVWR, semitrailer rigs, contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 a.m. and 1:00 a.m. of the following day.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than two stories or 35 feet.

(2) Setback from property lines shall be as follows:

a. Front yard: Not less than 15 feet.

b. Side yard, interior: None, except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.

c. Side yard, corner: Not less than 15 feet.

d. Rear yard: None, except when abutting property is used for or zoned for residential use a rear yard of no less than 15 feet shall be provided.

e. For parking and other paved areas: Not less than six feet from any property line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. Uses in this district require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~Two wall signs and one detached sign are permitted each building.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. Six-foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-1, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use, except that a residential building may be converted for office use under the conditions set out in section 27-463(i).

Section 10. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-466. - C-2 Nonretail Business District.

(a) Generally. The purpose of the C-2 general business district is to accommodate a broad range of retail, wholesale and service establishments that serve a wide range of markets. While concentration of these uses into clusters and groups is highly desirable, it is anticipated that strips and small clusters along major streets will accommodate a large portion of this type of business. Size and type of buildings and accompanying land areas will vary widely, and traffic and commotion will, in some cases, produce noise levels which may be adverse to nearby residential property. The intensity of the use of land is expected to be moderate to low, except in those occasional cases where high-rise buildings or regional shopping centers are placed. Prominence of establishments in this district will call for a higher level of visual

quality, greater setbacks, more landscaping and screening than in previous business districts. This section applies to the C-2 general business district except as otherwise stated.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by one of more enumerated~~ion of~~ uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the C-1 limited business district. Any use permitted in the RP-5 planned apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-5 district:

a. Compliance with the R-5 district setbacks, height, and lot area, under section 27-460(c);

b. Compliance with the R-5 district minimum floor area, under section 27-460(c)(4); and,

c. Compliance with the R-5 parking standards, under section 27-459(d).

(2) Shops and stores for the sale of department store merchandise, new and used automobiles and small and medium trucks, automobile supplies, motorcycles, motor fuels.

(3) Sales of such items as lawn and garden supplies and equipment, building supplies and materials.

(4) Services such as:

a. Automobile washing facilities.

b. Clubs and membership organizations other than class A and class B private clubs.

c. Dry cleaning and laundries.

d. Appliance and household equipment repair.

e. Maintenance and delivery services, exterminators.

f. Limited automobile repair.

g. Places of assembly.

h. Printing and publishing, custom furniture reupholstery and repair.

i. Hotels and motels.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All sales, services and storage shall be conducted within a totally enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory sale and storage of landscaping and gardening supplies, Christmas trees, and vehicles for sale may be kept outside.

(2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

(3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.

(4) Drive-in and drive-through facilities are permitted except for the sale of cereal malt beverages and alcoholic beverages, but only after vehicular approach and stacking space

are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets. In the case of disagreement, the unified government board of commissioners shall make the final determination.

(5) Servicing of motor vehicles in this district is limited to that which produces no noise, fumes or odor which is perceptible from off the premises and which involves no outside storage or outside keeping of parts.

a. Permitted services. Except as accessory use to a new car dealership or department stores, activities, which involve machining, painting, removal, repair or rebuilding of major body, or chassis components, welding or sheet metal cutting are not permitted. Body and framework are not permitted. Servicing and repair is limited to vehicles of less than 12,000 pounds GVWR. Such operations as generator and starter repair, tire and battery installation, tune-ups and diagnosis, electrical and fuel injection servicing, CV joint and clutch and timing belt maintenance and replacement, glass and upholstery replacement, brake installation, rust proofing, air conditioner repair, lubrication, and any scheduled maintenance are typical permitted services in this district. Engine replacement may be done only on an occasional basis and shall not be an advertised service.

b. Parking. All auto servicing businesses established after the date of this section shall provide no less than four off-street parking spaces for each 1,000 square feet of building floor area. Such auto servicing businesses shall be required to do the following prior to opening for businesses:

1. A dimensioned sketch showing a proposed parking layout that includes parking space stripping, location of drive aisles, pavement and a screened trash enclosure being submitted and approved by the development review committee.
2. Completion of the improvements necessary to implement the plan.3.The approved sketch shall represent a firm commitment on the improvement and maintenance of the site and repeated deviations from that layout in the field will be considered a violation of the provisions of this article and enforced accordingly.

(6) No inoperable motor vehicles shall be kept for a period longer than 48 hours and no more than two such vehicles may be kept at one time unless within a totally enclosed building. Screened outside storage for vehicles including additional inoperable vehicles may be allowed adjacent to the main building in a rear or side yard subject to the requirements set out in subsection (c)(5)b of this section and subject to the area of the storage being the lesser of the area of the building or 2,000 square feet.

(7) Sales of products shall generally be directly to the ultimate consumer. The handling in bulk form of the products or merchandise specified herein is not intended.

(8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks over 30,000 pounds GVWR rating, semitrailer rigs or portions thereof or outside storage of contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

(9) Automobile washing facilities shall provide reservoir parking spaces between the lot entrance and the car wash equal to five times the capacity of the car wash facility.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than three stories, except that a mixed-use residential-commercial building shall not exceed five stories, and except that in the CP-2 planned general business district, buildings and structures shall not exceed 12 stories.

a. Front yard: Not less than 25 feet.

b. Side yard, interior: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.

c. Side yard, corner. Not less than 25 feet.

d. Rear yard: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then a setback of ten feet shall be provided on that property in this district.

e. Parking and other paved areas: Not less than six feet from any property line and not less than ten feet from any street right-of-way line.

For additional standards and information, see division 8 of this article.

(e) Parking standards. 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. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one detached sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. 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. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-2, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use in this district.

Section 11. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, 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. 27-467. - C-3 Commercial District.

(a) Generally. This section applies to the C-3 commercial district. The purpose of the C-3 district is to accommodate those businesses that are typically more offensive by reason of noise, commotion, appearance, hours of operation or general image as perceived by the public. The size, bulk and architectural quality of buildings will vary, exterior storage and display of merchandise and equipment will occur and varying degrees of adverse impacts will be experienced by nearby properties. Buildings will tend to be one and two stories in height and site locations will tend to be on major thoroughfares and peripheral to industrial districts or major business centers.

(b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by enumeration of uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the C-2 general business district. Any use permitted in the RP-5 planned apartment district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-5 district:

a. Compliance with the R-5 district setbacks, height, and lot area, under section 27-460(c);

b. Compliance with the R-5 district minimum floor area, under section 27-460(c)(4); and,

c. Compliance with the R-5 parking standards, under section 27-459(d).

(2) Buildings and yards for the sale or rental at retail or wholesale of items such as and similar to automotive equipment, cars, trucks, trailers, boats, mobile homes, camping accessories, farm equipment and supplies, manufactured homes, building supplies, lawn accessories, nursery stock, plumbing, heating and air-conditioning equipment and supplies.

(3) Services such as:

a. Auto and small- and medium-size truck repair and washing, farm machinery repair, adult motion picture theater, adult bookstore or adult video store, entertainment and recreation, except those listed in section 27-579.

b. General repair and fix-it shop.

c. Lawn, tree and garden services.

d. Making or assembly of products to be sold at retail on the premises.

e. Miniature golf courses and golf driving ranges.

f. Self-storage buildings.

g. General and special trades contractors.

(c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) Drive-in and drive-through facilities are permitted, except for cereal malt beverages and alcoholic beverages, but only after vehicular approach and stacking space are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets. In the case of disagreement, the unified government board of commissioners shall make the final determination.

(2) Any making or assembly of products to be sold, including raw materials, and any servicing or repair activities shall be totally within an enclosed building.

(3) No smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or otherwise injurious to humans or property shall be produced.

(4) No operation shall produce noise that exceeds 60dB(A) at repeated intervals for a sustained length of time measured at any point on the property line. No use shall cause the day-night noise level average to exceed 65dB(A) for any residence for a sustained period.

(5) Merchandise for sale or rent on the premises may be displayed or stored outside a building as appropriate only if it is kept off public sidewalks and streets and if it does not reduce the capacity of a parking lot below that required by this section. Such merchandise display need not be screened from view from the street, but shall not include auto parts, inoperable vehicles, junk or salvage. Such merchandise shall be a part of the main business of the property or clearly accessory to the activities and sales conducted within the enclosed building or be on a developed site of at least three acres which has had a business selling merchandise outside prior to January 2, 1999.

(6) Any outside storage or keeping of parts, equipment, inoperable vehicles or residual materials which is necessary, normally related and accessory to the principal use of the premises shall be screened from view from off the premises. Such outside storage shall be limited to areas directly adjacent to the main building, not including more than 20 percent of the area of the main building and not in a required yard.

(7) No use is permitted that involves the parking, keeping, storage or continual presence of trucks of over 30,000 pounds GVWR rating or semitrailer rigs or portions thereof, or heavy construction equipment. This does not apply to vehicles making normal deliveries or trips to serve the property.

(8) Automobile washing shall provide reservoir parking spaces between the lot entrance and the car wash equal to five times the capacity of the car wash facility.

(9) No adult motion picture theaters, adult bookstores or adult video stores shall be established within 500 feet of any church, schools (those permitted in residential districts), or any residentially zoned area.

(d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be no more than three stories, except that in the CP-3 planned commercial district, buildings and structures shall not exceed 12 stories.

(2) Setbacks from property lines shall be as follows:

a. Front yard: Not less than 25 feet.

b. Side yard, interior: No setback is required except that where a lot in this district abuts a zoning district wherein a setback is required then that same setback shall be provided on that property in this district.

c. Side yard, corner: Not less than 25 feet.

d. Rear yard: No setback is required except where a lot in this district abuts a zoning district wherein a setback is required then that same setback shall be provided on that property in this district.

e. Parking and other paved areas: Not less than six feet from any property line and not less than ten feet from any street right-of-way line.

For additional standards and information, see division 9 of this article.

(e) Parking standards. 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. For additional standards and information, see division 9 of this article.

(f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. ~~One wall sign is permitted on each of three facades of the building and one detached sign is allowed in lieu of one wall sign.~~ For additional standards and information, see division 11 of this article.

(g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. 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. For additional standards and information, see division 10 of this article.

(h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned ~~zoning~~change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the C-0 townhouse district requires a planned change of zone. The planned zoning equivalent to this district is CP-3, and the procedures are set out in section 27-212.

(i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use in this district.

Section 12. 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. Home occupations may be allowed upon confirmation of compliance with the subsection herewithin by the planning department. 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. 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.

b. Only 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, will be stored overnight on the premises, but may be brought to the premises for loading and unloading only.

e. 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.

(2) Accessory buildings (garages, carports, tool sheds, etc.). For any dwelling unit there may be permitted ~~a~~one detached accessory building to be used for non-habitable space. 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 match the corner yard setback of the residential zoning district~~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 13. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-623. - Short-term rentals.

(a) Short-term rentals are allowed as an accessory use subject, subject to any zoning, typology, and deed restrictions, and performance standards contained herein.
(1) Short-term rentals are allowed as an accessory use within the following zoning districts and areas:

a. Any residentially zoned area, as defined by this article;
b. Any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district, so long as all accessory uses related to short-term rentals apply to the district standards under which the primary use is allowed or operates; or,
c. Any area in which a residential unit exists as a legally non-conforming primary or accessory use.

(2) Short-term rentals are allowed within any of the following building typologies, so long as the short-term rental either meets all requirements of said district or maintains legal non-conforming status. An accessory dwelling unit or a junior accessory unit, as an accessory to any of the list typologies, may also be used as a short-term rental instead of or in addition to an allowed primary residence.
a. Single-family.
b. Duplex.
c. Multi-family.
d. Mixed-use commercial/residential.

(3) A short-term rental shall not be permitted within any parcel in which said use is prohibited by deed or plat.

(4) Performance standards. A short-term rental, in conjunction with operation under a valid administrative review or special use permit, must maintain the following standards. Failure to comply with such standards may result in the withdrawal of administrative approval, subject to the discretion of the director of planning and/or their designees, or the revocation of the special use permit, subject to the procedures of section 27-209.
a. Sufficient on-site, off-street parking must be provided, as determined by the director of planning or their designee(s).
b. Maintenance of a current occupation tax receipt issued by the business licensing division.
c. Maintenance of the neighborhood character, including, but not limited to:
1. Density or concentration of short-term rentals as a percentage of the overall neighborhood housing pool,
2. On- and off-site parking constraints, and,
3. The subject property's violation history.
d. Responsiveness to neighbor complaints. The degree of responsiveness by the applicant shall be determined by the following metrics:
1. Number and frequency of visits to the property by the Kansas City, Kansas police department regarding disturbances of the peace by short-term tenants of the property;
2. Number of complaints regarding parties at the property, including calls or complaints made to Kansas City, Kansas police department, any unified government department, and/or online third parties in contract with the unified government; and,
3. The number of filed property maintenance compliance complaints and the length of time violation cases on the property remain open.

e. Compliance with all other applicable codes and ordinances.

(b) Short-term rentals subject to administrative review.

(1) An actively owner-occupied property may be subject to administrative review if the following requirements are met throughout the duration of the tenants' stay:

a. The property owner is present on-site for the entire duration of the short-term rental; and,

b. The property owner is reasonably accessible by tenants, neighbors, and city employees.

(2) Administrative review densities.

a. On-site densities. An actively owner-occupied property may follow the administrative review process, if the following standards are met and continuously maintained:

1. Single-family residences. A one-unit residence may be used as a short-term rental under one of the following sets of rental options:

i. Option 1: Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial dwelling unit; ~~and~~

B. ~~Full accessory dwelling unit.~~Full junior accessory dwelling unit; and

C. Full accessory dwelling unit.

ii. Option 2: A full primary residence of an actively owner-occupied residence may be used as a short-term rental if the property owner is either permanently residing in ~~the~~ an accessory dwelling unit or a junior accessory dwelling unit, or temporarily occupying the ~~accessory dwelling unit~~ADU or JADU for the duration of the short-term rental lease.

2. Duplexes. A two-unit residence may be used as a short-term rental, subject to the following requirements:

i. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; the other dwelling unit is the secondary dwelling unit.

A. Any junior accessory dwelling unit or detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an actively owner-occupied accessory dwelling unit or junior accessory dwelling unit shall be the primary ~~accessory~~ dwelling unit and the two units within the duplex residential building shall be the secondary units.

B. Any secondary unit or ~~accessory dwelling unit~~ADU/JADU that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

ii. A two-unit residence may be used as a short-term rental in one or more of the following distinct areas. Each distinct area may be used concurrently as a short-term rental(s) by separate tenant parties:

A. Partial primary dwelling unit;

B. Full secondary dwelling unit;

C. Full accessory dwelling unit, if the property owner actively occupies the primary dwelling unit or a junior accessory dwelling unit within the

duplex; and/or full second secondary dwelling unit, if the property owner actively occupies the accessory dwelling unit or junior accessory dwelling unit.

iii. Multi-family residences and mixed-use buildings.

A. The dwelling unit in which the property owner actively occupies is the primary dwelling unit; all other dwelling units within the primary residential building are secondary dwelling units.

1. Any detached accessory dwelling unit is distinct from both the primary and secondary dwelling units; however, for the purposes of this section, an actively owner-occupied accessory dwelling unit shall be the primary accessory dwelling unit and all the units within the primary multi-family residential building shall be the secondary units.
2. Any secondary unit or accessory dwelling unit that is not operated as a short-term rental may operate as a long-term rental, unless otherwise prohibited by this subsection, and subject to all applicable requirements.

B. A multi-family residence with three to 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

1. Option 1: Up to three primary, secondary, and (junior) accessory dwelling units in any combination, plus 25 percent of all remaining dwelling units after the initial three units, if:
   a. The primary dwelling unit is only a partial dwelling unit, and,
   b. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.
2. Option 2: Up to 25 percent of all total dwelling units on site; except that no fewer than two units may be used as short-term rentals.

C. A multi-family residence with over 12 dwelling units may be used as a short-term rental under one of the following sets of rental options:

1. Option 1: Up to six primary, secondary, and (junior) accessory dwelling units, plus 25 percent of all remaining dwelling units after the initial six units, if:
   a. The primary dwelling unit is only a partial dwelling unit, and,
   b. All remaining dwelling units not allowed to operate as short-term rentals are registered with the rental licensing division as long-term rentals.
2. Option 2: Up to 25 percent of all total dwelling units on site.
3. Failure to meet all applicable requirements will result in the property's loss of eligibility for administrative review, and will require said property to be granted a special use permit for a short-term rental, if eligible under this section.

b. Street block density. There shall be no maximum density of short-term rentals subject to administrative review within a street block.

(3) Short-term rental use is subject to approval of a completed administrative review form and in compliance with all identified performance standards contained herein.

a. The short-term rental of any portion of an actively owner-occupied residential building shall be required to obtain administrative review. One administrative review application shall apply to an entire parcel of land.

b. The applicant for administrative review of a short-term rental must be the property owner. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

c. Administrative review submission requirements. The following requirements must be met as part of the submission materials for administrative review of a short-term rental:

1. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.
2. Proof of an active lodging establishment license, if required by state statute.
3. Proof of homeowners' insurance.
4. Provide a management plan for the property.
5. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.
   i. The list of rules must include a prohibition on parties.
   ii. Contact information for the property owner or their designee.
   iii. This manual must inform guests that the unified government enforces this policy and must include the contact information to report any violations.
6. The property owner or applicant must post within the primary residence, and make readily available upon request, the following items:
   i. A copy of the administrative review approval letter granting permission to the subject parcel to operate the short-term rental;
   ii. The expiration date of the current special use permit;
   iii. A copy of the occupational tax receipt for the current calendar year; and,
   iv. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.
7. An accurate and to-scale floor plan, including all exits for fire safety purposes.
8. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).
9. Reports from any other inspection, as determined by unified government staff.
10. Report from a full safety home inspection.
    i. For a new administrative review only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
    ii. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).

iii. While a full safety home inspection shall not be required upon every renewal of an administrative review, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

d. Approval of administrative review is for one year, and must be renewed annually.

1. The date for which a time period begins to run shall be the date of approval of the administrative review by the director and/or their designee(s).

2. Except as provided herewithin, a new administrative review shall be required upon a change in ownership of the property to which the existing administrative review applies, or any portion thereof.

i. The administrative approval shall not be transferred to another applicant or to another parcel owned by the same property owner or applicant.

ii. A change in applicant or property ownership shall require approval of a new and distinct administrative review and approval. Operation of the short-term rental under the new administrative review shall not commence until administrative approval has been granted.

iii. A new administrative review shall not be required if the property is transferred to a transferee entity of the current property owner, provided that the controlling person or controlling entity of such transferee entity is also the controlling person or controlling entity of the current property owner.

3. An applicant seeking renewal of an administrative review approval must submit a revised application to the department of planning and urban design 30 days before the expiration of the existing administrative review approval.

(c) Short-term rentals subject to special use permits.

(1) Special use permit densities.

a. On-site densities. Short-term rentals allowed only under a special use permit are limited to the following on-site density maximums:

1. For primary buildings, the maximum number of allowed short-term rentals per parcel are as follows:

i. For a building with one dwelling unit, no more than one short-term rental unit is allowed.

ii. For a building with two to 11 dwelling units, no more than two short-term rental units are allowed.

iii. For a building with 12 dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units.

2. A parcel with an accessory dwelling unit may operate the accessory dwelling unit as a short-term rental in addition to the unit maximums allowed in subsection (c)(1)a.1.

b. Street block density.

1. Within a street block, no more than one parcel shall be granted a special use permit for a short-term rental. No parcel operating a short-term rental under an administrative review shall be included in the count of short-term rentals that require a special use permit.

2. Any densities applied at the street block level do not prohibit special use permits for short-term rentals granted before April 27, 2023. All special use permits for short-term rentals issued before said date have legal non-conforming status and may continue to reapply for subsequent terms of the special use permit, subject to compliance with all other portions of this section and other applicable regulations.

c. It shall be prohibited for a property to exceed the short-term rental densities provided within this subsection (c)(1).

(2) Short-term rental use is subject to approval of a complete special use permit application, and in compliance with all identified performance standards contained herein.

a. The short-term rental of any portion of a residential building shall be required to obtain a special use permit. One short-term rental special use permit shall apply to an entire parcel of land.

b. Prohibitions

1. A parcel sharing a driveway with an adjacent parcel owned by a separate property owner is prohibited from obtaining a special use permit for a short-term rental.

c. Special use permit process.

1. The applicant of a special use permit for a short-term rental must be either the property owner or the property owner's designee.

i. If the property owner is not an individual person, an individual person within the property owner party and with the capacity to act for the property owner may serve as the applicant.

ii. An applicant who is not the property owner nor within the property owner party shall be presumed to be the property owner's designee.

2. Submission requirements.

i. A special use permit process for a short-term rental shall follow all applicable requirements and procedures identified in article VI of this chapter.

ii. In addition, the following requirements must be met as part of the submission materials for a short-term rental special use permit:

A. An affidavit, signed by the property owner, attesting to the satisfaction of safety and habitability standards.

B. Proof of an active lodging establishment license, if required by state statute.

C. Proof of at least $1,000,000 insurance liability policy covering the entire subject property.

D. Provide a management plan for the property.

E. Provide a guest book of important contact information, including contact information by which the property owner or their designee is reasonably accessible, and a list of all house rules.

1. The list of rules must include a prohibition on parties.

2. Contact information for the property owner or their designee.

3. This manual must inform guests that the unified government enforces this policy and must include the contact information to report any violations.

F. The property owner or applicant must post the following within the primary residence and must make readily available upon request:
1. A copy of the special use permit ordinance granting permission to the subject parcel to operate the short-term rental;
2. The expiration date of the current special use permit;
3. A copy of the occupational tax receipt for the current calendar year; and,
4. The contact information of the property owner or their designee, in an area of the rented property that is clearly visible to all tenants.

G. An accurate and to-scale floor plan, including all exits for fire safety purposes.

H. Additional site plans and other related materials, at the discretion of the director of planning and/or their designee(s).

I. Reports from any other inspection, as determined by unified government staff.

J. Report from a full safety home inspection.
1. For a new short-term special use permit application only, the report from a full safety home inspection conducted within the past six months by a home inspector registered with the unified government and in compliance with all business licensing requirements.
2. Additional inspections may be required at the discretion of the director of planning and/or their designee(s).
3. While a full safety home inspection shall not be required upon every renewal application of an existing special use permit, under no circumstances shall the time from the last full home inspection was conducted be greater than five years.

iii. A special use permit application for a short-term rental shall be presumed incomplete if the presumed approval of said application would cause the street block on which the subject parcel is located to violate subsection 27-623(a)(1), b., unless the application is a renewal of an existing special use permit. An application that is required due to a change in ownership of the subject parcel or lot, or the transference of the special use permit to a separate parcel or lot, shall be considered a new application and therefore not eligible for legal non-conformity within this section.

3. Length of approval of a special use permit for a short-term rental.

i. Operating under a special use permit is generally limited to a set time period, by the end of which the special use permit must be reapplied for, subject to a new (de novo), full review, and granted approval by the board of commissioners.

ii. If the short-term rental property is owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:

A. First approval - no more than 24 months.

B. Second approval - no more than 60 months.

C. Third approval and beyond - no more than 120 months.

iii. If the short-term rental property is not owner-occupied, then upon final approval by the board of commissioners, the term of the special use permit is as follows:
A. First approval — no more than 12 months.
B. Second approval — no more than 24 months.
C. Third approval — no more than 60 months.
D. Fourth approval and beyond — no more than 120 months.

iv. The date for which a time period begins to run shall be the date of approval of the special use permit by the board of commissioners. The first date of effective use of the short-term rental shall be the date of completion of all post-approval procedural requirements, including, but not limited to, publication in the newspaper, the payment of all outstanding administrative fees, and proof of completion of the conditions of approval, but not including conditions of approval which specifically may be fulfilled while the short-term rental is in use. This subsection is intended to supersede section 27-214(f)(7) only as applied to special use permits for short-term rentals.

v. The applicant to whom the short-term rental special use permit has been issued must submit a revised application to the department of planning and urban design no less than three months prior to the expiration date of the current special use permit's term. Failure to meet the three-month requirement will result in the subsequent application having the status of a new application.

(d) Taxation of short-term rental units.

(1) The property owner shall be responsible for the collection of all lodging/hotel taxes duly owed under state and local law.

Section 14. 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. 27-624. - Accessory Dwelling Units.

(a) Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are allowed as accessory uses to a primary residential unit, subject to the governing zoning district regulations and any standards contained herein. As it is the intention of this section to allow for accessory dwelling units and junior accessory dwelling units to operate as uses accessory and secondary to the primary use of a residential property, the following legal restrictions shall apply to all properties containing an accessory dwelling unit or junior accessory dwelling unit.

a. No separate conveyance. An accessory dwelling unit or junior accessory dwelling unit may be rented, subject to applicable short- and long-term rental regulations, but no accessory dwelling unit or junior accessory dwelling unit may be sold or otherwise conveyed separately from the primary dwelling unit, nor shall the lot containing the ADU or JADU be subdivided. For additional short-term rental regulations, see section 27-623.

b. Deed restriction. A deed restriction shall be recorded against the lot containing the accessory dwelling unit or junior accessory dwelling unit with the county register of deeds office prior to issuance of any certificate of occupancy for the ADU or JADU. The deed restriction shall run with the land and may be enforced against future property owners. Among other requirements, the deed restriction shall state that the accessory dwelling unit or junior accessory dwelling unit may not be transferred or sold separately from the primary dwelling.

(b) Number of units allowed.

(1) Single-family dwellings. On a residentially zoned lot as described in sections 27-452 to 27-455, in which an existing or simultaneously proposed single-family dwelling is located, one accessory dwelling unit and one junior accessory dwelling unit shall be allowed.

(2) Multifamily dwellings. On a residentially zoned lot as described in sections 27-456 to 27-461 or on a commercially zoned lot in which a residential use is both existing or simultaneously proposed and operating under the standards of any district described in sections 27-456 to 27-461 and 27-471, in which an existing or simultaneously proposed multifamily dwelling(s) is located, the following shall be allowed:

a. Up to one accessory dwelling unit, and

b. Non-habitable portions of the existing main structure may be converted to a junior accessory dwelling unit(s), provided that no more than one JADU shall be located on each story of a building in which at least one other primary dwelling unit is located. Each junior accessory dwelling unit shall comply with the unified government building code (chapter 8).

(3) One accessory dwelling unit is allowed in addition to any and all other accessory structures allowed on the property by other sections of this article. An accessory dwelling unit over a detached garage meets this allowance.

(4) Accessory dwelling units and junior accessory dwelling units shall not be included in any calculation of lot area per dwelling unit for the purposes of meeting zoning district regulations, but shall be included in calculating the number of short-term rental units that a multifamily or mixed-used building subject to administrative review may have, under section 27-623.

(c) Height and area standards. All accessory dwelling units and junior accessory dwelling units shall conform to the following minimum standards:

(1) Height maximum, as an accessory to the following building typology and use:

a. Single-family dwelling:

1. Accessory dwelling units: No more than 16 feet, unless located above a garage, in which case the height may not exceed 22 feet. In no circumstances, however, shall the peak height of the ADU exceed the roof peak of the primary residential building.

2. Junior accessory dwelling unit: The space in which the JADU is located shall not exceed the governing district height maximum.

b. Multifamily dwelling: no more than the height of the primary residential building or 16 feet, whichever is less.

(2) Setback from the property lines shall be as follows:

a. Front yard: No closer than the front façade of the primary residential building.

b. Side yard, interior: Not less than the governing district side yard, interior setback.

c. Side yard, corner: Not less than the governing district side yard, corner setback.

d. Rear yard: No less than three feet, except no less than two feet if adjacent to an alley.

e. If an accessory dwelling unit or junior accessory dwelling unit would be constructed in the same location and to the same dimensions as all or a portion of an existing structure, the ADU/JADU may maintain the same setbacks as the existing structure, so long as the setbacks are legally non-conforming.

(3) Minimum lot area: Any lot or parcel that conforms to the zoning district area regulations, or has a legally non-conforming area, may have an accessory dwelling unit or junior accessory dwelling unit, subject to all other applicable regulations.

(4) Minimum floor area.

a. Accessory dwelling unit.

1. Minimum: 220 square feet.

2. Maximum:

i. From the following, the smallest calculated area:

A. 50 percent of the habitable floor area of the entirety of the primary residential building; or,

B. 30 percent of the required rear yard; or,

C. 1,000 square feet.

Except that such restrictions shall not preclude the development of an ADU up to 500 square feet.

ii. An addition of up to 150 square feet to accommodate ingress and egress for an accessory dwelling unit created from the conversion of an existing non-residential accessory structure shall be exempt from the maximum floor area.

b. Junior accessory dwelling unit.

1. Minimum: 150 square feet.

2. Maximum: Less than the habitable floor area of the primary residential unit.

3. The construction of a JADU shall not cause the habitable floor area of the primary residential unit to be less than the minimum habitable floor area required by district regulations.

(d) Parking standards. No additional parking spaces shall be required for an accessory dwelling unit or a junior accessory dwelling unit. If off-street parking is provided, or for additional standards and information, see division 9 of this article.

(e) Design and building standards.

(1) Colors and materials. The exterior of an accessory dwelling unit shall have only the colors, patterns, materials, and textures which visually appear to match the exterior walls and materials of the primary residential building.

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.

(2) Fire sprinkler requirements. Accessory dwelling units and junior accessory dwelling units shall not be required to include fire sprinklers if they are not required for the primary residence.

(3) Existing non-conforming conditions. An accessory dwelling unit or junior accessory dwelling unit shall not be required to correct a zoning non-conformance. This does not prevent the unified government from enforcing compliance with all applicable building standards.

(4) Additional ADU building and design requirements.

a. When a garage is converted to an accessory dwelling unit, the garage door shall be removed and replaced with either windows or a door. Windows and doors shall be of the same size, proportion, and spacing as the primary dwelling unit.

b. If an accessory dwelling unit is located within five feet of a rear property line adjacent to the same zoning district, or a zoning district of lower intensity, or is located within three feet of a side property line adjacent to the same, then a solid fence six feet in height, or equivalent architectural or vegetative screening, shall be located or constructed along said side and/or rear property line(s).

Section 15. That said original Sections 27-340, 27-455 to 27-460, 27-463, 27-464, 27-466, 27-467, 27-609, and 27-623 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 16. That said newly created Section 27-624 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby incorporated into said Code.

Section 17. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2025.

APPROVED:

_____
Tyrone A. Garner, Mayor/CEO

ATTESTED:

_____
Unified Government Clerk

APRROVED AS TO FORM:

_____
Acting Chief Counsel